



Merrifield North Post Contact Heritage Assessment

On behalf of Department of Transport and Planning

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Summary

Biosis Pty Ltd was commissioned by the Department of Transport and Planning to prepare a Post Contact Heritage Assessment to support planning permit approvals in the Mitchell Shire Council and Hume City Council. This report is intended to research, identify and assess the historical heritage features and places in the study area, provide historical background, assess their significance and make recommendations for their management in the context of the proposed redevelopment and statutory regulations.

The Merrifield North Precinct Structure Plan (study area) encompasses a proposed precinct development as identified in the VPA 2024/2025 Business Plan, as well as a Horizon 2 project in the 10 Year Plan for Melbourne's Greenfields.

The study area was initially part of the traditional land of the Marin Balug and the Gunung willam balug clans of the Woi Wurrung language group. In the 1830s they were displaced, first by Squatters such as John Rigg who took up the Rocky Waterholes Run by 1840, and then by land purchasers who established grazing properties. Few buildings were erected in the study area, with only the Bleak House ruins, Clifton Downs and The Gums evident prior to about 1940 and some later subdivision.

Within the study area there is one Heritage Overlay on the City of Hume planning scheme, HO262 Bleak House (Ruin). Clifton Downs Homestead is of some Historical Interest, but otherwise none of the other buildings are considered to be of historical significance. Some other structures such as the homestead and shearing shed at 'Inverlochy' 155 Hume Freeway, are local interest, providing some of the few direct connections to the former farming activities in the study area.

Recommendations are included for both statutory heritage management, and where opportunities may exist for enhancing the cultural and landscape values of the future development within the PSP.

Recommendations include requirements for avoidance of historical features identified in the study, statutory approvals for any works within Bleak House, and inclusion of the Bleak House ruins on the Victorian Heritage Inventory, consideration of inclusion of Clifton Downs on the Heritage Overlay, and reconstruction of the collapsed sections of the Bleak House Ruins.

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1 Introduction

1.1 Purpose

Biosis Pty Ltd has been commissioned by the Victorian Planning Authority to undertake a Post contact Heritage Assessment for the Merrifield North Precinct Structure Plan (PSP) (study area). The HHA aims to provide historical (non-Aboriginal) heritage advice and historical themes for the developable land within the study area.

The HHA has conducted a review of the following heritage databases:

- Victorian Heritage Register (VHR)
- Victorian Heritage Inventory (VHI)
- Local planning scheme Heritage Overlays
- Register of the National Estate (RNE)
- Victorian War Heritage Inventory
- Local council tree registers
- National Heritage List and Commonwealth Heritage List
- National Trust listings

Research undertaken for the HHA additionally consults:

- Existing heritage and archaeological studies undertaken within the region
- Liaison with local historical societies, where possible
- Historical archives, mapping, aerial imagery and related documentation

1.2 Location

The location of the study area is shown on Map 1.

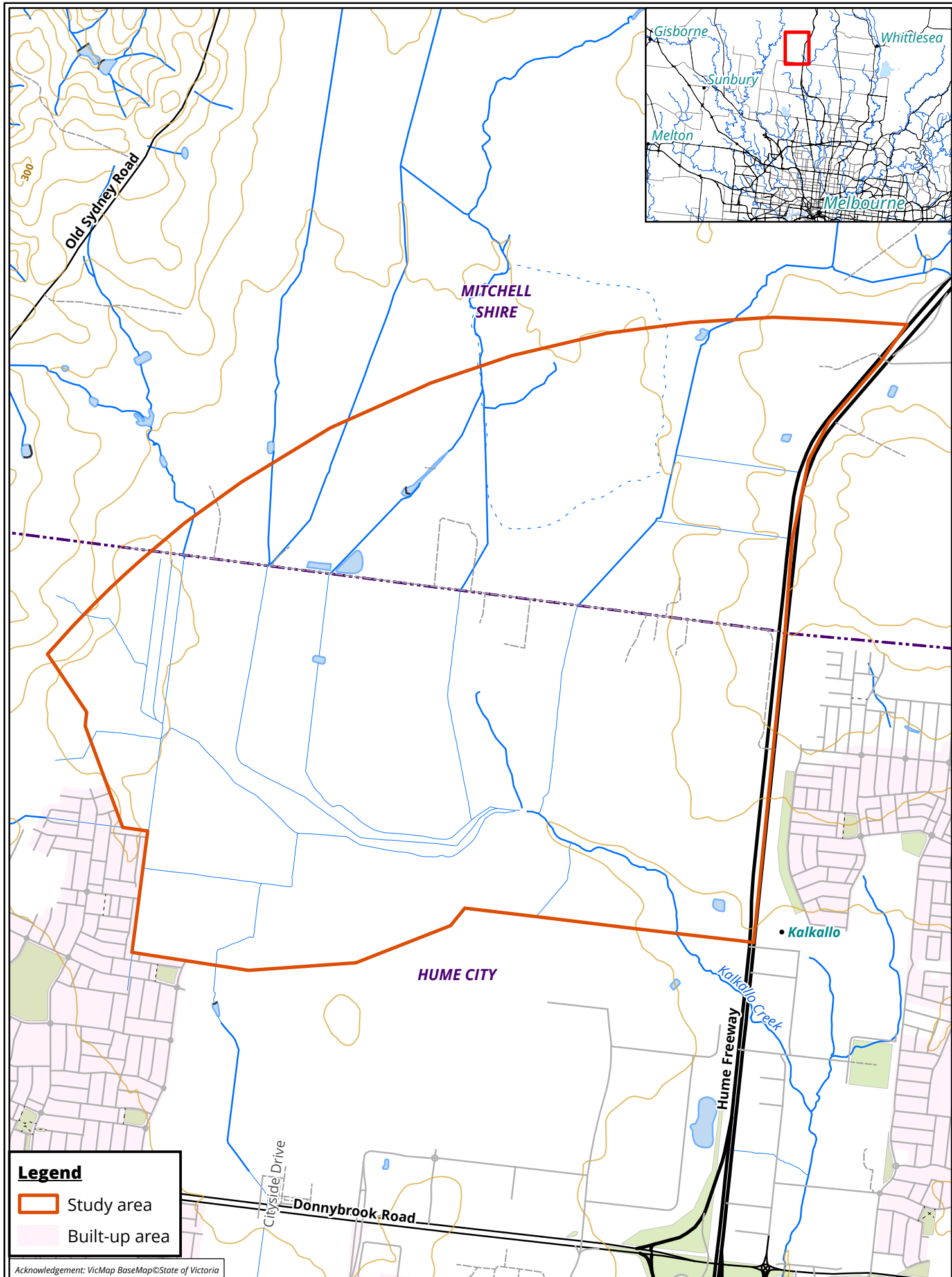
The study area sits at the intersection of four parishes: Mickleham, Darraweit Guim, Kalkallo, and Merriang, in the County of Bourke. The largest segment of the study area is within the parish of Mickleham. The study area is part in the Hume City Council and part in Mitchell Shire Council in unceded Wurundjeri Country.

Cadastral information for the study area is summarised in Table 1.

Table 1 Cadastral information for the study area

Address		
	200V Donnybrook Road Mickleham 3064	35 Gunns Gully Road Mickleham 3064
	450-500 Donnybrook Road Mickleham 3064	50 Gunns Gully Road Beveridge 3753
	125 Gunns Gully Road Mickleham 3064	160 Gunns Gully Road Beveridge 3753
	63 Gunns Gully Road Mickleham 3064	180 Gunns Gully Road Beveridge 3753
	51 Gunns Gully Road Mickleham 3064	290 Gunns Gully Road Beveridge 3753

	75 Gunns Gully Road Mickleham 3064 135 Gunns Gully Road Mickleham 3064 165-205 Gunns Gully Road Mickleham 3064 15 Gunns Gully Road Mickleham 3064 95 Gunns Gully Road Mickleham 3064 105 Gunns Gully Road Mickleham 3064 260 Gunns Gully Road Mickleham 3064 155 Gunns Gully Road Mickleham 3064		1375 Hume Freeway Mickleham 3064 1425 Hume Freeway Mickleham 3064 155 Hume Freeway Mickleham 3064 1341 Hume Freeway Mickleham 3064 155 Hume Freeway Beveridge 3753 1331A Strategic Circuit Mickleham 3064 330 Old Sydney Road Mickleham 3064 27 Lynnwood Drive Mickleham 3064	
Local Government Authority	Hume City Council Mitchell Shire Council			
Parish	Mickleham Kalkallo Darraweit Guim Merriang			
County	Bourke			
Lot/Plan	1\TP106928 R\PS827435 1\TP177321 3\LP136262 1\TP956471 A\PS908944 2\PS401696 1\TP950930 7\LP136262	4946\PS900065 1\LP207052 8\LP136262 1\TP106927 1\TP201330 6\LP136262 2\LP136262 T\PS810904 1\TP850272	29\PP3100 PC373448 1\TP177322 P\PS814703 10\LP136262 2\TP177322 5\LP136262 1\TP82812 4\LP136262	W\PS835682 2\TP215633 2\LP207052 1\TP104117 1\LP136262 C\PS801146 1\TP517445 9\LP146262
Melway	366, 367, 685			



2 Thematic History

Heritage Victoria developed *Victoria's Framework of Historical Themes*, to guide assessments of heritage places and values, and increase understanding and appreciation of Victoria's heritage (Heritage Council Victoria 2010). The Framework has nine main themes with sub-themes addressing natural, historical and Aboriginal cultural heritage. The main themes are:

1. Shaping Victoria's environment
2. Peopling Victoria's places and landscapes
3. Connecting Victorians by transport and communication
4. Transforming the land
5. Building Victoria's industries and workforce
6. Building towns, cities and the garden state
7. Governing Victorians
8. Building community life
9. Shaping cultural and creative life

Of these, only Themes 2, 3 and 4 can be directly associated with activities within the current study area, as the land in the study area has only been used for grazing and cropping since European settlement. As some of the historical occupants were involved in community activities associated with local towns such as membership on councils, themes 6 and 6 are indirectly associated with the study area's past residents. In the following section, the historic background is generally chronological, with various relevant subthemes highlighted where appropriate.

2.1 Description of the landscape (subthemes 1.5 Living with natural processes, 2.3 Adapting to diverse environments, 2.7 Promoting settlement)

The early landscapes of Melbourne's north were described in the mid nineteenth century as undulating open pastures capable of good agricultural utility (Moloney 1998). What we visually understand of these landscapes largely survives in early accounts and mapping. The early landscape and flats from Kalkallo to Kilmore were described as the 'granary for the infant colony', due to the number of wheat crops grown during this early period (Tudehope 1962). Subdivision and land sales in the 1840s and 1850s, survey for roads, and farm management have changed the landscape substantially.

Prior to colonisation, much of the basalt plain was devoid of trees or large bushes, comprising thick swards of grass and low plants. In part, this was an artefact of the geology and climate, but also the burning practices of Aboriginal people. Volcanic eruption points formed low scattered hills of lava and scoria. In between, ephemeral swamps and waterways drained the landscape to Merri Creek to the east between lava flows which sometimes formed stony rises. The first series geological map indicates basalt underlying the swamp and siltstone along Deep Creek. The main geographical features are the shallow drainage line from Kalkallo Creek, which drains to the southeast and forms recent alluvium across a wide swampy area (Figure 1). These features are reflected in geological mapping as extensive alluvium (Figure 2) and in historical survey plans (Figure 3).

Current geological mapping indicates sheet flow lava from Bald Hill to the east with some areas of stony rises, and the ridges on the east and with Silurian Sediments (Figure 2).

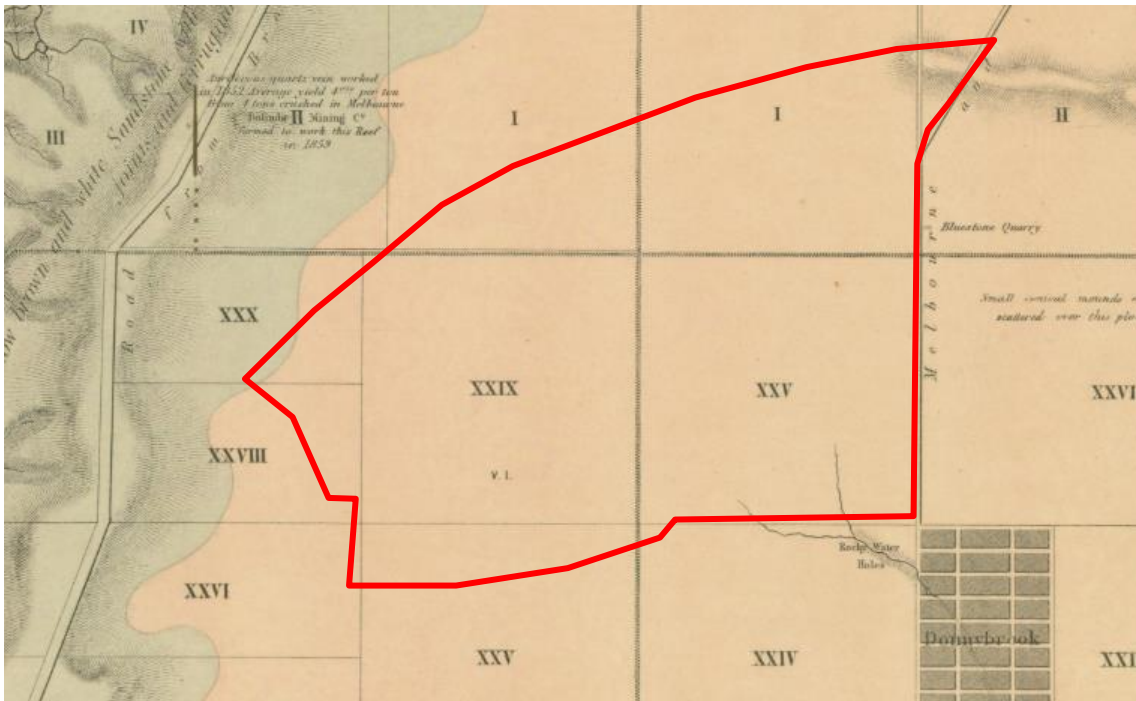


Figure 1 Geological Survey map indicating the study area (red) (Geological Survey of Victoria 1846).

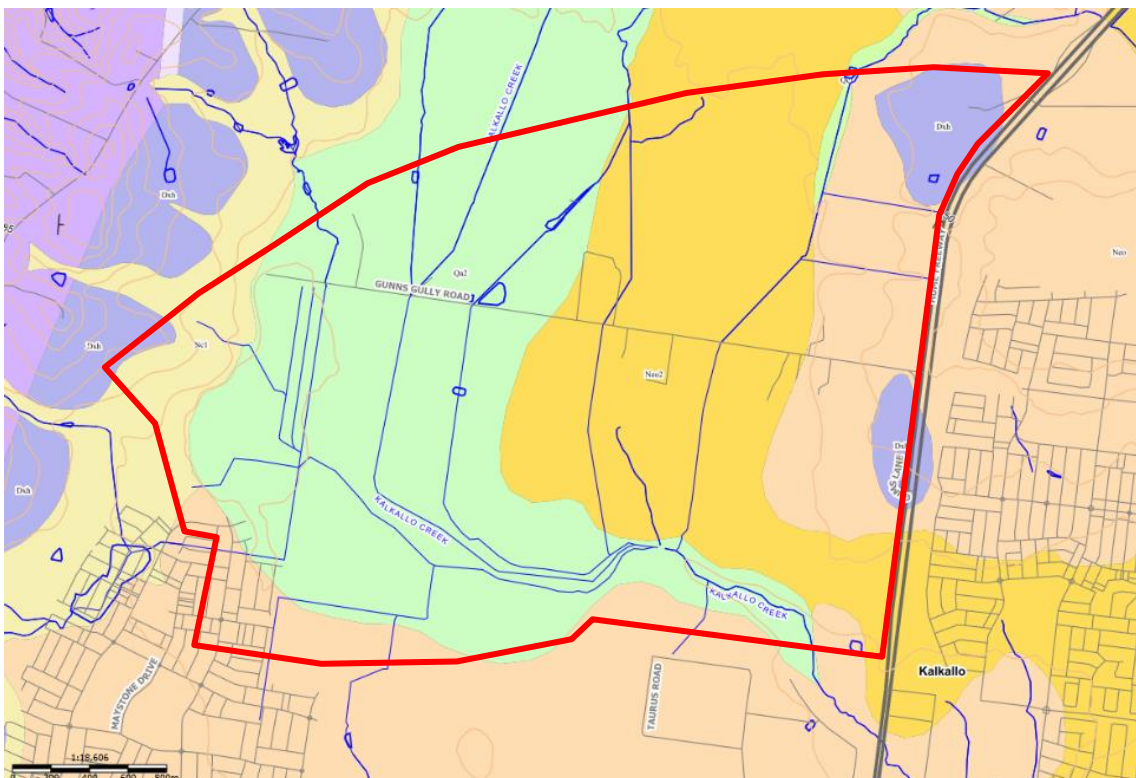


Figure 2 Geological features of study area (green - recent alluvium, yellow - basalt stony rises, cream - basalt sheet flow, purple - Silurian sediments). (GeoVic 2023)

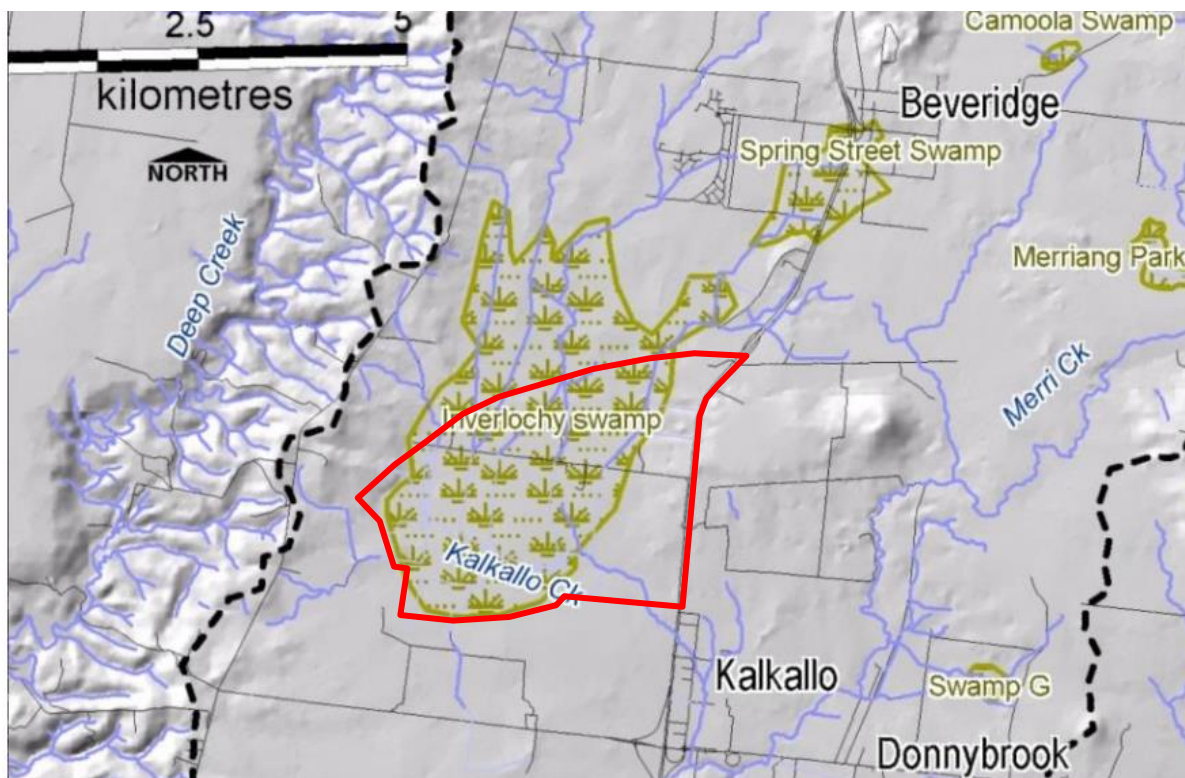


Figure 3 Interpreted plan of Inverlochey Swamp (Merri Creek Management Committee 2018)

2.2 Survey and alienation (subthemes 2.2 Exploring, surveying, mapping, 3.1 Establishing pathways)

The first non-Aboriginal people to see the Kalkallo area were probably Hume and Hovell when they climbed Mount Fraser on 14 December 1824 during their journey of exploration to Port Phillip (Tudehope 1962). Following their return to Sydney, they provided glowing accounts for the vast native grasslands in what was to later become the Port Phillip District of New South Wales.

It took another decade however, before permanent European colonisation of the district commenced. Settlers from Tasmania, led by John Batman established the Port Phillip Association with the aim of claiming land around Port Phillip for themselves, transporting their livestock and employees in 1835, and dividing up the land between them for grazing. William Gardiner Sams, formerly Deputy Sheriff Launceston, was allocated the area between Sunbury and Craigieburn, but as with most of the Port Phillip Association members, it is unlikely that he made much use of the land beyond grazing his sheep under supervision of an overseer and shepherds (Selby 1924). Further settlers came overland following Hume and Hovell's route along what became the Sydney Road (now the Hume Highway). Robert Hoddle undertook the feature surveys in about 1839, and the first land sales occurred in the following year (Payne 1975, p. 13). The higher ground along the water shed between Merri Creek and Deep Creek formed the best all weather route to the north along the present Mickleham Road route (recalled in 'Old Sydney Road'), although some large areas of swampy ground such as Inverlochey Swamp required diversions in winter. With better road construction methods, the present Hume Highway eventually became the preferred route.

Within the region of Mickleham and the broader study area, some pastoralists and farmers living within the community also served on local councils as a means of enacting change in a region otherwise ignored by landholders who did not live there. Thomas Colclough, for example, who lived at the nearby Marnong Estate (then Green Grove), served in the Donnybrook Riding of the Merriang Shire between 1885 and 1895, and

consistently campaigned against the neglect of the region and lobbied for better bridges, roads and schools, and for rabbit proof fencing to protect livestock. John Anderson also served on the Broadmeadows Shire Council in the 1910s and 1920s. Anderson was similarly concerned with the state of the region at that time, where flooding, road access and fences remaining an ongoing issue (Kilmore Free Press 1918).

Thomas Herbert Power served as a member of the Victorian Legislative Council between 1856 and 1864 (Parliament of Victoria n.d.). While he was likely separated from the goings-on at his property in Kalkallo, he did not appear to be deaf to local concerns. Surviving transcripts and minutes recorded during the Council's meetings give us some indication of his person.

'The people at home would be injured, the commercial panic here would be followed by another, and the poor farmer would be irreparably ruined by the Legislature' (The Argus 1860).

...

'[Mr. Power said], 'The mortgager would say, 'I did not ruin you,' to the farmer, 'but it is the law of the country ruins you.' Who would be the cause of that ruin? Why, the Legislature; and he (Mr. Power) would call upon that House, and say that now was the time to justify themselves, and show the country how they could do so if they passed the clause [13 of the Crown Land Sales Bill]... there were many honest men who, having scraped together money, had purchased land in this colony, calculating on the faith and honour of the Legislature' (The Argus 1860)¹.

As part of the Crown Lands Sales Bill Amendments Committee, Power favoured amendments that placed some autonomy back into the hands of the 'poor man' and disenfranchised farmer who struggled to maintain and keep land (The Kyneton Observer 1860). Power did not believe in wide-scale land monopoly through grass rights, and instead favoured the ability of all men, regardless of class, to be able to make a reasonable income in the pastoral industry without suffering severe financial or social hardship (The Argus 1860). These were bills that similarly shaped how Power managed his own lands and must have put him at odds with the land hungry Clarke. The salient debates on land acquisition, as well as feuds between various landowners within the Mickleham/Kalkallo region, may have influenced his views in this regard.

2.3 Settlement and land ownership (subthemes 4.3 Grazing and raising livestock, 4.4 Farming)

The first colonists held the land illegally, but from 1840, their tenure was formalised under a system of squatting licences or Pastoral leases. Land north of Melbourne was among the first areas to be surveyed and sold, with the initial auctions taking place in Sydney. The initial purchasers appear to be mostly speculators, who are likely to have undertaken minimal improvements other than fencing, and leased their land for grazing, probably to the nearby former squatters. Land in the study area was sold in the Parishes of Kalkallo and Merriang in 1840 to Thomas Herbert Power (lots 24, 25), J Robertson (lot 1) and N Arrowsmith (lot 2), and in the Parishes of Mickleham and Darraweit Guim in 1852 to J MacDonald (lot 29), J Rigg (lot 30), T Hassett (lot

¹ Clause 13 of the Crown Lands Sales Bill allowed a fixed price for land at one pound per acre. Power's primary argument against the clause was that the sale of land at one pound per acre negated the effort that poorer farmers and squatters had already put into the land, which by 1860 would have been worth more than one pound. Additionally, many farmers had already paid for their land at a higher price, and to resell at a lower value would put them in debt to mortgagors. Clause 13, Power argued, instead placed too much buying power in the hands of wealthier men and removed healthy competition for land through auction. At the end of his speech, Power said that 'hon. Members need not smile,' for if Clause 13 were passed, his argument 'would be proved'. The history to follow for land acquisition in Sunbury would, indeed, show that Power was right.

28), R Brodie (lot 25) and WJT Clarke (lot 1) (Table 2). Figure 5 shows the first purchases of allotments in the study area, as well as the Sydney Road in its more informal alignment in 1860.

Table 2 Occupants of land granted by the Crown between 1840 and 1852, according to parish maps of Kalkallo, Merriang, Mickleham and Darraweit Guim

Year	Occupier	Section	Parish
1840	Thomas Herbert Power	24 (part), 25	Kalkallo
1840	J Robertson	1 (part)	Merriang
1840	N Arrowsmith	2 (part)	Merriang
1852	J MacDonald	29	Mickleham
1852	J Rigg	30 (part)	Mickleham
1852	T Hassett	28 (part)	Mickleham
1852	R Brodie	25 (part)	Mickleham
1852	WJT Clarke	1 (part)	Darraweit Guim

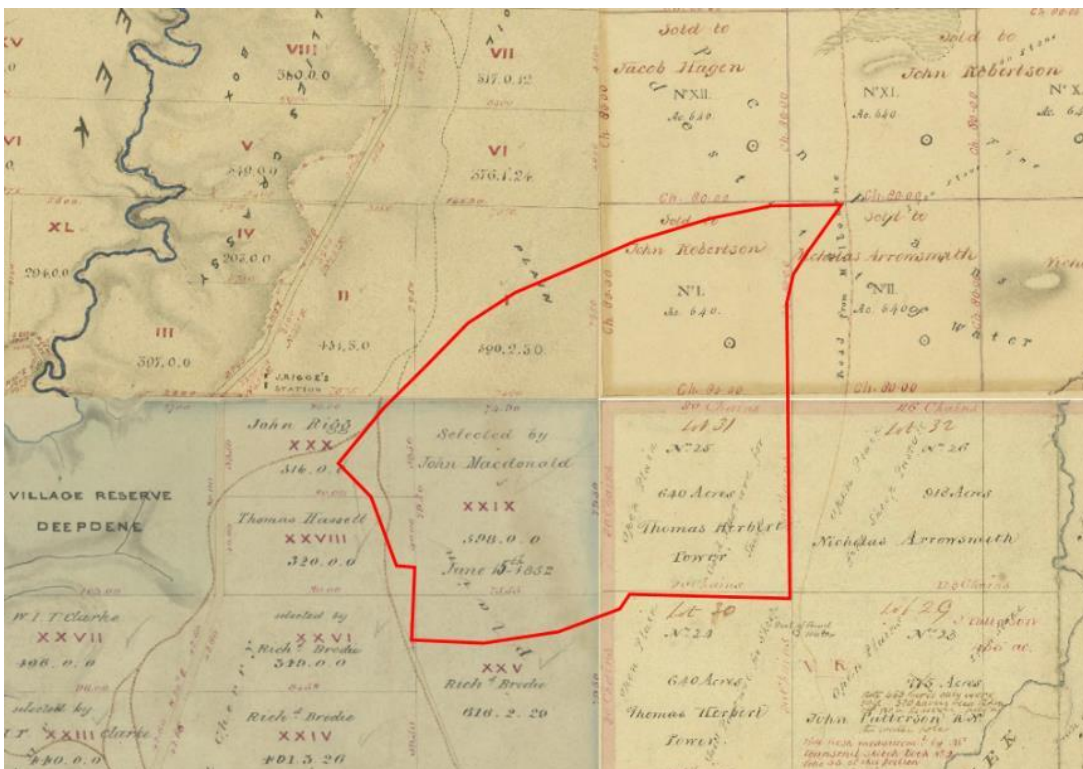


Figure 4 Compilation of first survey plans of study area (red) - Foot 1856, Feature 444 Mickleham; Foot 1851, Sydney D2 Darraweit Guim; Hoddle 1840, Sydney M3 Merriang; Hoddle 1839, Sydney K2 Kalkallo (PROV VPRS 8168/P0002)

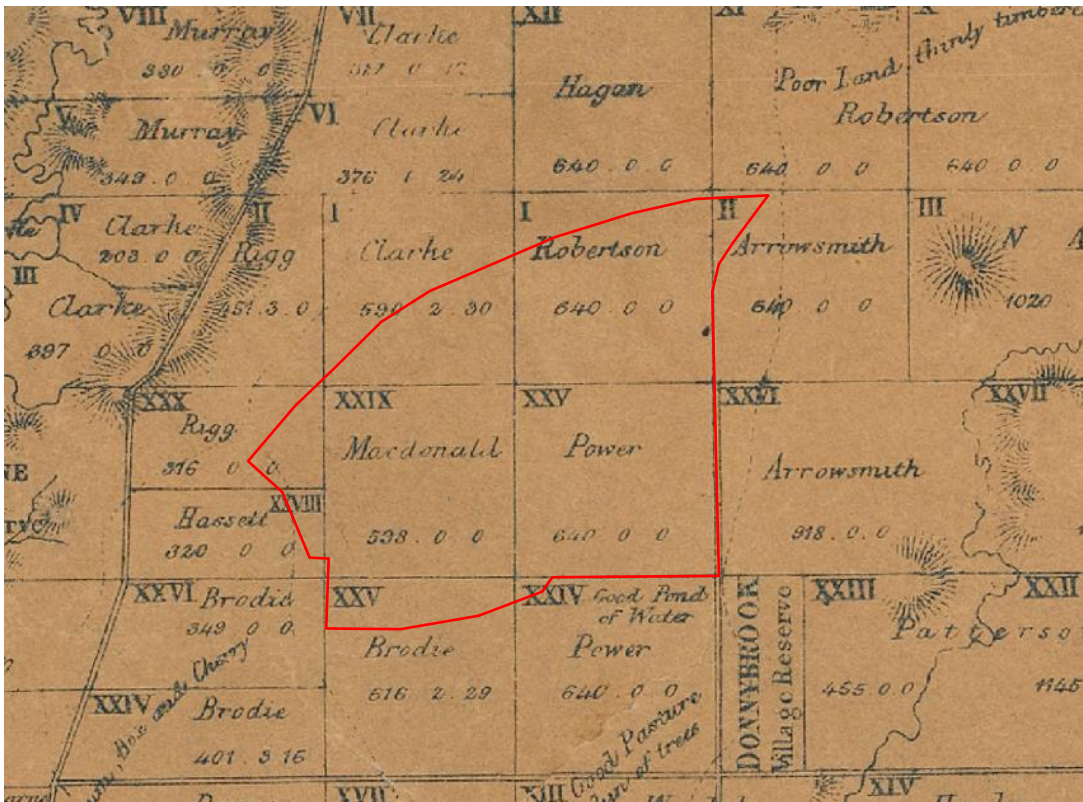


Figure 5 1863 County of Bourke map indicating the Crown land grants within the study area (red) (State Library Victoria)

2.4 Townships (subthemes 2.7 Promoting settlement, 6.1 Establishing settlements in the Port Phillip District)

While no towns, villages or other more intensive settlement occurred in the study area, the land and landowners were closely linked to nearby towns. In the 1850s with substantially increased road traffic due to the gold rush boom, Kalkallo and Craigieburn expanded, to include several pubs, churches, a post office, police station, courthouse and gaol, tannery, flour mills, and stores.

Hotels were built along the inland route, including the Fountain inn at Kalkallo (previously known as Donnybrook). This was just to the south of the present study area and was established in 1840 and licenced to Thomas Colclough.

The nearby settlement of Rocky Water Holes (later known as Donnybrook) emerged as an important hub by the late 1840s. In 1849, it was described as having 'a number of small but flourishing farmers, dairymen... also large sheep and cattle runs, contiguous to the neighbourhood' (*The Argus* 1849). Agricultural production in the area included the cultivation of corn, wheat (although less successfully), barley, oats, and hay. Various businesses were established to support this agricultural community, including an inn, blacksmith, carpenter, builder, shoemaker, school, post office, watch house, and flour mill. Traffic through the area was significant, with reports of 'no less than 98 drays loaded with wool touched at this place in the course of the week' (*The Argus* 1849). This influx of trade and agriculture positioned Rocky Water Holes as a commercial centre for the surrounding region, particularly for the parish of Kalkallo.

Rocky Water Holes was the only water supply to early travelers during that stage of the road to Sydney (Tudehope 1960, p. 99). It ran through the property of Thomas Walker in section 23, Parish of Kalkallo, and Power's property at the boundary of Sections 23 and 25, Parish of Mickelham (Figure 5). The locality

became known as Donnybrook by the 1870s, but the creation of Donnybrook Station left the Kalkallo area on Sydney Road as the main centre of the local community from 1874 onward (Miller 2016). Mickleham Road was also the preferred winter route to Sydney at this time and up until the 1870s due to the frequent bogging of Sydney Road, particularly at the troublesome crossing at Rocky Water Holes (now Donnybrook), and so saw various influxes and refluxes of people through the region (Moloney 1998).

2.5 Prominent landowners

John Rigg

John Rigg is recorded as holder of the 'Rocky Water Holes' or 'Bank Vale' squatting run from 1840, eventually obtaining only a pre-emptive right area 640 acres as freehold.² John William Rigg was born at Twynholm, Kirkcudbright in Scotland in 1805, married Isabella Campbell McTaggart on 10 April 1838 at Twynholm and they sailed for Australia after the birth of their first child, Grace, who was baptised at Kirkcudbright on 5 March 1839. Rigg must have moved up to Kalkallo almost immediately on arriving and remained there for the rest of his life. Rigg was a trustee for land reserved for a Presbyterian church in Donnybrook but did not live to see its fulfilment (The Argus 27 May 1864, p. 5). Riggs Hill is located in Section 2, which along with the adjacent Section 30 Parish of Mickleham he bought in 1852 after Hoddle put up Clarke's Bank Vale leasehold for public sale.

In 1858, Rigg prospected the Bolinda gold reef near his property and subsequently attempted to subdivide and sell part of his Bank Vale Estate, citing the gold deposit as the main value of one of the allotments subdivided from Portion 2 Parish of Darraweit Guim (The Age 27 Aug 1858 p.7, 25 Aug 1859 p. 5). The Bolinda Vale Mining company was floated in 1858, and the reef was worked spasmodically over the next century, but was never a paying concern, with the original company mired in legal action (the Argus 1 Feb 1860 p.7). Rigg was heavily in debt to Clarke, who took back 757 acres after gold was discovered, selling on to the Bank Vale Mining Company syndicate and then in 1860 buying it back (Moloney 1998).

Rigg died at Bank Vale, Darraweit Guim, on 20 June 1863 from a short illness labelled as 'disease of the brain.' was aged 54 years. He was buried in the Donnybrook cemetery on 23 June 1863.

Thomas Herbert Power

Thomas Herbert Power (1802-1873), who was granted sections 24 and 25 of the Parish of Kalkallo, was an auctioneer, pastoral agent and member of the Victorian Parliament. It is unlikely that he lived on his property in Kalkallo but possibly oversaw its management from his residence in the inner suburbs of Melbourne. Both Thomas Herbert Power and Robert Higgins Powers were identified on the electoral rolls at Merri Merri Creek and Mercers Vale, Parish of Kalkallo in 1849, indicating they maintained an association with the district (*Port Phillip Gazette* 9 August 1845 p.4.). Power's son Herbert Power (1834-1919) became a very well-known figure in racing and pastoral circles in Victoria and New South Wales.

During Power's tenure, the two properties at Sections 26 of the Parish of Kalkallo were home to 'Rocky Water Holes', similarly described as 'good ponds of water' in Figure 5. In Power's tenure, he would have known the town as Rocky Water Holes and not its later name, Donnybrook.

² Another Bank Vale run to the east of the Deep Creek (or Saltwater River) was established in the late 1830s by a group of Hobart traders who formed the Scotch Company with finance from W.J.T. Clarke. When the Scotch Company could no longer maintain the venture Clarke took over and installed John Edols as overseer. By 1852 Clarke had purchased 1700 acres of his former run in the Parish of Mickleham and over 2000 acres in the adjacent Parish of Darraweit Guim (Moloney 1998).

Nicholas Arrowsmith

Nicholas Arrowsmith (sometimes listed on plans as Michael) is recorded as purchasing several large tracts of land in the Beveridge area in the Crown Land auction in 1840, including two country sections in Merriang of 640 acres and 1020 Acres, on 10 June 1840 (*Port Phillip Herald* 12 June 1840). Little is known about Arrowsmith, apart from that he was listed on the ship *William Metcalfe* which arrived in Port Phillip on 10 February 1840 from Sydney, he married Hannah Whitaker (b. 1800; d. 1873) in 1816 and they had 4 children. A Nicholas Arrowsmith (b. 1795; d. 1840) is recorded as the son of Nicholas and Eleanor Arrowsmith. This may be an error in dates or possibly refers to the father of Nicholas (Wheeler 1907).

As a pioneer resident, there are streets named after him in Kalkallo and Beveridge, however, he appears to have fallen onto hard times, as in 1841 the Port Phillip newspaper announced:

IN THE SUPREME COURT, of New South Wales,

HIGHETT v. ARROWSMITH,

On Saturday, the 9th day of October next, at the auction mart of S. M'DONNELL, unless this execution be previously satisfied, the Sheriff will cause to be sold,... (Port Phillip Patriot and Melbourne Advertiser 1841).

This was followed by the details of six large country lots in Kalkallo and Merriang Parishes, and several town lots in Melbourne. Among them was the 1020 acre Lot 3 in which the current study area sits. Both Nicholas Arrowsmith and William Highett were board members of the Port Phillip Auction Company, established in April 1841, so presumably Arrowsmith's initial purchase and subsequent forced sale of the land was in connection with this company (Lilly 1840).

His subsequent life appears to have been tragic:

A career marked with many vicissitudes came to an end in Preston Workhouse this week. One Nicholas Arrowsmith has just died there who belonged to one of the oldest Roman Catholic families in Lanarkshire, and was some twenty years ago a partner in the wealthy bank of Arrowsmith and Roskell, which was patronised chiefly by the Roman Catholics. The bank failed, and the Arrowsmiths and many other families were ruined. Nicholas Arrowsmith went out to Australia and engaged in sheep farming. He was, however, unsuccessful, and returned to England, but only to fall into further misfortune. He took to drink, and, as a necessary corollary, soon found himself in the workhouse, where he died a few days ago (New Zealand Herald, Volume XXII, Issue 7486, 16 November 1885, p. 6).

William John Turner Clarke

Among the first settlers in the Sunbury district was William John Turner (W.J.T.) Clarke (1805–1874), known as 'Big Clarke', who had substantial landholdings in Tasmania. This was in addition to vast land holdings he acquired through 'Special Survey' extending from near Whittlesea to Diggers Rest, and further leaseholds and freehold down to Rockbank.

Clarke is believed to have funded the Scotch Company, composed of a number of Hobart Town traders, to establish a squatting station that became known as Bank Vale. By mid-1841 Clarke took over the run installing a young overseer, John Edols, at the manager's hut. This was Clarke's first venture in the district. By July 1841 he had installed his brother Lewis on the small Plover Plains run and in 1844 he took over the nearby Hill Head run from Cumming & Fenton.

All three were subsequently absorbed into Clarke's special survey by the later 1840s. This was an area of 31,000 acres extending from Sunbury to the Lancefield Road, under a system that allowed him to purchase at a set price without competition at auction. In addition to freehold purchases, he acquired over 100,000 acres of the land to the north and west of Melbourne. The Bank Vale run was described as one of Clarke's most cherished stations and his only home in the Sunbury District (Hoddle in Biosis 2022b, pp. 293-294). By 1880, Clarke owned over 140,000 acres in Victoria (Peel 1974, p. 131). WJT Clarke's son, William John (later Sir)

Clarke 1st Baronet of 'Rupertswood', inherited the properties in the study area on his father's death in 1876 (Figure 6). His son, Rupert Turner Havelock Clarke subsequently sold off much of the family landholdings around the turn of the century and pressure was building to unlock the land from the squatters, and the Closer Settlement commission was compulsorily acquiring the big pastoral estates to resell to small farmers.

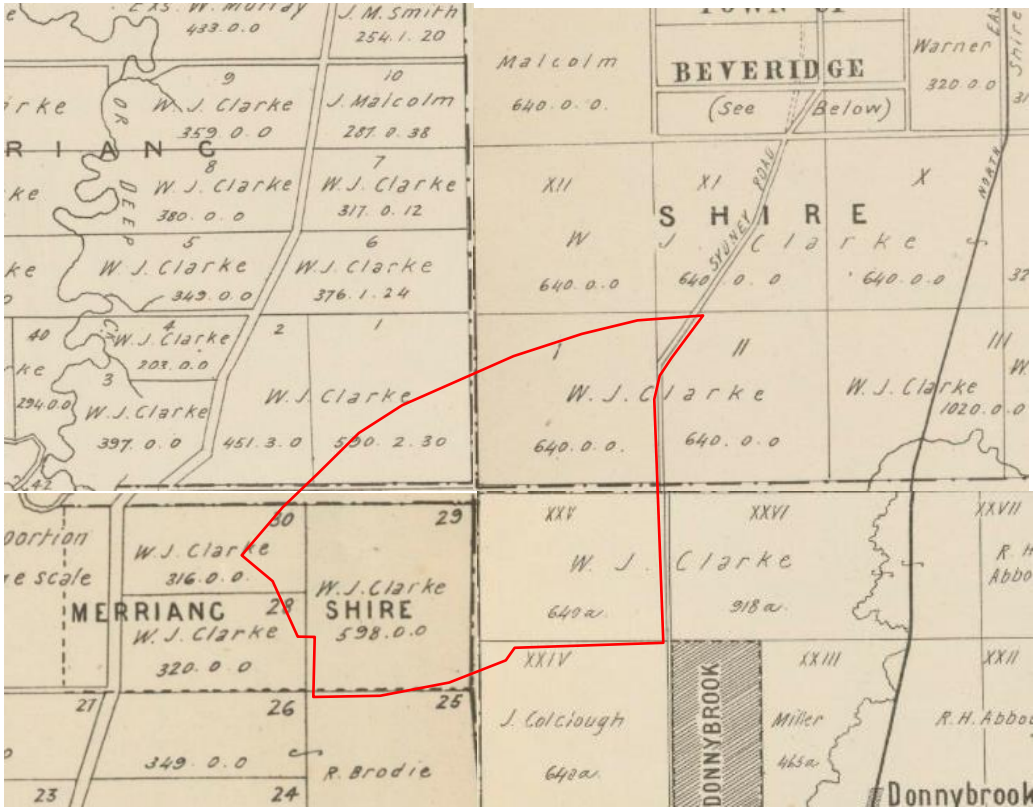


Figure 6 Darraweit Guim, Merriang, Mickleham and Kalkallo Parishes, showing Clarke's extensive land ownership (Victorian Shire Map Co & Bonney, G. S. B. 1893)

Henry Holmes

Little is known of Holmes, apart from his name being included on Lots 25 and 26 Kalkallo Parish on the Army Plan of 1904 (Figure 8). This plan is likely to show permanent occupants rather than absentee owners, and so it can be assumed that Holmes was resident on the property. 'H. E. Holmes, Orligg, Craigieburn' is listed in The Woolmarks Directory of Australia ().

A James Francis Holmes (25/1/1918 – 24/2/1993), born in County Sligo, Ireland, and son of Joseh Patrick Holmes (1886-1954) of Balconnel Ireland and Anne-Mary Gaughan) 1893-1930) is buried at the Kalkallo Cemetery and may be a descendent (*Find a Grave*, 2025). The presence of his grave suggests the Holmes family may have been longer term residents of Kalkallo.

H E H OLRIGG	H. E. Holmes, Orligg, Craigieburn ...	Central District ...	VIC.
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Figure 7 Woolmark 'H E H OLRIGG' associated with an H E Holmes from the property at Orligg, Craigieburn (Burgoyne 1889, p. 89).

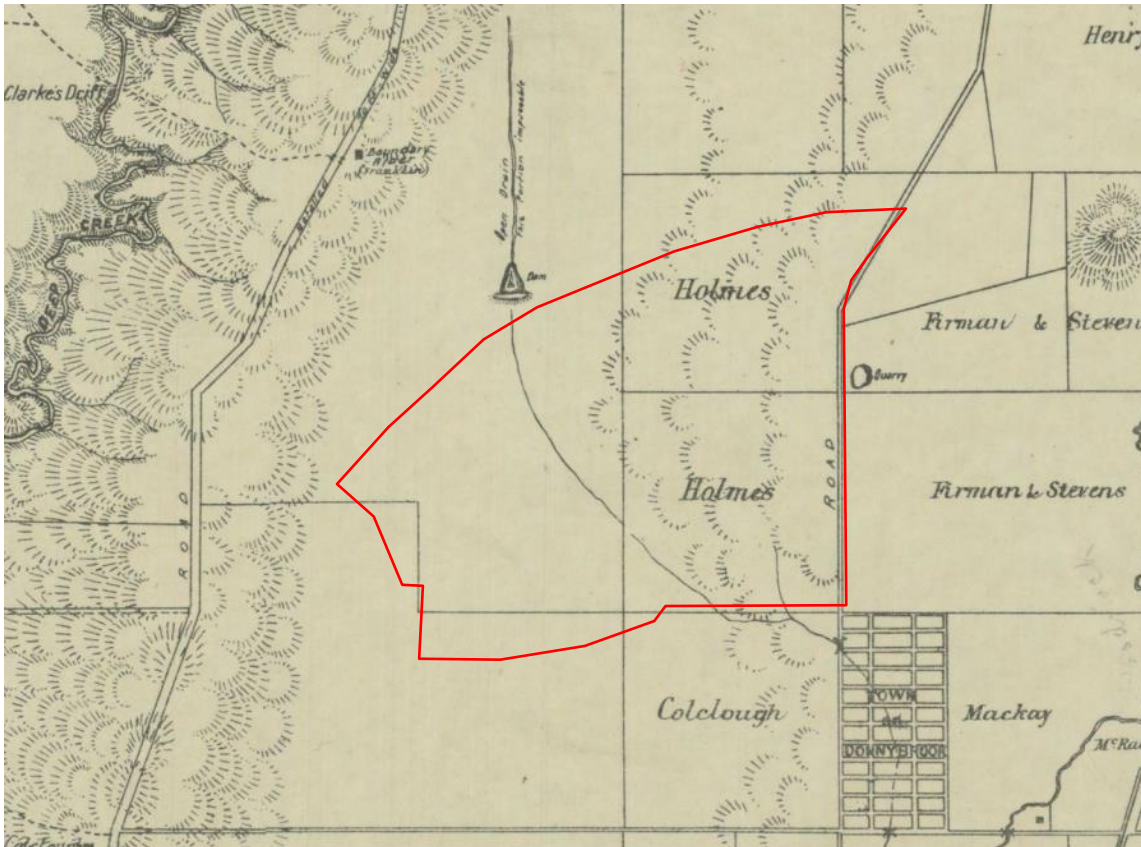


Figure 8 Lancefield Junctions Australian Lighthouse Camp and Zone of Operation 1904 (PROV VPRS 8168/P0002, M/DEF73)

Richard Brodie

Richard Sinclair Brodie (1833-1882), was the first permanent settler of the historical Bulla District, but is more directly associated with the Balbethan Stud site at 310 Oaklands Road, and so his Mickleham purchase was probably also speculative or intended to operate in conjunction with the larger estate (Moloney & Storey 2003). Brodie also managed to curtail some of Clarke's Special Survey land grab, despite being in strong association with land near Bank Vale and Deep Creek (Moloney & Storey 2003, p. 255).

The Brodie Brothers, George Sinclair and Richard Sinclair, arrived in Melbourne from Van Diemen's Land on the 10 May 1836 having emigrated from Scotland in 1829. Richard Sinclair Brodie established a squatting run centred on Deep Creek at the Bulla township site where he built the first slab huts. He was occupying this run from about 1836 on the £10 Licence and by 1852 he had 4,000 acres of freehold land in the district. He had outstations with slab huts for the shepherds in the Mickleham, Greenvale and Oaklands areas. Richard also occupied the Helensville and Kaleville squatting runs. He went insane and died in 1872. George Brodie established the 'Dunhelen' Estate west of Craigieburn (Vines 1993).

John Anderson

John Anderson was a figure closely associated with the property 'Clifton Downs', located approximately at the border of the Parishes of Kalkallo (Section 25, part) and Merriang (Sections 1, 2 and 11, part). Clifton Downs, Clifton Downs Estate and Clifton Downs Station are names attributed to the property near the Bleak House (Ruin) site (HO262) and are recorded as early as 1912 in land ordinance records (Figure 9). The name stuck around until at least 1938, when the property named 'Clifton Downs Estate', of around 1020 acres, was sold

from the estate of John Anderson to R G Lord (The Age 1938). When run by the Laffans, it appears that the property retained its name.

Under the management of Anderson, Clifton Downs was described as 'a well-known and highly productive property' (Kilmore Free Press 1923a). John Anderson was Councillor on the Broadmeadows Shire Council, and until 1923 the property was managed by J T Cashman. The same newspaper indicates that Anderson passed the property over to a 'Mr Schultz', a sheep farmer from Swan Hill – title records do not reflect this dealing, though the property was remortgaged in 1923. An article by the *Farmers' Advocate* also corroborates this dealing, and that a total of 1013 acres were sold to Schultz (Farmers' Advocate 1923). As a result of disposing of Clifton Downs, Anderson also lost his property qualification. As a result, on 5 July 1923 Anderson tendered his resignation with the Council (Kilmore Free Press 1923b). Title records relating to Anderson state his tenure of ownership of the property at Clifton Downs was from 1911 to 1931, wherein he began selling portions of his property, though following his passing in 1938 the property remained in his estate. It is difficult to ascertain the exact chronology of ownership during this period.

In 1935, a dispute arising from ownership of 524 sheep and 130 lambs grazing at Clifton Downs was widely published (The Sun News-Pictorial 1935). The livestock, permitted to graze on the property by Anderson, were to be sold during a bankruptcy hearing for the Donnybrook farmer, Earl Grey. His wife, Eileen Teresa Grey, contested the sale and claimed the livestock were entirely under her ownership. Grey, it is claimed, held equity in 1018 acres of Clifton Downs. Selling stock at the local sale yards, Clifton Downs appeared to have been run in a similar fashion to other agricultural enterprises in the region; the Marnong Estate being an especially good, surviving example of agricultural trade and sheep rearing.

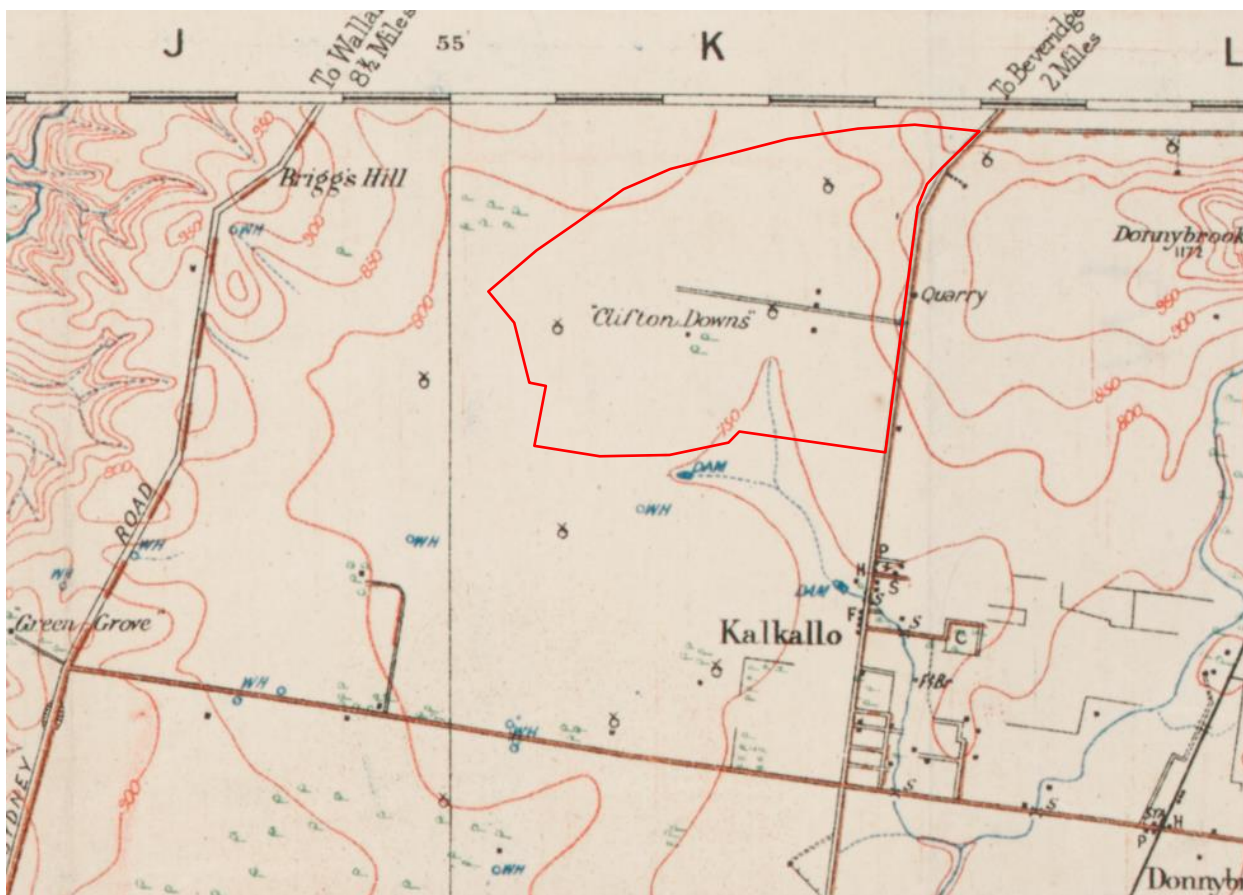


Figure 9 1912 ordinance map featuring 'Clifton Downs' and the study area (red, approximate).

Clarke and Laffan at Clifton Downs and Inverlochy

The mid nineteenth century established the land use patterns that are fundamentally the same as today. Changes occurred in land ownership and arrangement of title parcels, but apart from the occasional construction of buildings, the landscape has remained much the same.

Once the Clarke family had ownership, their preference for sheep raising, rather than more intensive agriculture and animal husbandry, meant that there were few farm improvements required beyond fencing. However, after the turn of the century, the Victorian Government became concerned about land locked up in large pastoral estates preventing a more intensively and efficient use of the land and increase in population on the land. As a result, the previously weak closer Settlement Acts were strengthened, and the Settlement Board empowered to purchase and break up the big estates. Rather than wait for this to happen, the Clarks took on the role of subdividing and selling land for smaller farms themselves.

When William John died in 1897, his heirs began selling off property. Henry Edward Holmes purchased Section 25 Parish of Kalkallo and Section 1 Parish of Merriang, and then in 1911, further subdivided and sold to Thomas Donovan 'of Donnybrook Farmer' and John Anderson 'of Royal Hotel Spensley Street Clifton Hill Clerk'. Anderson purchased other lots from Donovan consolidating a farming property subsequently known as 'Clifton Downs', 'Clifton Downs Station' and 'Clifton Downs Estate'. It was mortgaged in 1938-1940 to National Trustees Executors & Agency Corporation of Australasia Limited, and following Anderson's death, the property was managed by a trust until its purchase in 1943, by John Ambrose Laffan and Owen Patrick Laffan 'both of Wallan Farmers'.

The northern portion of the property appears to have been run by Owen Patrick Laffan, with a new farmhouse, shearing shed and other buildings erected on the rise beside the Hume Highway. However, John Laffan is also noted as a farmer at Inverlochy Wallan in the 1880s and 90s, so it is possible to name was transferred to the now homestead at some point. He also ran the Inverlochy Castle Hotel in Wallan. From 1956 to 1973, Owen Patrick Laffan 'of Wallan Farmer' was sole owner of the Clifton Downs farm south of Gunns Gully Road, after which the property was subdivided. The Laffan family were prominent citizens of the district, John Laffan being one of the pioneers of Wallan. Inverlochy was known for its 'thorough hospitality' hosting numerous weddings and other social events while John's son, John Francis Laffan was a justice of the peace, Councillor and President on the Merriang Shire Council (Kilmore Free Press 26 May 1932 p.2). John Laffan is also commemorated in the John Laffan Memorial Reserve at Kalkallo.



Figure 10 Woolshed at Inverlochy with John Laffan on left (Tucker 1988)

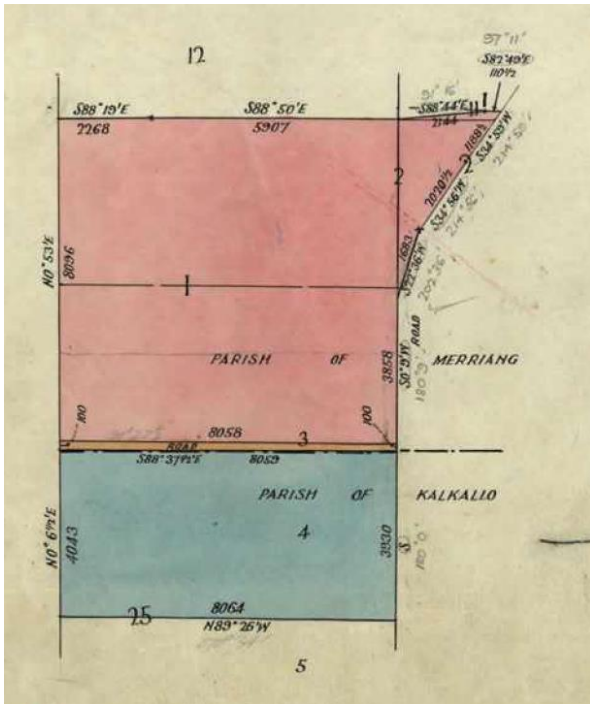


Figure 11 Title plan of Laffan purchase at Kalkallo, (Vol. 6693 fol.428 JA Laffan and OP Laffan)

The allotment containing the Bleak House ruin was subsequently owned by a variety of land and development companies including S.A.W Developments Pty Ltd., Kumbelin Pty Ltd, and Gunns Gully Investment Group Pty Ltd.

The open plains were considered suitable for military manoeuvres resulting in some useful mapping in the early 20th century (see Figure 8 and Figure 12). Note that in the 1913 map, 'Mr Franklin, The Gums' has probably been taken off an earlier map but may have been placed in the wrong location.

The Gums, and Clifton Downs are regularly mentioned in livestock sales in Melbourne in the early 20th century. William Waver at the Gums, and John Anderson at Clifton Downs represented the properties at sales.

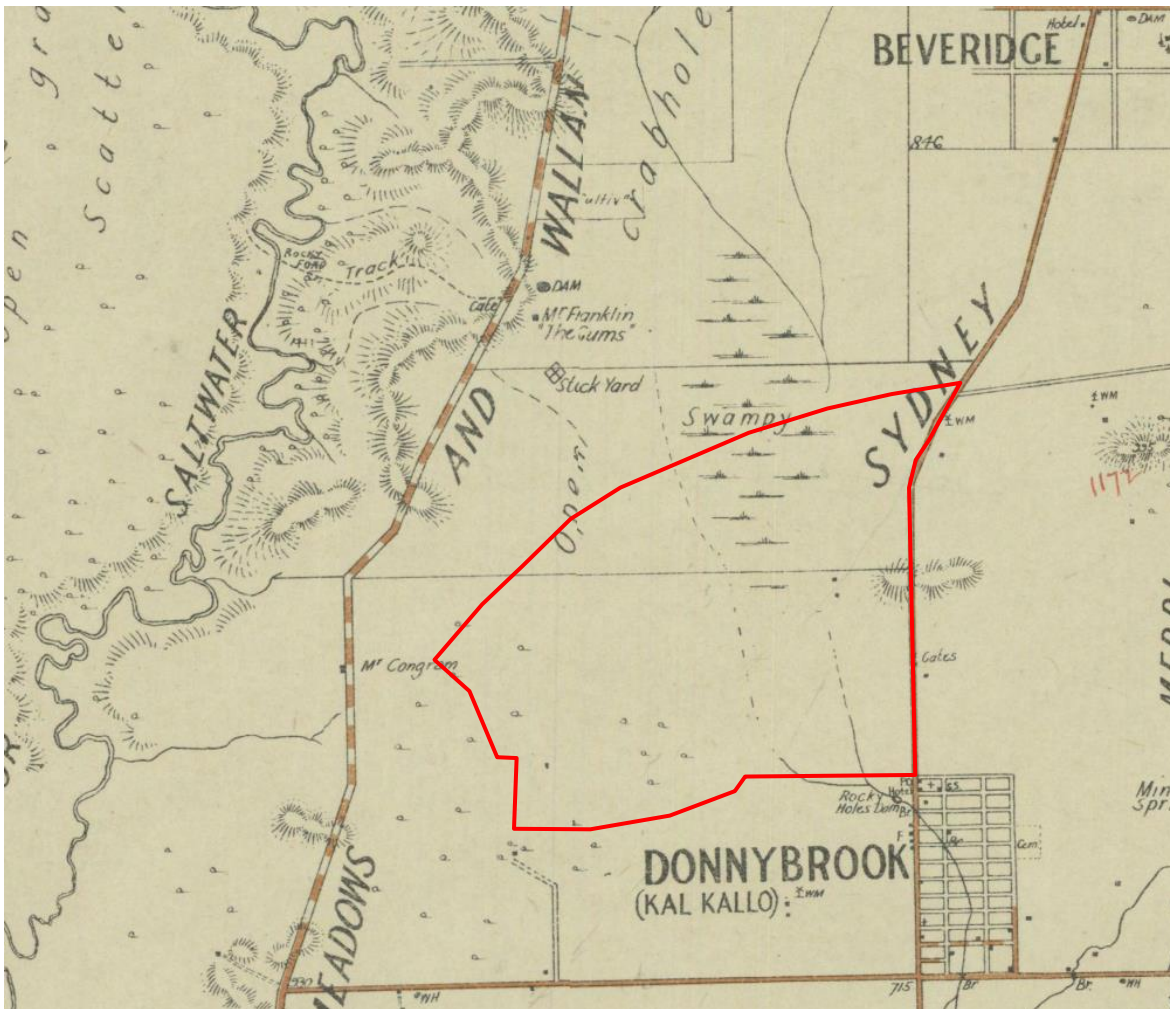


Figure 12 Wallan & Donnybrook District (Department of Lands 1913)

2.6 Previous historical heritage investigations

A number of archaeological surveys and heritage studies have been undertaken in the past 30 years which cover the Donnybrook/Kalkallo/Mickleham region. Roger Hall conducted two surveys of the Merri Creek corridor in 1989, which identified 45 historical sites during the survey (Hall, 1989). Site types included dry stone walls, farming complexes, yards, cisterns, fords, quarries and bridges.

Tulloch (1995) surveyed land north of Kalkallo, 1.5 kilometres east of the current study area for a proposed quarry following an initial investigation by du Cros (1992). During the survey seven post contact sites were recorded. Six of the post contact sites were dry stone walls, most of which were aligned with present fence lines. The seventh post-contact site was a triangular bluestone construction interpreted as an enclosure for stock. None of these sites are located within the present study area.

Light & Howell-Meurs (2002) undertook a cultural heritage assessment of a property within the township of Kalkallo. A total of four new historical archaeological sites were recorded as a result of the assessment. These included three dry stone walls (H7822-0347, 0348 & 0349) and the bluestone Kalkallo Bridge (H7822-0350).

Fiddian and Orr (2010) undertook a preliminary assessment of the adjacent Lockerbie property to the north. As a result of these surveys a number of historical sites were recorded on the Victorian Heritage Inventory. These records include dry stone walls, which are not generally considered to be archaeological sites by

Heritage Victoria, with many such examples being removed or 'D-listed' along with a number of other site types such as standing buildings and quarries. However, in the case of the VHI records in the vicinity of the current study area, these dry stone walls have been retained on the inventory.

It should be noted that while dry stone walls are a prominent historical site type in regional surveys, none are present in the study area.

2.7 Municipal heritage studies

This report has reviewed the City of Hume and Mitchell Shire heritage studies as follows:

- City of Hume Heritage Study: Former Shire of Bulla District, 1998. David Moloney and Vicki Johnson (Moloney 1998)
- Hume City Heritage Study: former Broadmeadows area & environs, 2000, Volume 2 Part 5 - Individual Place Reports, By Gary Vines & Olwen Ford Melbourne's Living Museum of the West Inc. in association with Graeme Butler & Associates & Francine Gilfedder & Associates (Ford & Vines 2000)
- Hume City Heritage Review 2003, By David Moloney With Rohan Storey (Heritage Architect) 2nd December 2003 (Moloney & Storey 2003)
- Heritage Overlay Review 2022, Hume City Council, Victoria (Biosis 2022)
- Mitchell Shire Heritage Study 2016, by Davi Helms and Lorraine Huddle & Associates (Helms & Huddle 2016)

Only Bleak House was identified in the study area from any of these studies, consistent with the citation prepared by Moloney in 2003. Inconsistencies in this assessment of the Bleak House Ruin HO262 are discussed above in Section 2.2.4.

2.7.1 HO262 Bleak House Ruin

The only notable surviving historical feature of the nineteenth century within the study area is the heritage overlay site HO262 Bleak House Ruin which was given its name by locals due to its location on the windy plains of Mickleham. Inclusion of a number of stone ruins in the Hume Heritage Study recognises the additional romantic associations of such sites as Bleak House, recalling the picturesque ruins on the windswept moors of Victorian era Dickensian or Brontean literature (see Moloney 1998, Moloney & Storey 2003, Biosis 2022).

In the Hume Heritage citation by Moloney & Storey (2003) for HO262, the site is described as comprising 'rough-faced, quarried bluestone blocks, laid in regular courses' forming walls and a gable end, as well as a footprint of former walls extending into an overall large, rectangular structure (Figure 13 and Figure 29). Smaller hand-made bricks also indicate window openings. Owen Laffan, a later owner at the property including the Bleak House ruins site also stated that the property also once included the remains of a bluestone stable at the south of the building and that evidence of a blacksmith shop was present in historical horseshoes and nails found about the property. The site is dated to the 1850s.



Figure 13 Bleak House (Ruin) as pictured in Moloney & Storey 2003.

155 Gunns Gully Road Mickleham, VIC 3064, 1\LP136262, formerly part of Section 25 Parish of Kalkallo, is the registered address for HO262. Section 25 Parish of Kalkallo was purchased by Thomas Herbert Power in 1840 and not John MacDonald as Moloney & Storey attest (2003, p. 223)³. According to land title records, during its tenure, Bleak House saw many different owners: Thomas Herbert Power, William Robertson, WJT Clarke, WJ Clarke, Henry Holmes, Thomas Donovan, John Anderson and the Laffans who, by the time of their purchase in 1943, claim that the house was in ruins (Table 3).

Moloney & Storey (2003) date the construction of Bleak House to the 1850s, though the dwelling could reasonably have been constructed any time between 1840 and 1880. The closest intact, dateable historical dwelling of similar style and construction as Bleak House is the Marnong Homestead (HO264), which has an early section of bluestone built in the 1840s through to the early 1850s by Clarke (who may have lived there as his primary home in Sunbury). Like Bleak House, the Marnong Homestead was built with roughly squared, bluestone blocks.

The building is marked on the 1916 army ordinance map (Great Britain War Office General Staff Commonwealth Section 1916) (Figure 14) indicating it was likely still in use during this time, but not on the 1938 version (Great Britain War Office General Staff Australian Section 1938). In 1940, the building is visible as a ruin in aerial photography (Figure 15).

³ MacDonald was instead granted the adjacent property, Section 29 of the Parish of Mickleham.

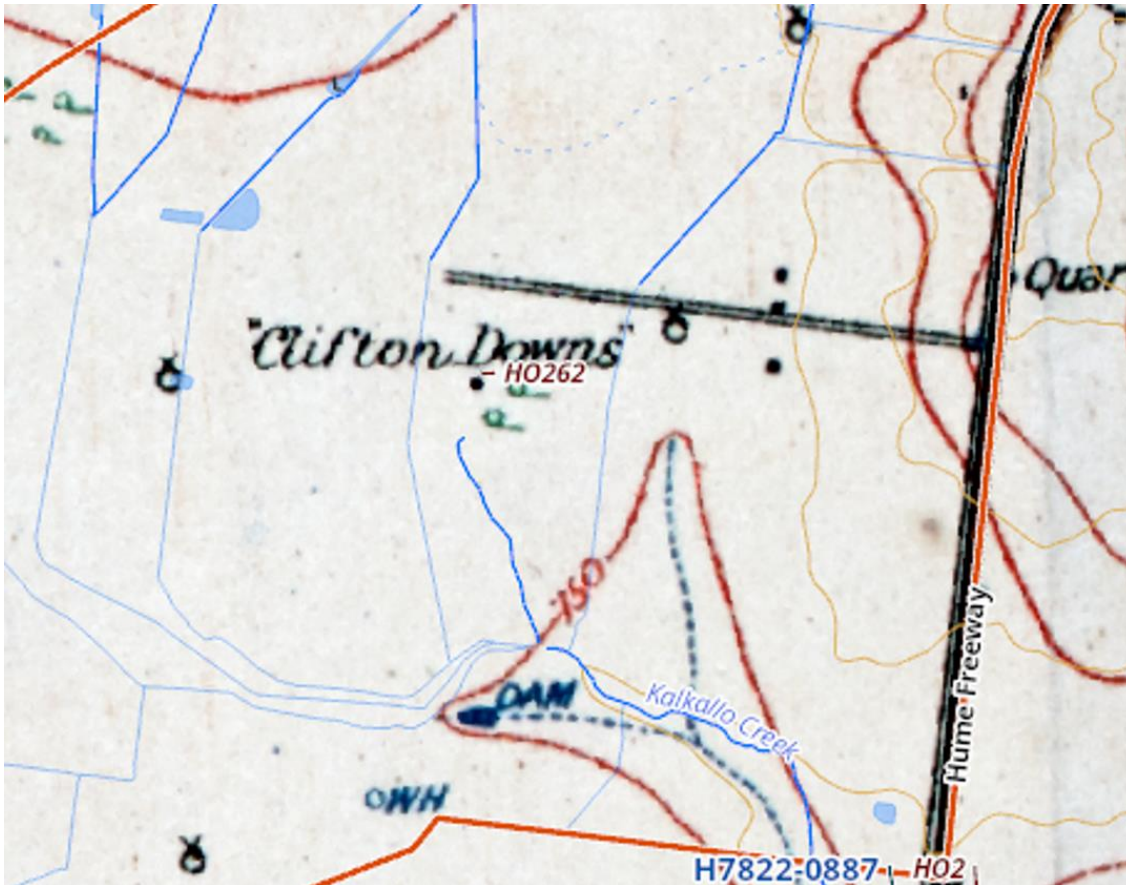


Figure 14 Army Ordnance map showing buildings (black dot), georeferenced to show location of HO262 Bleak House (HO262) (Great Britain War Office General Staff Commonwealth Section 1916)



Figure 15 1946 aerial image showing Bleak House (red).

According to Moloney & Storey, local sources have corroborated that the site belonged to Clarke as part of pastoral estate which ran north west as far as Bolinda, and north-east to Beveridge station and, from Merriang to Bolinda Vale. These sources maintain that the Bleak House ruins, as well as Franklin's House near Rigg's Hill (now demolished), were boundary rider's or overseers' homes associated with Clarke's estate. A map prepared for a 1904 military exercise in the area (Figure 8), shows Franklin's as a 'Boundary Rider' dwelling but does not show Bleak House, possibly because it was outside the exercise area. Owen Laffan, who owned the property on which Bleak House is located (then known as Clifton Downs), got the story of Bleak House being a Clarke station manager's house from an elderly man in Kalkallo (Moloney & Storey 2003).

Tudehope suggests that the location of many of the ruins adjacent to the Hume Highway (still present in the 1960s) are a result of when the then Sydney Road was not a formalised road but a number of tracks that were preferentially used depending on the season. Various inns and settlements would have been settled based on these tracks, and not on formal roads (Tudehope 1960, p. 100).

In the 1862 *Victorian Historical Magazine*, Tudehope writes:

Franklin's, near Rigg's Hill, now pulled down, and the ruins 'Bleak House' in Mr. Laffan's paddock, as well as the ruins opposite the Donnybrook Hotel, in Kalkallo Park, were all bounder riders' homes, belonging to Clarke's Run (Tudehope 1962 p. 112).

The oral histories provided by locals in the area are not incorrect – Clarke (and later, his son) owned the property from 1867 onward and would have utilised any dwellings already present at purchase. In keeping with Moloney & Storey's 2003 hypothesis, Clarke may still have used it as a boundary rider or overseers' home for the people actually running and maintaining operations on the property. However, recent investigations into the title history of the property suggest that, due to an updated chronology of ownership associated with Bleak House than what is described in the citation by Moloney & Storey in 2003, Clarke may not have been responsible for the construction of Bleak House.

During the settlement of John Anderson's estate at Clifton Downs (inclusive of Section 25 of the Parish of Kalkallo), there is a 'five-roomed weatherboard house' included in the description (The Sun News-Pictorial 1938).

It is not within the remit of this report to undertake a large-scale title search that addresses all the parcels listed in Table 1 or parish sections listed in Table 2. As a result, focus has been placed on known historical features and personalities relevant to the study area.

Table 3 History of land occupation at the location of HO262 according to land title records

Year	Occupier	Volume/Folio
1840-1864	<u>Thomas Herbert Power</u> Confiscation of Aboriginal land by the Crown and granted to Power in 1840 as Section 25 of the Parish of Kalkallo.	N/A – granted by the Crown, per parish maps (see Figure 5).
1853-1867	<u>William Robertson</u> 'of Hampden Road, Hobartown in the Colony of Tasmania, Esquire' and <u>James Robertson</u> 'of Launceston' Section 25 of the Parish of Kalkallo purchased from Power in 1864, likely following his retirement, along with Section 26, and Sections 2, 3, 9 (IX, sections 1-3) and 28 of the Parish of Merriang. Figure 16	81/16086
1867-1880	<u>William John Turner Clarke</u> 'of the City of Melbourne Country of Bourke' Section 25 of the Parish of Kalkallo purchased from the Robertsons in 1867, along with Section 26, and Sections 2, 3, 9 (IX, sections 1-3) and 28 of the Parish of Merriang.	248/416

Year	Occupier	Volume/Folio
	Owned by WJT Clarke until his death in 1874, likely in probate until transfer of ownership to his son, William John Clarke.	
1880-1897	<u>William John Clarke 'of Rupertswood Sunbury Esquire'</u> Transfer of title, Section 25 and 26 of the Parish of Kalkallo. Ownership until his untimely death in 1897.	1159/674
1897-1911	<u>Henry Edward Holmes</u> Ownership of Section 25 of the Parish of Kalkallo.	Lighthouse Map Figure 8
13 January – 25 September 1911	<u>Thomas Donovan 'of Donnybrook Farmer'</u> Likely purchase from Holmes following subdivision of Section 25 into Lots 1-5. Donovan purchased Lot 4, Section 25 of the Parish of Kalkallo. Land title records regarding the 25 September 1911 purchase by John Anderson (below) indicates that the property at that time was mortgaged to John Donovan. The relation to Thomas Donovan is unclear. John Donovan had previously owned property within the study area in the Merriang parish (the namesake of Donovan's Lane) and had purchased property from RTH Clarke and CF MacDonald in 1911.	3482/696361
1911-1940	<u>John Anderson 'of Royal Hotel Spensley Street Clifton Hill Clerk'</u> Purchased Lot 4, Section 25 of the Parish of Kalkallo from Thomas Donovan, as well as Lots 2 and 3 part of Sections 1, 2 and 11 of the Parish of Merriang. Associated with the property referred to as 'Clifton Downs', 'Clifton Downs Station' and 'Clifton Downs Estate'.	3538/707510
1938-1943	<u>National Trustees Executors & Agency Corporation of Australasia Limited</u> Following Anderson's death, the property was managed by a trust until its purchase in 1943.	3538/707510
1943-1956	<u>John Ambrose Laffan and Owen Patrick Laffan 'both of Wallan Farmers'</u> Purchased Lot 4, Section 25 of the Parish of Kalkallo from John Anderson, as well as Lots 2 and 3 part of Sections 1, 2 and 11 of the Parish of Merriang. Also, sale of <i>Inverlochy</i> and <i>Clifton Downs</i> in subdivision auction (Figure 11)	6693/1338428
1956-1973	<u>Owen Patrick Laffan 'of Wallan Farmer'</u> Transfer of title of Lot 4, Section 25 of the Parish of Kalkallo and Lot 3, Section 11 of the Parish of Merriang.	8150/903
26 July – 29 August 1973	<u>S.A.W Developments Pty Ltd</u> Purchase of Lot 4, Section 25 of the Parish of Kalkallo.	8995/833
1973-1981	<u>Kumbelin Pty Ltd</u> Purchase of Lot 1 of Lot 4 of Section 25 of the Parish of Kalkallo (following further subdivision).	9041/977
1981 until at least 2024	<u>Gunns Gully Investment Group Pty Ltd – 44 years</u> Purchase of Lot 1 of Lot 4 of Section 25 of the Parish of Kalkallo following some changes to the property boundaries.	9427/544

Year	Occupier	Volume/Folio
when it was mortgaged	This is the current cadastral boundary at the address 155 Gunns Gully Road Mickleham, VIC 3064, 1\LP136262 and the registered address for HO262.	

* Selected land title records are included in Appendix 1.

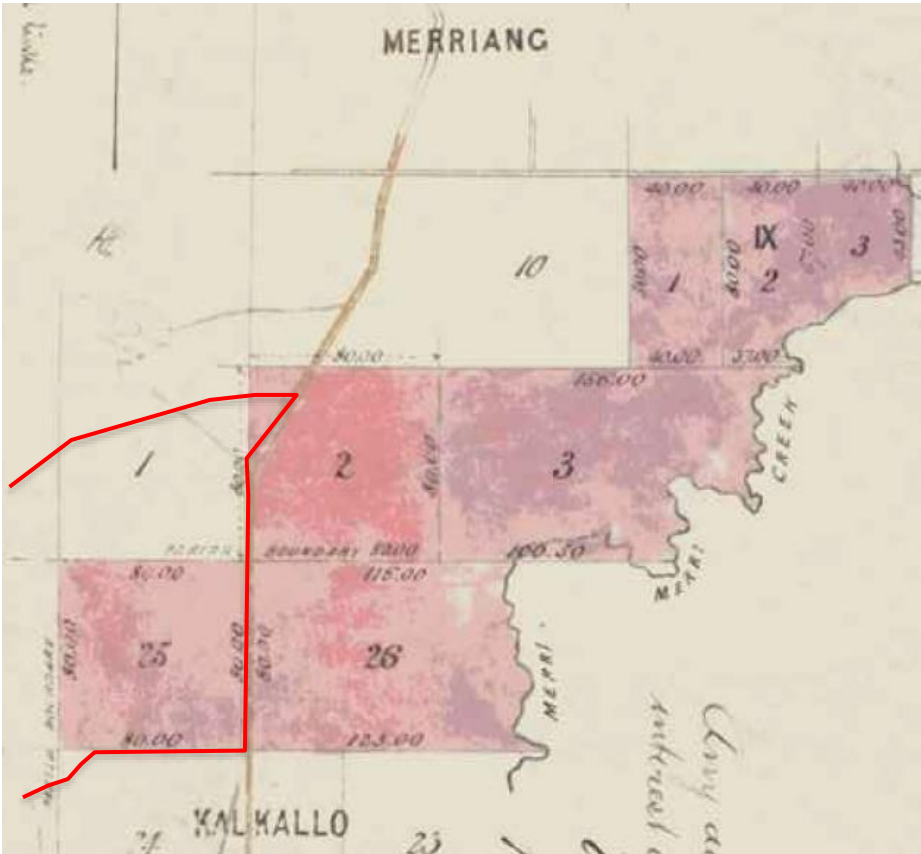


Figure 16 Extent of Robertson’s 1853 purchase, which subsequently became part of Clarke’s landholding in 1867 (study area in red)

Who commissioned the building of the Bleak House ruin?

The 2003 Hume Heritage Study suggests that the Bleak House ruin was commissioned as part of WJT Clarke’s ownership of the property. However, Moloney & Storey’s chronology for occupation at the property has since been established as incorrect.

As has been discovered, Clarke did not own the property in which the ruins are present until 1867, nor was he able to claim pre-emptive right in this area. The ruins have also been dated to the 1850s during the tenure of TH Power (Moloney 2003). If Clarke is responsible for the construction of Bleak House, then Bleak House cannot be dated as early as the 1850s. Clarke did not claim land in the Sunbury region until his 1851 Special Survey, nor was he able to exercise ‘grass-right’ as the Crown had already granted the title to Power eleven years prior.

The occurrence of bluestone-constructed buildings in the region began in the 1840s, with Marnong Homestead being an early example. The bluestone quarry noted on early survey maps as ‘ironstone’ and later ordinance maps as a quarry may also indicate that the early masonry structures in the district were built with locally sourced material. Use of bluestone construction for homesteads continued throughout the 1860s but

given improvements in stone cutting technologies during this period, it is possible that the 'rough-faced' bluestone of Marnong and Bleak House is indicative of earlier cutting methods (Walter 2025).

Based on its style and materials, the Bleak House ruins were likely built in the mid nineteenth century, and could feasibly be attributed to Power, the Robertsons or WJT Clarke – with Power as the most likely option given his 24-year ownership at the property.

'Trainor's Stores and Premises'

An article from 1862 in *The Herald* lists that the freehold at Section 25 of the Parish of Kalkallo was being put to auction. Description of the property includes a 'premises now erected... known as Trainor's store', as well as that 'an excellent well of pure water, sufficient for supplying all the neighbourhood round' (*The Herald* 1862). Trainor's store and the well were both located on Lot 1 of Section 25. The property containing 'Trainor's Store' or 'Trainor's Store and Premises, in Donnybrook, with a large frontage to the Sydney road' was also listed for auction 1865 and to let in 1861 (*The Argus* 1865, *The Argus* 1861).

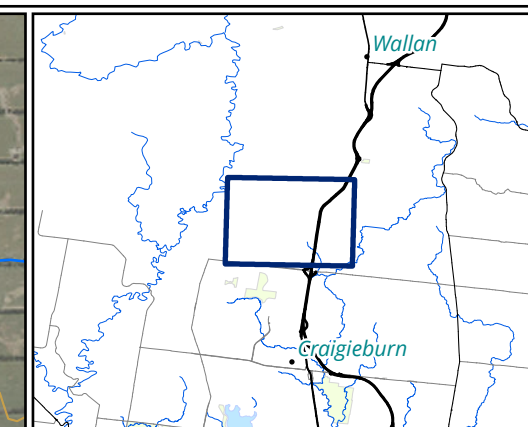
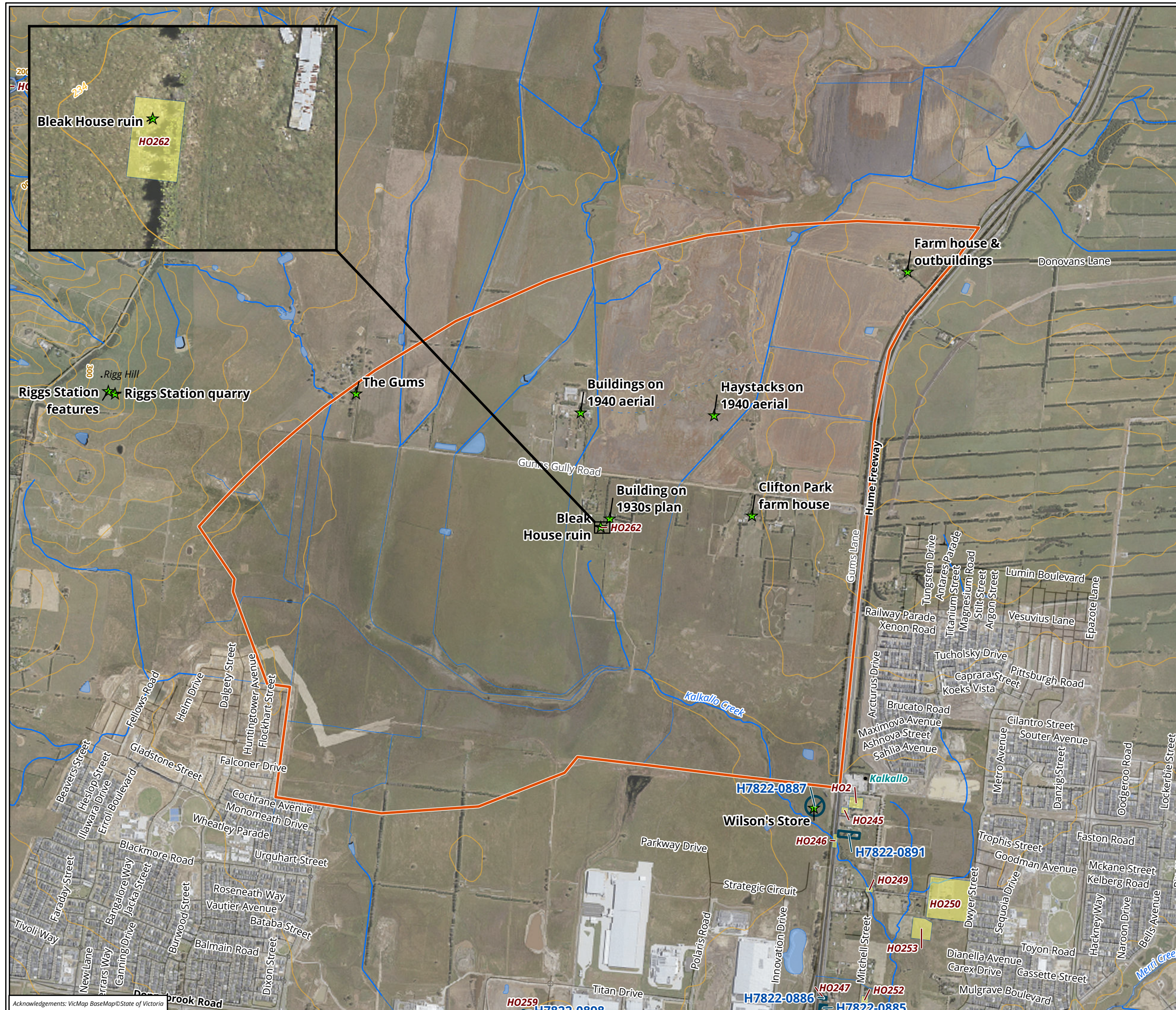
Heritage Victoria lists 'William Wilson's Store' at Kalkallo (H7822-0887). This is located on the north side of Kalkallo Creek near the Hume Highway, just south of the present study area, where an old fruit tree and bluestone rubble mark the site. However, this appears to be unrelated to Trainor's Store.

In 1847, a man known as 'Mr. Trainor, of Kalkallo' applied for sections of land to be put up for sale within the locality 'so that he might purchase and build' (*The Melbourne Daily News* 1850). In 1850, 1851 and in 1853, the same Mr. Trainor is listed as a sub-agent for Holloways Pills and Ointment (*The Argus* 1851, *Geelong Advertiser and Intelligence* 1853, *Port Phillip Gazette and Settler's Journal* 1850). In 1853, a 'John Trainor' purchased two roods within Section 25 of the Parish of Kalkallo for found pounds, as well as the improvements on the allotment, valued at 600 pounds (*The Argus* 1853). A dwelling built at this time and valued at such a price, was almost certainly built from bluestone. A Mr Trainor applied to Governor La Trobe, in 1847 to have certain sections put up for sale in Kalkallo so that he might purchase and build (*Melbourne Daily News* 8 July 1850 p.2). John Trainor was granted a slaughtering licence at Kalkallo in 1848 (*The Argus* 15 Feb 1848 p.2) and is recorded as the first mail contractor between Kilmore and Rocky Waterholes from about 1850 (*Kilmore Free Press* 6 Oct 1921 p.3).

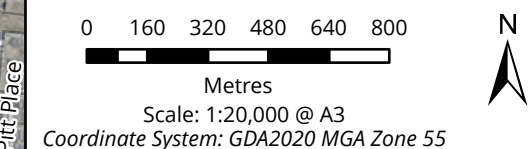
The above considered, it seems mostly likely that the Bleak House ruins belonged to the property owned at the time by Power, who may have leased part of the property to a Mr. Trainor. Mr. Trainor either ran a medicine shop ('druggist') or general store. Bleak House may have been such store.

Either the dating of HO262 is incorrect or the bluestone ruins were not commissioned by Clarke. If the ruin was instead commissioned by Power, then it is an example of a building vernacular that was *not* part of Clarke's large holdings and therefore did not reflect his general interests in the land. Instead, HO262 may be associated with Power's interests, which appear to have contrasted Clarke's own visions for Sunbury with a more sympathetic flavour, especially with respect to the lower classes. In a region so heavily saturated by Clarke's influence, this is a relatively significant development in the surviving history of study area.

A further of review of the HO262 is in order, as well as an update to the heritage citation under the City of Hume planning overlay. It is also recommended that a site card be prepared and submitted to the Victorian Heritage Inventory to acknowledge this additional potential significance (further discussed in Section 6).



Map 2 Historic heritage in the study area



3 Field assessment

3.1 Field methodology

As required under the *Heritage Act 2017*, a notice of intent to undertake an archaeological survey was submitted to Heritage Victoria on 29 January 2026. Heritage Victoria allocated the number NSV1068 to the notice of intent.

A site inspection was undertaken by Gary Vines and Genevieve Schiesser, Biosis Pty Ltd, on 26 February and 26 March 2026 for the purpose of identifying any potential historical archaeological and heritage places that might be present.

Recording and assessment included documenting the location of each feature and the location of any associated photographs with GPS enabled digital camera. Field notes were also taken, recording the location, condition, integrity and construction characteristics of historical features.

3.2 Limitations and Constraints

No constraints were identified during the Assessment. As much of the study area was open farmland without any features or structures, only some of the properties were inspected following identification of potential sites from aerial photography and mapping. Specific aerial photo runs examined to determine the presence of and approximate dates of structures within the study area are shown in Table 4.

Table 4 Aerial photos examined

Film Number	Run	Frame	Date	Photo Series
MAP1374	15	7460-7466	24 September 1940	Military Mapping Photography - Lancefield, Melbourne
SVY84A	6A	5243	7 May 1946	Military Mapping Photography - Lancefield, Melbourne
CAD/C2601	5	68	26 October 1979	High Altitude Photography
AUS151	5	770	28 November 1989	Revision Mapping Photography

3.3 Results

3.3.1 General description of the study area

Much of the study area is open flat grassland. A series of drains run north to south, which drain what was formerly the Inverlochy Swamp. These are about 3 metres wide and 1-3 metres deep.

There are very few trees within the study area, with only a small stand of ancient Forest Red Gums located at the base of Rigg's Hill on the site of 'The Gums'. Elsewhere there are scattered planted trees, some dating to pre 1940s when the earliest aerial photos are available, but most less than 50 years old. No dry stone walls were present anywhere within the study area.



Figure 17 Looking west from Hume Freeway across study area (G. Vines 26/2/2026)



Figure 18 Looking north from Polaris Road across study area (G. Vines 26/2/2026)



Figure 19 Looking west towards Rigg Hill from the end of Gunns Gully Road (G. Vines 26/2/2026)



Figure 20 Typical north-south drain in the study area looking south from Gunns Gully Road (G. Vines 26/2/26).

The following properties were inspected on foot, or in some instances from adjacent roadways. These specific properties were chosen for inspection based on results of background research and examination of historical maps and aerial photographs. Locations were identified where buildings or features were present at least 75 years ago (based on the criteria for assessing for the VHI).

3.3.2 63 Gunns Gully Road - Clifton Downs

A timber homestead and other buildings are located on this site on rising ground the edge of a lava flow and beside the former Inverlochy Swamp (Map 3). The homestead dates to the early 20th century and is surrounded by planted trees, some of which date more than 60 years old. Structures are shown on both sides of the road in the 1917 Ordnance Survey map, and also on the 1940s aerial photographs (Figure 21). The homestead which is believed to date from c1910 is still present, although extended and altered, while the farm buildings have all been replaced over the years with more modern timber and steel framed and corrugated iron clad structures. A short section of dry stone wall lines the Gunns Gully Road boundary just west of the driveway (Figure 23). This property is marked as 'Clifton Downs' on early maps (Figure 9, Figure 14), and is believed to have been built by John Anderson, following his purchase of the property in 1911.



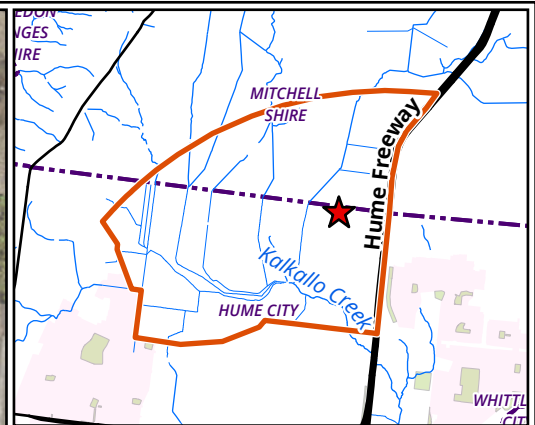
Figure 21 1940 Aerial photograph showing Clifton downs homestead south of the road and farm sheds to the north (Geoscience Australia 2024)



Figure 22 63 Gunns Gully Road looking north south (G. Vines 26/2/26)



Figure 23 Dry stone wall in front of 63 Gunns Gully Road (G. Vines 26/2/26)



Legend

Study area

Place examined in field assessment

Dry Stone Walls

Significance

Half 20 to 40%

Map 3 Clifton Downs homestead, 63 Gunns Gully Road

0 6 12 18 24 30

Metres

Scale: 1:800 @ A3

Coordinate System: GDA2020 MGA Zone 55

biosis
APEM Group

Matter: 43560,
Date: 16 April 2026 ,
Prepared for: GV, Prepared by: SKM, Last edited by: smitchell
Layout: 43560_F3_HistoField
Project: P:\43500s\43560\Mapping\43560_MerrifieldNthPSP_Historic.aprx

3.3.3 135 Gunns Gully Road

This property was subdivided from Section 25 in the 1980s. It has several sheds, a wind pump and water tank all of which were probably constructed with second hand materials in the last 50 years (Figure 24). Trees along the driveway and a small olive grove are about 40 years old, but there are some earlier tree plantings including a stand of three sugar gums on the eastern boundary, and some senescent conifers near the sheds (Figure 24). These predate the subdivision, and have some fragments of late nineteenth or early twentieth century glass and ceramic scattered on the disturbed soil surface in the vicinity. It is therefore likely that they relate to the bluestone ruin in its last phase of occupation and so have been considered to be part of the extent of the archaeological site proposed for inclusion on the Victorian Heritage Inventory (see section 3.3.4 and Map 4).

Much of the allotment has been subject to disturbance from dumping, burial and spreading of demolition rubble. Terracotta tiles, pipes, bricks, timber and other material (including asbestos fragments) can be found throughout the southern two thirds of the property.



Figure 24 Old Conifer trees, sheds, windmill and water tank at 135 Gunns Gully Road (G. Vines 26/3/2026)

3.3.4 155 Gunns Gully Road - Bleak House ruin

The Bleak House site is located 300 metres south of Gunns Gully Road on the west side of a fence and tree row. While the landscape is very flat in the vicinity, it is located on a slight rise, probably intentionally chosen to avoid the waterlogged ground to the east and west (Map 4).

The remaining wall of the bluestone ruin has very recently toppled over, probably as a result of being pushed over by a mechanical excavator, as areas of scraped ground and crushed and flattened stone is present. Only one or two courses of in situ stonework main of the formerly full height south wall (Figure 25). The extent of the former building can be traced from foundation stones exposed on the ground surface (Figure 26). There are several squared blocks scattered around the site having evidently been left after most of the building stone was removed, probably for other building projects many decades ago. There are fragments of handmade brick, terracotta floor tile (Figure 27), and other building material from the structure, as well as pile s of other bluestone to the south of the ruin, that may be from a different source.

The south end wall of the bluestone ruin was standing when photographed for the Hume Heritage study in 2003. collapsed occurred between 2 and 14 February 2026, as indicated in NearMap photos (Figure 28).



Figure 25 South east corner of bluestone structure showing remaining in situ stones (G. Vines 26/3/2026)



Figure 26 Bleak House Ruin showing foundations in foreground looking north (G. Vines 26/3/2026)



Figure 27 Handmade brick and floor tile from Bleak House Ruin (G. Vines 26/3/2026)



Figure 28 Bleak house ruin showing collapse between 2/2/26 and 14/2/26 (NearMap image)

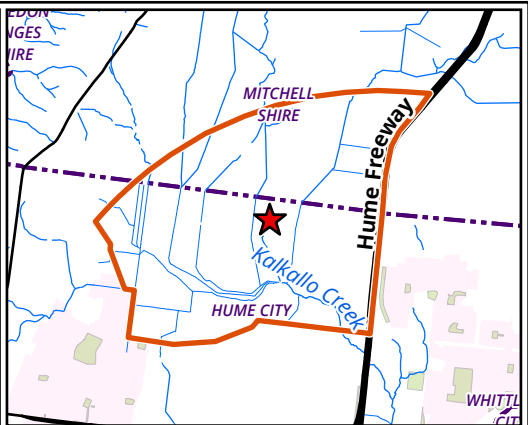


Figure 29 2018 aerial image of HO262 Bleak House (Ruin) indicating original footprint of building (NearMap 2025)

A modern house is located on the property (Figure 30) towards the front (north) of the block and the south section is an open paddock. Most of the ground appears ploughed.

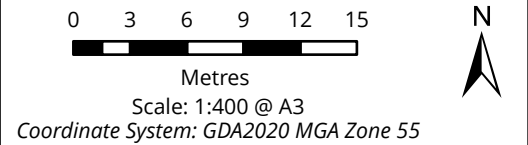


Figure 30 155 Gunns Gully Road, Mickleham. (REA Group 2013).



- Legend**
- Study area
 - Place examined in field assessment
- Historical Heritage places**
- Heritage overlay

Map 4 Bleak House ruin and adjacent planted trees, 155 & 135 Gunns Gully Road



Matter: 43560,
Date: 16 April 2026,
Prepared for: GV, Prepared by: SKM, Last edited by: smitchell
Layout: 43560_F3_HistoField
Project: P:\43500s\43560\Mapping\43560_MerrifieldNthPSP_Historic.aprx

3.3.5 160 Gunns Gully Road

Farm buildings are shown on the north side of Gunns Gully Road in the 1938 Ordnance Survey Plan but not the 1917 plan. They are also evident on the 1940s aerial photograph. These appear as corrugated iron roofed farmhouse and outbuildings. However, the current buildings on the site all date to after the 1940s, with the present homestead being a modern structure erected in the last few decades.

No potential historical structures or features were noted on this property. The location of the buildings shown in the 1940s aerial were inspected, but apart from some cut bluestone cobblestone pavers, which have probably come from elsewhere, no structures earlier than mid to late twentieth century were noted. A small timber building appears to be an early twentieth century structure that may have been relocated to this site in more recent decades (Figure 34).



Figure 31 1917 Ordnance Survey Plan showing building at 160 Gunns Gully Road (Australian Section, Imperial General Staff 1938)



Figure 32 1940 Aerial photograph showing building at 160 Gunns Gully Road



Figure 33 Approximate location of structures shown on 1940s aerial photographs at 160 Gunns Gully Road looking north (G. Vines 26/3/26)



Figure 34 Small weatherboard structure, probably moved to this site in late 20th century (G. Vines 26/3/26)

3.3.6 260 Gunns Gully Road

This property is near the western edge of the former Inverloch Swamp and includes part of the small stand of ancient red gum trees surrounding the homestead on 290 Gunns Gully Road. Apart from a drainage channel that runs through the middle of the allotment, a row of planted trees (comprising sugar gums, cypress and other non-indigenous species), and a farm shed, the only features are a modern house in the south east corner of the allotment. The property appears to have previously been part of 'The Gums' since a farm track joins them (see next).



Figure 35 260 Gunns Gully Road showing *Carex* sp. on former swamp land and red gum trees in distance looking north (G. Vines 26/2/26).



Figure 36 260 Gunns Gully Road showing typical sugar gum plantation looking east (G. Vines 26/2/26).



Figure 37 260 Gunns Gully Road showing typical north-south drain in the study area looking north (G. Vines 26/2/26).

3.3.7 290 Gunns Gully Road

This property is at the western edge of the study area and comprises the farm known in the 1930s as 'The Gums' presumably from the stand of ancient red gums around the homestead. These trees may also have given the name to Gunns Gully Road, as this is referred to in earlier references as Gum Road, and the short section of service road off the Hume Freeway, that gives access is still called Gums Road.

Only a small section of the property in the southeast corner is within the PSP study area (Figure 38).

The property is shown on the 1936 Army Ordnance Survey map (Figure 39) with a curving driveway up to a building in the middle of the small stand of trees, a water hole and windmill to the northwest, and a track running to the east passing three windmills. Several drains run roughly north south through the property.

Similar structures are evident on the 1940 Aerial photograph (Figure 40), and up to the 1980s. The buildings shown on the early maps and photographs, however, have since been demolished, with the exception of a gable and pitch roof farm shed west of the site of the homestead. This is in a very dilapidated condition, with much of the roof blown off.



Figure 38 290 Gunns Gully Road with Red Gums in the distance, looking north (G. Vines 26/2/26)



Figure 39 1917 Ordnance Survey Plan showing building at 290 Gunns Gully Road (Australian Section, Imperial General Staff 1938)



Figure 40 1940 Aerial photograph showing The Gums

3.3.8 155 Hume Freeway. Laffan Farm

This property has a group of farm buildings with tree rows surrounding it located on a rise to the west of the Hume highway (Map 5). The trees appear to be quite old and some appear in this location on the 1940s aerials (Figure 41). However, no buildings were on this site in 1946. The present structures date from the mid to late twentieth century and are not considered to be of historical significance.

The farm complex is believed to date from about 1950 and displays some interesting elements. The house has large entertainment rooms decorated with Art Deco motifs (Figure 44), which may reflect its prominence and the Laffan family's status in the local community. The exterior is plain but has some more elaborated joinery around the main entrance (Figure 45). The shearing shed is highly intact with sheep pens, ramps, shearing floor, scales and other features present (Figure 46, Figure 47).



Figure 41 Northern part of 155 Hume Highway Beveridge showing tree plantations



Figure 42 Farm buildings at 155 Hume Highway Beveridge viewed from the south (G. Vines 26/2/2026)



Figure 43 Farmhouse at 155 Hume Highway Beveridge looking west (G. Vines 26/3/2026)



Figure 44 Art Deco ceiling rose in the homestead (G. Vines 26/3/2026)



Figure 45 Detail of headlight above main entrance showing timber details (G. Vines 26/3/2026)



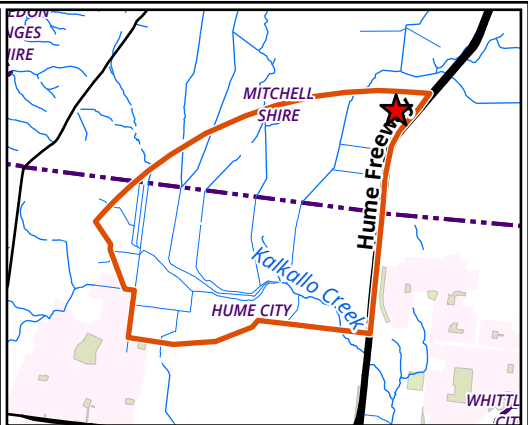
Figure 46 Pens in shearing shed (G. Vines 26/3/2026)



Figure 47 Loading entrance in shearing shed with stencils of farm properties 'J LAFFAN' and 'L GLENDALOUGH' (G. Vines 26/3/2026)



John
Laffan's
Farm



Legend

-  Study area
-  Place examined in field assessment

**Map 5 Laffan Farm, 155
Hume Highway**

0 6 12 18 24 30

Metres

Scale: 1:800 @ A3

Coordinate System: GDA2020 MGA Zone 55



Matter: 43560,
Date: 16 April 2026 ,
Prepared for: GV, Prepared by: SKM, Last edited by: smitchell
Layout: 43560_F3_HistoField
Project: P:\43500s\43560\Mapping\43560_MerrifieldNthPSP_Historic.aprx

4 Statutory requirements

4.1 Planning and Environment Act 1987

One place is within the City of Hume planning Scheme Heritage Overlay. There are no HO places in the Mitchell Shire within the study area.

4.1.1 Planning Scheme Clause 43.01 and Heritage Overlay

Clause 43.01 of the Hume Planning Scheme provides for the management of places included in the Heritage Overlay which have been assessed as being of local heritage significance. A permit is required from the City of Hume for works that impact on the heritage significance of the place.

There is one Heritage Overlay place within the study area: *HO262 Bleak House (Ruins)*

Specific provisions of the control relevant to the current project are as follows:

43.01-1 43.01 Heritage Overlay

Purpose

- 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.

Scope

The requirements of this overlay apply to heritage places specified in the schedule to this overlay. A heritage place includes both the listed heritage item and its associated land. Heritage places may also be shown on the planning scheme map.

43.01-2 Permit requirement

A permit is required to:

- Subdivide land.
- Demolish or remove a building.
- Construct a building or construct or carry out works, including:

(further detailed permit provisions are provided in this section)

It is recommended that the Heritage Overlay citation for HO262 is updated and resubmitted to the City of Hume to reflect the new information included in this report.

It is also recommended that Clifton Downs Homestead at 63 Gunns gully Road is added to the Heritage Overlay.

4.2 Heritage Act 2017

4.2.1 Victorian Heritage Register

The Victorian Heritage Register protects places of significance to the state of Victoria. Any works impacting on places listed in the VHR require a permit or permit exemption from Heritage Victoria.

There are no historical sites included on the Victorian Heritage Register within the study area.

4.2.2 Heritage Inventory

The Victorian Heritage Inventory records historical archaeological sites. All historical archaeological sites are protected (whether or not they have been listed on the VHI). Any works impacting on places listed in the VHI require a consent or exemption from Heritage Victoria.

There are no historical sites included on the Victorian Heritage Inventory within the study area. However, it is recommended that the ruins of Bleak House be recorded on a site card and added to the VHI, in which case any works within the determined extent of the VHI site will require a consent or exemption from Heritage Victoria.

VHI places adjacent to the study area

William Wilsons Store (VHI place H7822-0887) is located just outside the study area near Kalkallo Creek. The site dates from about 1849 with a plan of Donnybrook in 1855 shows William Wilson's buildings to the north of the Rocky Water Holes (Kalkallo Creek) with a mill site 'immediately south and adjoining the fountain inn'. The *Argus* newspaper reported that 'Mr Wilson, the late respected corn factor of Melbourne, has a fine store here and has also been instrumental in causing a very pleasant change in the much frequented inn. He being the landlord' (Payne 1980).

To the west, but outside of the study area on Riggs Hill, is the site of Riggs Station, an early squatters settlement. Aerial photographs show rectangular features which are likely to be the remains of stone walls and other structures from this site, and so it has high potential for archaeological evidence and would be a candidate for inclusion on the Victorian heritage Inventory.

4.3 Other listings

4.3.1 National and Commonwealth Heritage Lists

The National Heritage List includes places of outstanding heritage significance to Australia. It includes natural, historic and Indigenous places that are of outstanding national heritage value to the Australian nation. The Commonwealth Heritage List includes heritage places that are in Commonwealth ownership. Places on the National and Commonwealth Heritage Lists are protected under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), which requires that approval be obtained before any action takes place that could have a significant impact on the national heritage values of a listed place.

4.3.2 Register of the National Estate

The former Register of the National Estate is a list of natural, Indigenous and historic heritage places throughout Australia. From 19 February 2007 the Register has been frozen, meaning that no places can be added or removed. The Australian Heritage Council, under the *Australian Heritage Council Act 2003* (AHC Act) maintains the register as a non-statutory heritage database.

4.3.3 National Trust Register

The National Trust maintains a register of classified places of local, regional and state significance. The NT register provides further evidence of potential heritage significance. However, the register does not have any statutory status.

4.3.4 Significant tree registers

The National Trust maintains a significant tree register. There are no listings on this register for the present study area. City of Hume and Mitchell shire do not maintain their own significant tree registers.

4.3.5 Victorian War Heritage Inventory

The register does not have any statutory status.

There are no places listed on these registers in the present study area.

5 Significance

5.1 Bleak House Ruin

The statement of significance for the Bleak House ruin from the Hume Heritage Overlay is as follows.

What is significant?

The Bleak House ruin in Donnybrook is one of the largest bluestone ruins in the area dating to the 1850s.

How is it significant?

Bleak House is significance for its historic, architectural (aesthetic) and social significance to the City of Hume.

Why is it significant?

The remains of the building are some of the largest bluestone ruins in the Donnybrook area. Its origin was most likely either a boundary riders' or managers quarters associated with the pastoral empire of WJT Clarke during the 1950s. Of the two isolated structures in the study area, Bleak House is the most intact, and the best example of pastoral worker accommodation. The romantic name of the place evokes a sense of the passage of time, and is indicative of its local social significance. (Criteria A, E and G)

Primary source

Heritage Overlay Review, Hume City Council, Victoria (Biosis Pty Ltd, 2022)

New information and the results of the survey indicate that this statement of significance is no longer accurate. A revised statement is as follows:

What is significant?

The Bleak House Ruin at 155 Gunns Gully Road Mickelham is a collapsed bluestone ruin believed to date from the 1850s

How is it significant?

The Bleak House Ruin is of historical and archaeological significance to the City of Hume.

Why is it significant?

The Bleak House Ruin is of historical significance as representative of early European occupation in the Donnybrook-Mickelham district from the mid nineteenth century as a predominantly pastoral area. Its origin was most likely associated with Thomas Herbert Power from about 1846 and later with WJT Clarke during from about 1864. While the function of the building is unclear, oral history referring to adjacent stables and blacksmith suggests it may have been a dwelling for the farm manager or boundary rider for Power's and later Clarke's estate. The site is of archaeological significance for the potential to uncover artefacts, features and other deposits relating to the former configuration and use of the site, as there has been little investigation of 1850s pastoral activity.

Comparative analysis

Hume has a number of bluestone ruins, demonstrative of the nature of mid nineteenth century settlement and building practices, but in the ruined state also reflecting the changes in land use and acceptable living conditions. Other stone ruins and archaeological sites of former masonry farm buildings in Hume include:

- HO216 - Barry Farm Ruins, 2-10 Barry Road, Campbellfield
- HO239 - Cumberland ruins, Woodlands Historic Park, Greenvale
- HO240 - Dundonald, Woodlands Historic Park, Greenvale
- HO233 - Oakbank Outbuildings, 185 Bulla-Diggers Rest Road, Diggers Rest
- HO235 - Former Shipley Bank, 55 Edwards Road, Diggers Rest
- HO31 Dunhelen House and Barn 1240 Mickelham Road, Greenvale
- HO209 Ritchies Ruin 285 Loemans Road, Bulla
- HO257 McNabs Road Ruin End of McNabs Road, Keilor
- HO261 Tulloch Outbuilding (former Cheese Factory, ruin) 30 Farleigh Court, Mickelham
- HO325 Former (O'Brien's) Stone Stream Farm (ruins) 170 Lancefield Road, Sunbury
- HO344 Former Rankin Homestead Redstone Hill Road, Sunbury
- HO361 Rosenthal Cellar (ruin) 31 Kurrle Road, Sunbury
- H7822-0887 William Wilsons Store Hume Highway Kalkallo

The preponderance of such sites in the city of Hume is in part due to the thoroughness of the heritage advisors preparing heritage studies, but more so, an indication of the importance of the region in the mid nineteenth century as a focus for pastoral settlement in what can only be assumed as a sense of permanence and optimism.

5.2 Clifton Downs

The proposed statement of significance for Clifton Downs is as follows:

What is significant?

Clifton Downs is a small early twentieth century timber farmhouse at 63 Gunns Gully Road, Mickelham.

How is it significant?

Clifton Downs is of historical and aesthetic significance to the City of Hume.

Why is it significant?

Clifton Downs is of historical significance as representative of early twentieth century intensification of agriculture in the Donnybrook-Mickelham district when cultivation of crops and diversified farming led to smaller farms established from the former pastoral estates. It is associated with a number of prominent farmers including John Anderson and the Laffan brothers.

Comparative analysis

There are few early twentieth century rural places in the Hume Heritage Overlay, which tends to favour nineteenth century and stone structures over the more prosaic later timber farmhouses, which are more typical of the character of the rural districts of Hume City Council.

- HO244 Nelsons Farmhouse 705-725 Donnybrook Road, Kalkallo is a weatherboard house built around 1920 described as 'a typical but well-preserved farmhouse of the early 20th century related to the establishment of a closer settled dairy farming community'.
- HO222 Thompson Farmhouse, 550 Konagaderra Road, Clarkefield, demonstrates the establishment of smaller farms following the breakup of Clarke's pastoral estate.
- HO238 Little Homestead, 25 McLeods Road, Diggers Rest is a brick Federation style dwelling also reflecting the break-up of the Clarke estate.

Other than these three, most of the rural buildings in the Hume Heritage Overlay are bluestone structures of the nineteenth century. Clifton downs therefore represent a rare example of early twentieth century small farmhouse.

5.3 John Laffan farm

While no recommendation has been made for statutory planning mechanisms for the John Laffan farm it is considered of some local historical interest. As the A proposed statement of significance for the John Laffan farm is as follows:

What is significant?

The John Laffan farm is a small early twentieth century farm complex at 155 Hume Freeway, Beveridge.

How is it significant?

The John Laffan farm is of historical interest to the local community.

Why is it significant?

The John Laffan farm is of historical interest for its association with one of the well-known and socially prominent families of the local area. The Laffan family were pioneers of Wallan and commenced one of the early hotels along the Sydney Road, the Inverlochy Castle Hotel, which gave its name to a Laffan farm and the major Inverlochy Swamp on the upper reaches of Edgars Creek. John Laffan senior was one of the first residents of the Wallan district, a local councillor and mayor. Laffan family members occupied prominent farming properties at Wallan, Beveridge, Kalkallo and Donnybrook. The name is commemorated in the John Laffan Memorial Reserve in Donnybrook.

The farm is also of interest as a well preserved example of small mid twentieth century farming property, which while not rare in the wider region, is a diminishing place type, and rarely survives within new residential development.

6 Impacts

Planning for the future of the Merrifield North PSP is in its early stages, and so potential impacts are yet to be determined. However, it is likely that land uses will change in the future, and this will be a period of risk for heritage value (see Appendix 1).

A proposed Kalkallo Creek conservation area will benefit preservation of natural features, although no historical features within the study area are in this land. (Note that to the immediate southeast of the study area is the VHI place H7822-0887 William Wilsons Store).

The future Outer Metropolitan Ring Road forms the northern and western boundary of the PSP. To the west there is potential for the OMRR to impact the indigenous trees at 'The Gums,' as well as the site of Riggs Station on Riggs Hill (which is just outside of the present study area). It may also impact John Laffan's farm at 155 Hume Freeway. If road widening occurs on Gunns Gully Road, the small section of dry stone wall may be impacted.

More generally, the rural character of the area will disappear, and the context in which any heritage place will sit will be substantially altered. There will be opportunities for sensitive design, and adaptive re-use to retain and enhance historical features.

7 Management recommendations

In updating the Heritage Overlay citation for HO262, as well as submitting a site card for potential listing on the Victorian Heritage Inventory, it should be recognised that future development and land use may in many instances be incompatible with retaining the fabric and significance of Bleak House. Therefore, the following options might be considered in future management of HO262:

7.1 Heritage Overlay Places

- It is recommended that the Heritage Overlay citation for HO262 is updated and resubmitted to the City of Hume to reflect the new information included in this report.
- It is also recommended that Clifton Downs Homestead at 63 Gunns Gully Road is added to the Heritage Overlay.

7.2 Heritage Inventory Places

- It is recommended that the ruins and surrounding area of archaeological potential at Bleak House Ruins (HO262) 155 Gunns Gully Road are recorded on a site card and added to the Victorian Heritage Inventory, in which case any works within the determined extent of the VHI site will require a Consent or exemption from Heritage Victoria.

7.3 Avoidance of features

- It is recommended that the Bleak House Ruin (HO262) 155 Gunns Gully Road and Clifton Downs 63 Gunns Gully Road are conserved, and planning for the PSP considers ways to incorporate them within compatible and sympathetic future land uses.
- It is recommended that all indigenous trees and planted trees older than 50 years are conserved as rare elements of the historical landscape and that planning for the PSP considers ways to incorporate them within compatible and sympathetic future land uses, preferable in conservation or passive open space reserves. An arborist report should be prepared which specifically identifies old planted trees.
- Options should be investigated for the retention and adaptive reuse of the buildings at the John Laffin farm, as elements that may retain some of the rural character of the district and enhance any future development.

7.4 Reconstruction/ reinstatement HO262

- It is recommended that the fallen bluestone walls of Bleak House (HO262) at 155 Gunns Gully Road are reconstructed in their original form, and made safe, and that archaeological investigation and heritage interpretation be carried out as part of both the reconstruction and any future land use of this area.
- Reconstruction should be carried out by a competent professional stone mason, should be directed by a suitably qualified heritage architect, and be undertaken in a style consistent with the character

of original walls. The site should be secured from vandalism with substantial fencing and regularly checked to ensure it does not further deteriorate or is damaged.

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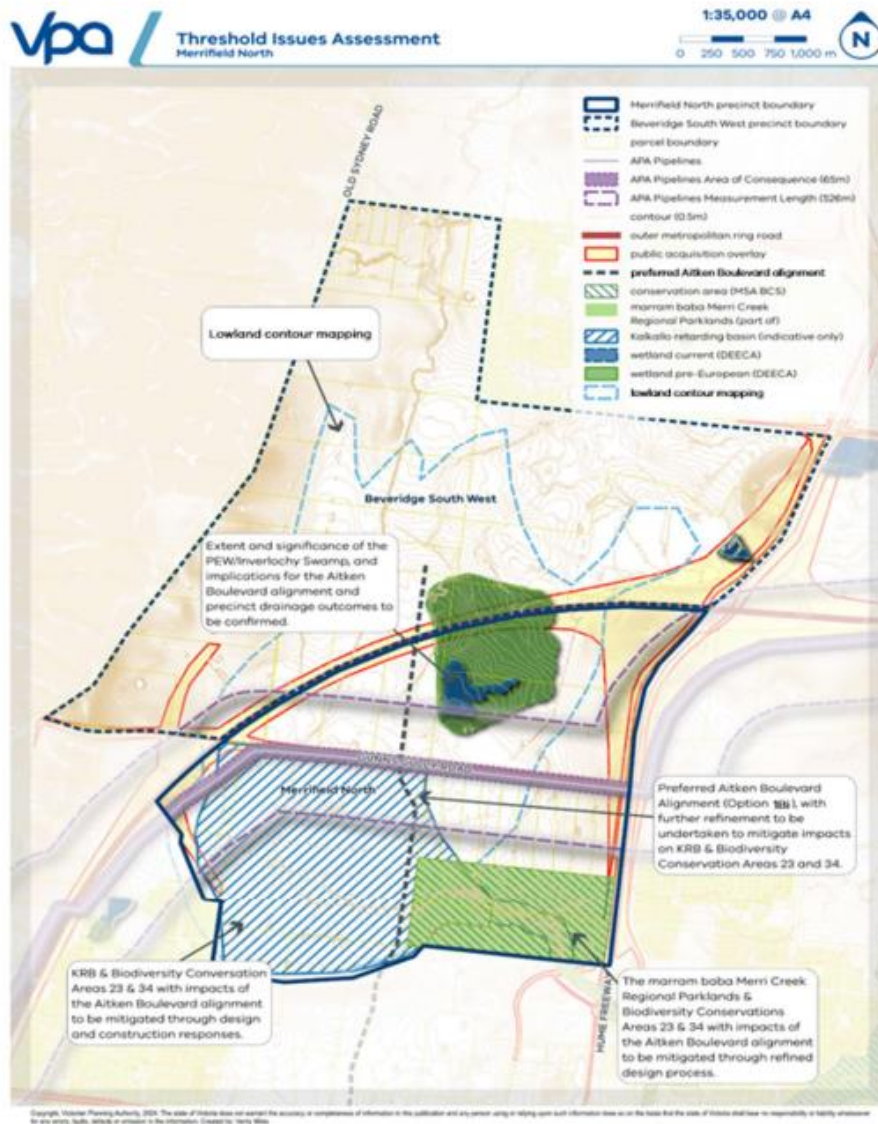
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Appendix 1 – Preliminary VPA plans

Plan 1: Threshold Issues Assessment, Merrifield North



4

Merrifield North Desktop Due Diligence June 2024 – Revised June 2025

Figure 48 Merrifield North issues assessment (VPA 2025)

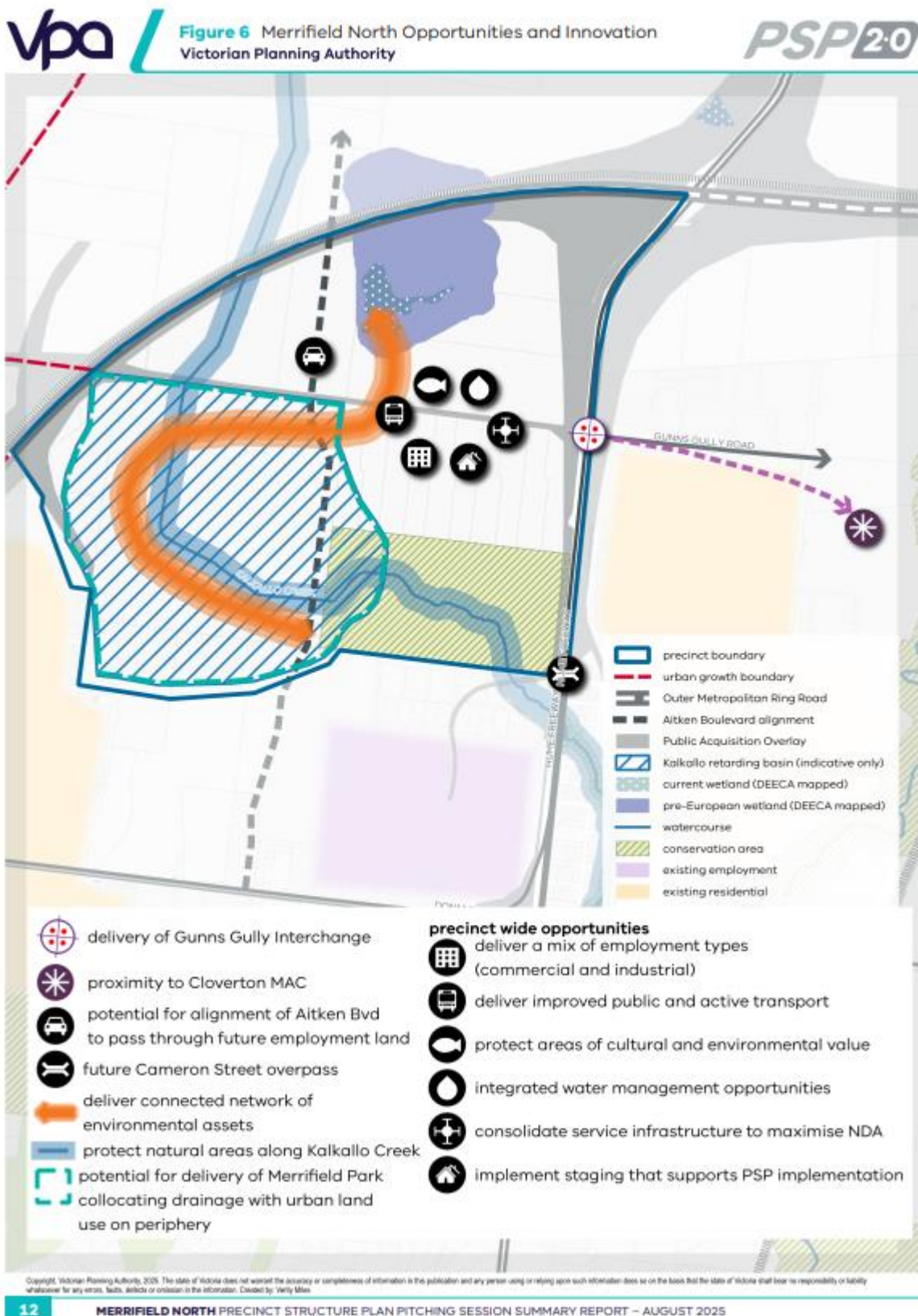


Figure 49 Merrifield North Opportunities Plan (Victorian Planning Authority 2025)

Appendix 2 – Historical land title records

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Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

KUMBELIN PROPRIETARY LIMITED of 1st Floor - - -
No.449 Swanston Street Melbourne is the proprietor of - -
an estate in fee simple subject to the encumbrances notified - -
hereunder in ALL THAT piece of land coloured on the map - -
hereon being Lot 1 on Plan of Subdivision No.99639 - -
Parish of Kal Kallo County of Bourke - - -

Issued under Regulation 12
on the approval of the --
above Plan of Subdivision-

Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

MORTGAGES E.916189 and E.968048 - -

As to any land coloured blue

THE EASEMENTS (if any) existing over the same by virtue of Section 98 of the Transfer of Land Act

Easements merge upon issue of new titles pursuant to Regulation 12 T.L.A

MERRIANG

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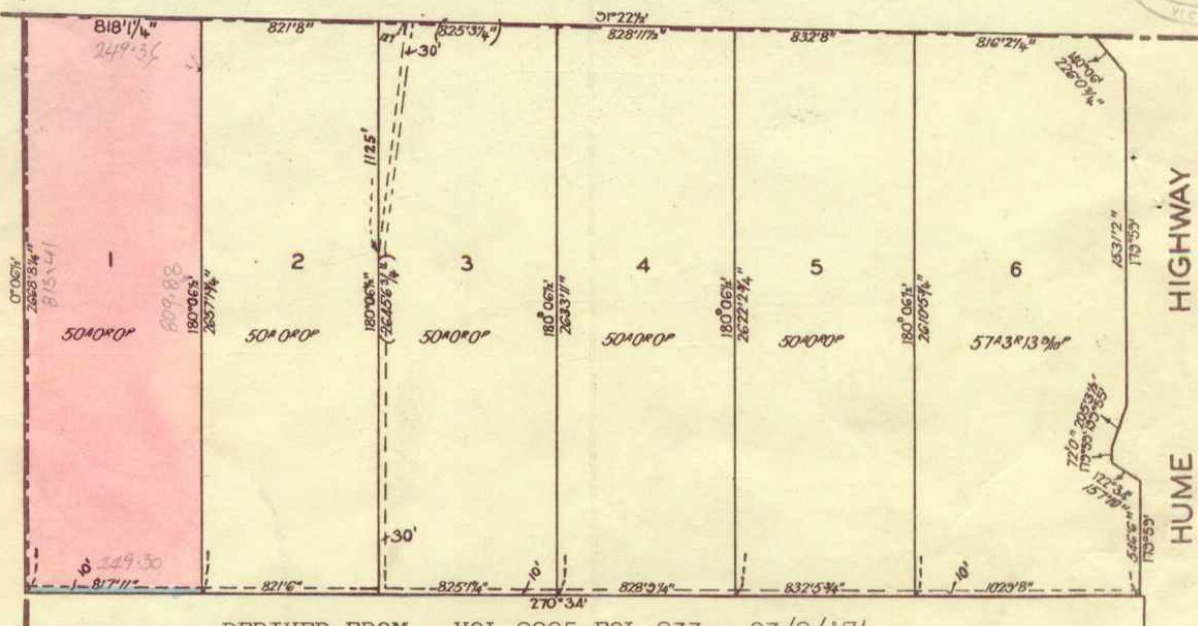
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vol. 9041 fol. 977

PLAN 195/136262

MICKLETHAM

GUNNS GULLY ROAD



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FEET AND INCHES

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E896344

12TH JUL '73

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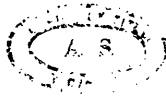


MORTGAGE to DEPOSIT & INVESTMENT

COMPANY LIMITED

Registered 5th December 1979

No.H789904



CANCELLED

The following Titles have been issued
Pursuant to Regulation 12 of the
Transfer of Land Act

on 31st August 1981

Lots One to 10 in V0427 Fol. 544
to V0427 Fol. 553

LP 136262



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REGISTER BOOK

VOL. 8995

FOL. 833

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

S.A.W. DEVELOPMENTS PROPRIETARY LIMITED of 46 George Street East Melbourne is now the proprietor of an estate in fee simple subject to the encumbrances - notified hereunder in ALL THAT piece of land delineated and coloured red on - the map hereon containing Three hundred and seven acres Three roods - - - - Ten perches and three-tenths of a perch or thereabouts being part of Lot 4 on Plan of Subdivision No.8150 and being part of Crown Portion 25 Parish of - - Kal Kallo County of Bourke - - - - -

DATED the 26th day of July 1973

E. Harris

Assistant Registrar of Titles



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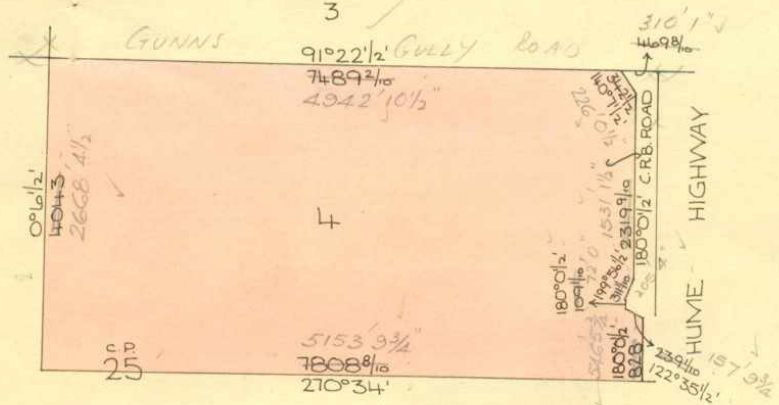
THE WHOLE OR PART OF
THE LAND SHOWN
HEREIN
UNDER THE
TRANSFER OF LAND ACT
1962

99639

VIDE LITHO
M141/174

PARISH OF MERRIANG
3
GUNNS
91°22'1/2" GULLY ROAD
74892/10
4342'10 1/2"

PARISH OF MICKLEHAM



Adopt
P.S. 99639
J. de la...

MEASUREMENTS ARE IN LINKS.

Derived from Vol.8150 Fol.903
E916188.

MORTGAGE

to OWEN PATRICK LAFFAN

Registered 26th July 1973

No.E916189



CAVEAT No. E961344 LUNGED 12th 52.73



Caveat transferred to new C/E.

KUMBELIN PROPRIETARY LIMITED of 1st
Floor No.449 Swanston Street Melbourne
is now the proprietor
Registered 29th August 1973
No.E968047



MORTGAGE to S.A.W. DEVELOPMENTS
PROPRIETARY LIMITED
Registered 29th August 1973
No.E968048



CANCELLED

Pursuant to Regulation 12 and Titles
issued as set out hereunder on 23rd August 1974

Lots ONE to 6 in Vol 9041 Fol 977
to Vol 9041 Fol 982

L.P. 99639.



CANCELLED



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V.8995 F.833

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VICTORIA

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Vol. 8150 Fol. 903

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT 1954"

29-10-57

Owen-Patrick Laffan of Wallan Farmer is - - - - -

now the proprietor - - - - -

of an Estate in Fee-simple subject to the Encumbrances notified hereunder in-

All those pieces of Land, delineated and coloured red and blue on the map in-

the margin containing Five hundred and one acres One rood and Fifteen perches or --

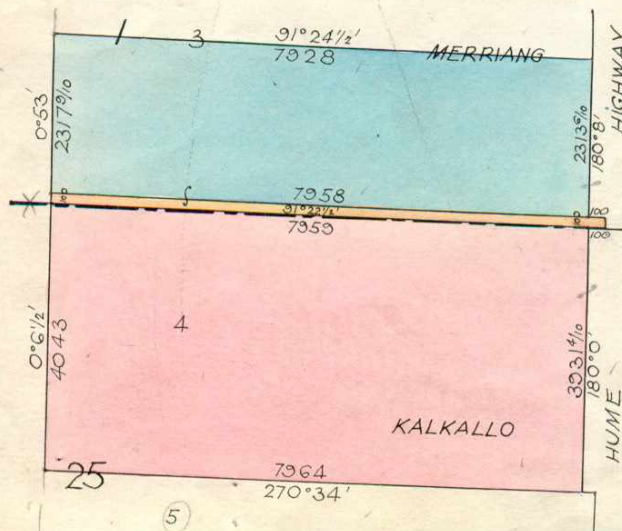
thereabouts being part of Lots 3 and 4 on Plan of Subdivision No.5364 lodged in the

Office of Titles and being part of Crown Portion 25 Parish of Kal Kallo and part-

of Crown Portion One Parish of Merriang - As to the land coloured blue - - - - -

Together with a right of carriage way over the road coloured brown on the said map-

Dated the Twenty-fifth day of June One thousand nine hundred and fifty-six.



J. J. Coulson
Assistant Registrar of Titles

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Vol. 6693 Fol. 428

Transfer A178360

Application

COUNTRY ROADS BOARD

as pursuant to section 57 of Transfer of Land Act
served a Notice relating to the compulsory acquisition
of the land comprised herein.

Dated 3rd May 1966

Corres. No. 66/7031 (PLAN WITH LETTER)

MORTGAGE

to THE COMMERCIAL BANKING
COMPANY OF SYDNEY LIMITED
Registered 10th May 1966
No. C184159



CAVEAT No. E209756 LODGED 3 NOV 1971

Affecting part of the land herein Lot 3 of 5364.

CAVEAT LAPSED - 2 AUG 1976



CAVEAT No. E482431 LODGED 3 AUG 1972



CAVEAT LAPSED - 5 SEP 1973



TRANSFER AS TO PART No. E 796610

registered 3rd May 1973

CANCELLED AS TO PART

See Vol. 8981 Fols. 729
730



CAVEAT No. E896344 LODGED 12th JUL '73

Caveat transferred to new C/T



CAVEAT No. E902916 LODGED 17th JUL '73

CAVEAT LAPSED - 2 SEP 1974



TRANSFER AS TO PART No. E916188

registered 26th July 1973

CANCELLED AS TO PART

See Vol. 8995 Fols. 833

Area 307^a 3R 10³/₁₀ P



TRANSFER AS TO BALANCE No. G192091

registered 15th June 1976

CANCELLED Sec Vol. 9153 Fol. 820



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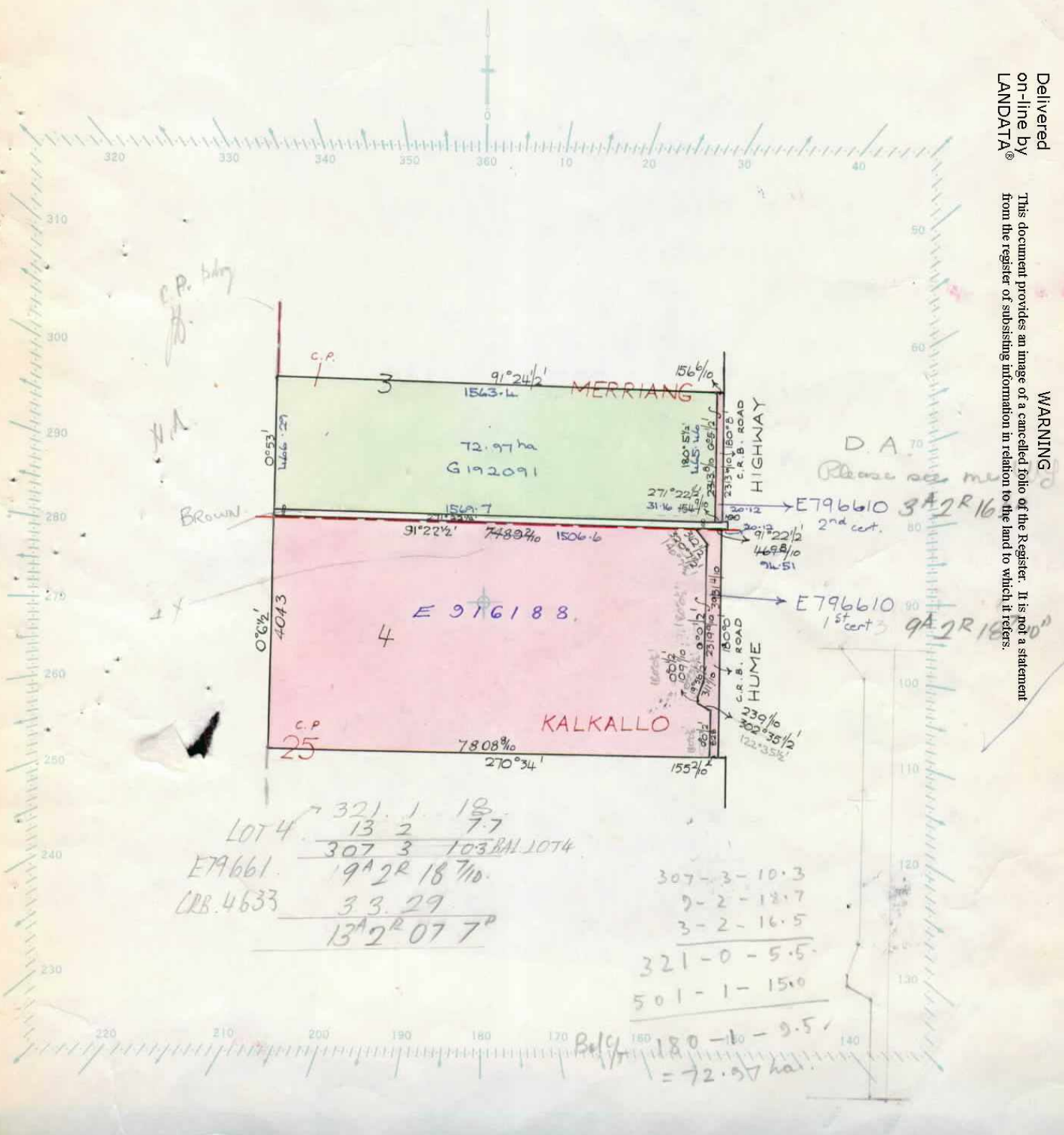
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Vol. 3538 Vol. 7075 10



Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1890."

JOHN ANDERSON of Royal Hotel Spensley Street Clifton Hill Clerk is - - - - -

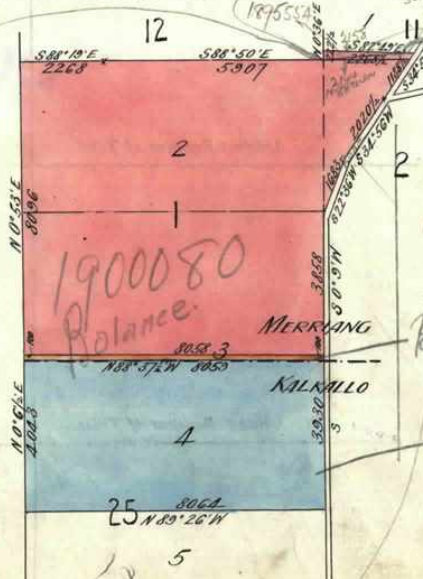
now the proprietor of an Estate in Fee-simple, subject to the Encumbrances notified hereunder in All those pieces of Land, delineated and coloured red and blue on the map in the margin containing One thousand and eighteen acres Two roods and Twenty-two perches or thereabouts being Lots 2, 4 and part of Lot 3 on Plan of Subdivision No. 5364 lodged in the Office of Titles and being part of Crown Portions One, Two and Eleven Parish of Merriang and part of Crown Portion Twenty-five Parish of Kalkallo County of Bourke As to the land colored red Together with a right of carriage way over the road colored brown on the said map - - - - -

ORIGINAL CERTIFICATE.
Not to be dealt with outside the Titles Office.

Dated the Twenty-fifth
thousand nine hundred and eleven

day of September

Assistant Registrar of Titles
ENCUMBRANCES REFERR



T03538-510-1-1

The Measurements are in *mm*

Nature of Instrument.	Day and Hour of its Production.	Names of the Parties to it.	Number or Symbol thereon.
DISCHARGED <i>Mortgage</i> <i>11th September 1918</i> <i>Assistant Registrar of Titles</i>	The 25th day of September 1911 at 11.57 a'clock in the forenoon <i>(50)</i>	John Anderson to John Donovan <i>Wm Byrne</i> Assistant Registrar of Titles.	298242
CAVEAT NO 60688 LODGED 19th July 1923 CAVEAT NO 60688 LAPSED 26 January 1939		TRANSFER AS TO PART to <i>Clarence Stevenson</i> registered on 24th September 1943 numbered 1895554 CANCELLED AS TO PART See Certificate of Title Vol. 6693 Fol. 133842 <i>Area A R P 2.1.21</i> <i>Assistant Registrar of Titles.</i>	
CAVEAT NO 68919 LODGED 7th April 1926 CAVEAT NO 68919 WITHDRAWN 12th April 1930		TRANSFER AS TO BALANCE to <i>John Ambrose Laffan and Owen Patrick Laffan</i> registered on 12th November 1943 numbered 1900080 CANCELLED See Certificate of Title Vol. 6693 Fol. 133842 <i>Assistant Registrar of Titles.</i>	
CHARGE under Section 23 Land Tax Act COMMISSIONER OF TAXES. registered on and numbered <i>Assistant Registrar of Titles</i>		CANCELLED DUP. V. JUL <i>Assistant Registrar of Titles.</i>	
Charge under Section 56 Land Tax Assessed Dec 1940 Discharged 15th November 1938 <i>Assistant Registrar of Titles</i>		Charge under Section 56 Land Tax Assessed Dec 1940 Discharged 15th November 1938 <i>Assistant Registrar of Titles</i>	
Red Ink No. 3721462 John Anderson on 19th February 1938 has been granted to TRUSTEES EXECUTORS AND ADMINISTRATORS OF AUSTRALASIA LIMITED of 113 Queen Street Melbourne Dated 17th December 1938 <i>Assistant Registrar of Titles</i>		John Anderson on 19th February 1938 has been granted to TRUSTEES EXECUTORS AND ADMINISTRATORS OF AUSTRALASIA LIMITED of 113 Queen Street Melbourne Dated 17th December 1938 <i>Assistant Registrar of Titles</i>	

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V 3482 - F 361
110 6/3/86

Entered in the Register Book,

Vol. 3482 Fol. 6963

Fol. 6963 61



Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1890."

J.R.

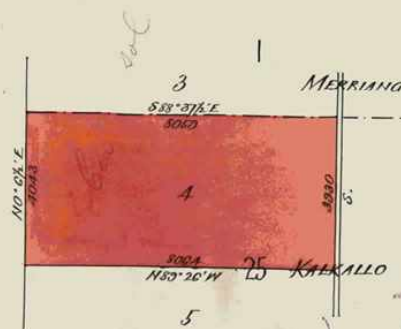
Thomas Donovan of Donnybrook Farmer is now the proprietor of an Estate in Fee-simple, subject to the Encumbrances notified hereunder in All that piece of Land, delineated and coloured red on the map in the margin containing three hundred and twenty one acres, one rood, and eighteen perches or thereabouts being lots on plan of Subdivision No. 5364 lodged in the Office of Titles and being part of Crown portion twenty five parish of Kalkallo County of Bourke.

ORIGINAL CERTIFICATE.
Not to be dealt with outside the Titles Office.

Dated the thirteenth — day of January —
thousand nine hundred and eleven —

M. L. Timp
Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.



CANCELLED



T03482-361-1-7

J.R.
The Measurements are in links. *H.H.*

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4Fol. 690771

Transfer. 640665

Application

V 3454 - F 771 1066/80

Transfer

The 22nd day
of September 1911
at 11:57th clock
in the forenoon

Thomas Donovan
to
John Anderson

662746

Wm Byrne

Assistant Registrar of Titles.

FOL 3538 FOL 707510

Assistant Registrar of Titles.

Assistant Registrar of Titles.

Assistant Registrar of Titles.

Assistant Registrar of Titles.

Assistant Registrar of Titles.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 03454 FOLIO 771

Security no : 124130689714R
Produced 11/12/2025 04:19 PM

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 922199T (formerly known as part of Portion 26 Parish of Kalkallo, part of Portion 2 Parish of Merriang).

PARENT TITLES :

Volume 01095 Folio 809 Volume 01159 Folio 672

Volume 01159 Folio 674 to Volume 01159 Folio 675

Volume 03352 Folio 312

Created by instrument 1419879R 19/10/1910

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

RUPERT TURNER HAVELOCK CLARKE of "RUPERTS WOOD" SUNBURY

CHESBOROUGH FALCONAR MACDONALD of "WANTABADGERY" NEAR WAGGA WAGGA NSW Legal

Personal Representative(s) of WILLIAM JOHN CLARKE deceased

1419879 19/10/1910

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP922199T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 03454 FOLIO 771

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DIAGRAM LOCATION

SEE TP922199T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

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Certificate of Title.

UNDER THE "TRANSFER OF LAND STATUTE."

NOT TO BE DEALT WITH OUTSIDE THE TITLES OFFICE



William John Clarke of "Rupertwood" Sunbury Esquire
is now the proprietor of an Estate in Fee-simple, subject to the
Encumbrances notified hereunder in All that piece of Land, delineated
and colored ^{red and brown} on the Map in the margin, containing one thousand
five hundred and fifty eight acres or thereabouts being Crown
Portions twenty five and twenty six Parish of Kalkallo County
of Bourke—

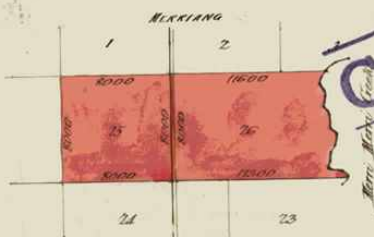
Dated the twenty first day of January— One thousand eight hundred and eighty

Assistant Registrar of Titles.



ENCUMBRANCES REFERRED TO.

As to the Land colored brown
to the public road or way over the same.



Asistank, August

ENCUMBRANCE

As to the L

to the public road or

CANCELLED



T01159-674-1-1

5

The measurements are in *lines*

Ab 248. fol 49416.

han. 83616.

NATURE OF INSTRUMENT.	DAY AND HOUR OF ITS PRODUCTION.	NAMES OF THE PARTIES TO IT.	NUMBER OR SYMBOL THEREON.
Memo. No. 20755. The Honorable Sir Rupert Turner Havelock Clarke, Baronet, M.L.C., of "Rupertwood," Sunbury, and Janet Marion Lady Clarke, of "Cliveden," East Melbourne, Widow, are registered as proprietors of the within-described land as Executor and Executrix to whom probate of the will and Codicil of the Honorable Sir William John Clarke, (who died on the 15th May, 1897) was granted on the 22nd November, 1897. Dated the 16th June, 1898. <i>E. J. Duncombe</i> Assistant-Registrar of Titles.			
Memo. No. 7682 Pursuant to the direction of the Commissioner of Titles in this behalf given under the 229th Section of the Transfer of Land Act 1890, Rupert Turner Havelock Clarke is registered as sole proprietor of the within land as surviving Executor of the will of William John Clarke deceased. Dated 23rd December, 1909 <i>M. L. Steery</i> Assistant-Registrar of Titles.			
Memo No. 44996 Chesborough Falconar Macdonald, of Wantabadgery Station, near Wagga Wagga, New South Wales, but at present temporarily absent from Australia, Esquire, is registered as proprietor of the within-described land as Executor with the above named Rupert Turner Havelock Clarke to whom probate of the will and codicil of William John Clarke (who died 15th May, 1897) was granted 17th June, 1908. Dated 23rd December, 1909. <i>M. L. Steery</i> Assistant-Registrar of Titles.			
CANCELLED SEE CERTIFICATE OF TITLE VOL 3454 FOL 690771 <i>M. L. Steery</i> ASSISTANT REGISTRAR OF TITLES.			

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Retain
Entered in the Register Book,

Vol. 248.

Fol. 49456

Samuelson
Registrar of Titles.



VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND STATUTE."

ORIGINAL CERTIFICATE.
NOT TO BE DEALT WITH OUTSIDE THE TITLES OFFICE.

The Honorable William John Turner
Clerk of the City of Melbourne County of Bourke is now
the proprietor of an estate in fee simple subject to the encumbrances
notified hereunder in All those pieces of land delineated and
colored red and brown in the map in the margin containing
Four thousand six hundred and eighty acres be thereabouts a
being Crown portions twenty five and twenty six Parish of a
Kalkallo County of Bourke and Crown portions two three and
twenty eight and also Crown portions one two and three Section
nine Parish of Merriang County of Bourke

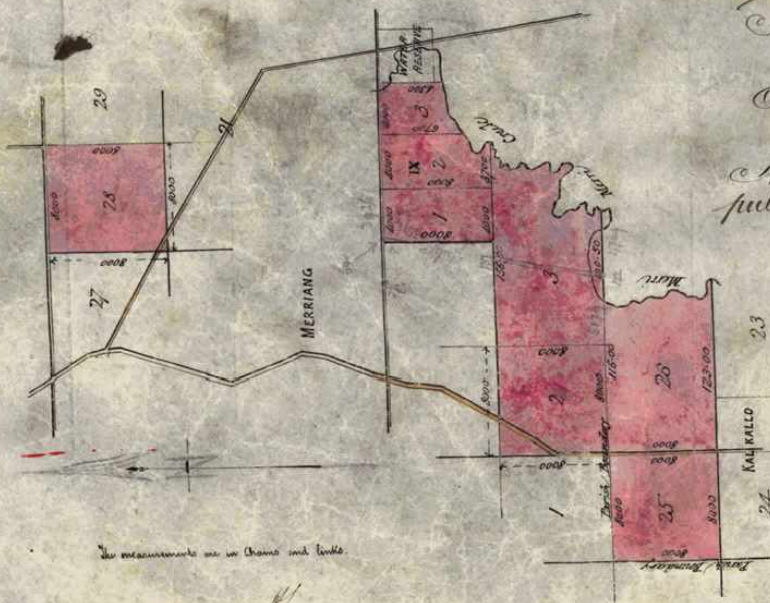
Dated the Tenth day of December One thousand eight
hundred and sixty seven

Samuelson
Assistant Registrar of Titles



Encumbrances referred to

As to the land colored brown to the
public road or way over the same.



T00248-416-1-7

5

Vol 81. Fol 16, 068. (Transfer n^o 9,432)

NATURE OF INSTRUMENT.	DAY AND HOUR OF ITS PRODUCTION.	NAMES OF THE PARTIES TO IT.	NUMBER OR SYMBOL THEREON.
Transfer as to part cancelled as to the land in Cert of Title 7.586. F. 117/111. ✓ Area 29.2.26.	The 18 th day of February 1873 at 11.35 o'clock in the forenoon	William John Turner Clarke to The Board of Land and Works Assistant Registrar of Titles	29277
Transfer as to part. Cancelled as to the land in Certificate of Title Vol 645 Fol 1259204. 8721 ✓ 10.185. 0.0. 184 10.3. 18	The 12 th day of December 1872 at 1.45 o'clock in the afternoon	William John Turner Clarke to The Board of Land and Works C. J. Sney. Assistant Registrar of Titles C. J. Sney. Assistant Registrar of Titles	35399
Deed No 1478 William John Clarke and Joseph Clarke are registered as proprietors of the within described land as Executors to the will of the Will of William John Turner Clarke who died on the 12 th day of January 1874) was granted on the 5 th day of February 1874		Assistant Registrar of Titles	
Transfer as to part to L. Clarke.	The 21 st day of January 1880 at 12.30 o'clock in the afternoon	William John Clarke and Joseph Clarke to William John Clarke Assistant Registrar of Titles	83616
		Vol 1159. fol 2316/2. 3414 ✓ 1159+ 672 = 3454-771 " 673 = 3824-657 " 674 = 3454-771 " 675 = 3454-771 D	

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REGISTER BOOK
 ✓ Vol. 81. Fol. 1606
 81-1608



T00081-068-1-8

Colony of Victoria.

CERTIFICATE OF TITLE.

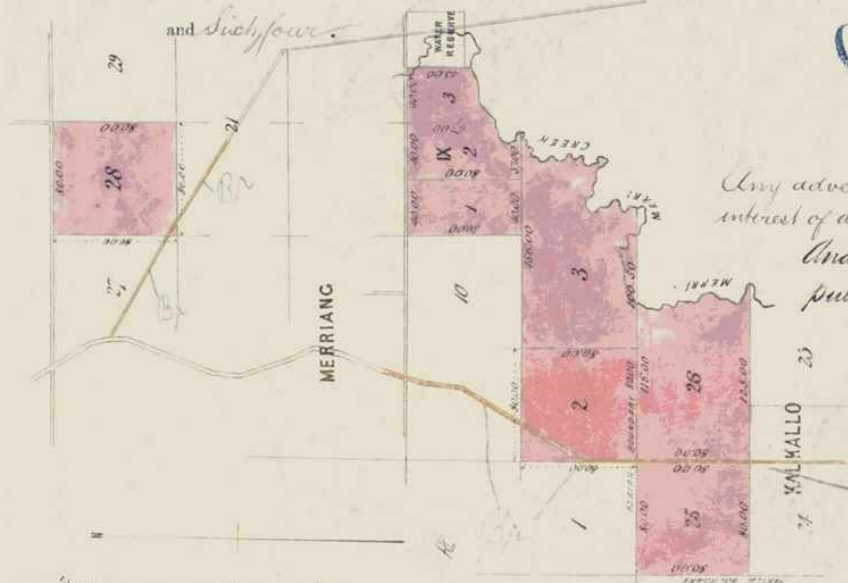
William Robertson of Hampden road, Hobartown in the Colony of Tasmania, Esquire and James Robertson of Launceston in the same Colony, Merchant, are now the proprietors of an Estate in fee-simple subject nevertheless to such Encumbrances, liens and interests as are notified by memorandum underwritten in All Those pieces of land delineated and colored red, on the map in the margin containing Four thousand Six hundred and Eighty Acres or thereabouts being portions Twentyfive and Twenty Six of the parish of Balhulie County of Downe and portions Two, Three and Twenty Eight and also portions One Two and Three of section Nine parish of Merriang County of Downe originally granted as follows:— One to portion Twenty five to Thomas Herbert Power, by Grant dated the Ninth day of September One thousand Eight hundred and Forty; as to portion Twenty six to Nicholas Arrowsmith by Grant dated the Ninth day of September One thousand Eight hundred and Forty; as to portions Two, Three and Twenty Eight of Merriang to Nicholas Arrowsmith by Grants dated respectively the Fourteenth day of December One thousand Eight hundred and Forty and as to portions One Two and Three of section Nine parish of Merriang to John Robertson by grants dated respectively the Sixth day of August One thousand Eight hundred and Fortyfive.

In witness whereof I have hereunto signed my name and affixed my seal this *Eighteenth* day of *October* One thousand eight hundred and *Sixtyfour*.

James Robertson
 CANCELLED
 Assistant-Registrar-General.

MEMORANDUM REFERRED TO.

Any adverse possession of the land and the interest of any tenant or occupier thereof. And as to the land colored brown to the public road or way over the same.



The memorandum referred to in the margin.

ORIGINAL CERTIFICATE
 NOT TO BE DEALT WITH OUTSIDE OFFICE

Delivered on-line by LANDATA®
 This document provides an image of a cancelled folio of the Register. It is not a replacement from the register of subsisting information in relation to the land to which it refers.

2

Appx 316

NATURE OF INSTRUMENT.	DAY AND HOUR OF ITS PRODUCTION.	NAMES OF THE PARTIES TO IT.	NUMBER OR SYMBOL THEREON.
Transfer Vide entry Vol 248. Fol 49, 416. 248-49416 ✓	The Tenth day of December 1867 at 2.30 o'clock on the afternoon	William Robertson & James Robertson to William John Turner Clarke <i>[Signature]</i> Assistant Registrar of Titles	89432

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 2

VOLUME 09427 FOLIO 544

Security no : 124130684992Y
Produced 11/12/2025 02:59 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 136262.
PARENT TITLES :
Volume 09041 Folio 977 to Volume 09041 Folio 982
Created by instrument LP136262 31/08/1981

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GUNNS GULLY INVESTMENT GROUP PTY LTD of 4 CROPTON RISE CRAIGIEBURN VIC 3064
AY691515B 11/12/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY691516Y 11/12/2024
AUSTRALIA PACIFIC MORTGAGE FUND LTD

COVENANT L088520H 13/06/1984

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

NOTICE Section 201UB Planning and Environment Act 1987
AH462111E 30/08/2010

NOTICE Section 45 Melbourne Strategic Assessment (Environment Mitigation Levy) 2020
AT390557F 01/07/2020

DIAGRAM LOCATION

SEE TP627410W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 155 GUNNS GULLY ROAD MICKLEHAM VIC 3064

ADMINISTRATIVE NOTICES

NIL

eCT Control 19208S HWL EBSWORTH LAWYERS
Effective from 18/12/2024

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 2 of 2

DOCUMENT END

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 10316 FOLIO 290

Security no : 124132545532X
Produced 27/02/2026 01:32 PM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 401696X.

PARENT TITLES :

Volume 10100 Folio 904 Volume 10105 Folio 217

Created by instrument PS401696X 07/02/1997

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

PARKLAND HILL PTY LTD of LEVEL 5 420 ST KILDA ROAD MELBOURNE VIC 3004
AV775321A 23/06/2022

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY129805G 24/06/2024

WIN SENIOR NO. 522 PTY LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

NOTICE Section 45 Melbourne Strategic Assessment (Environment Mitigation Levy) 2020

AT390531A 01/07/2020

DIAGRAM LOCATION

SEE PS401696X FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 290 GUNNS GULLY ROAD BEVERIDGE VIC 3753

ADMINISTRATIVE NOTICES

NIL

eCT Control 19207U CORRS CHAMBERS WESTGARTH
Effective from 25/06/2024

DOCUMENT END

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PLAN OF SUBDIVISION

STAGE NO.

LTO use only

Plan Number

EDITION 1**PS 401696X****Location of Land**

Parish: **DARRAWEIT GUIM**
 Township: -----
 Section: -----
 Crown Allotment: -----
 Crown Portion: 1, 2 & 6 (PART)

LTO Base Record: LITHO DARRAWEIT GUIM
 Title Reference: VOL.10100 FOL.904
 VOL.10105 FOL.217

Last Plan Reference: PC353198T &
 PC353197V

Postal Address: OLD SYDNEY ROAD
 KAL KALLO ,3064

AMG Co-ordinates E 315,300 Zone: 55
 N 5,847,500

Vesting of Roads and/ or Reserve

Identifier	Council / Body / Person

Council Certificate and Endorsement

Council Name: SHIRE OF MITCHELL Ref. 500066

1. This plan is certified under section 6 of the Subdivision Act 1988.

~~2. This plan is certified under section 11(7) of the Subdivision Act 1988.~~
~~Date of original certification under section 6 / /~~

~~3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.~~

OPEN SPACE

(i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made.

~~(ii) The requirement has been satisfied.~~

~~(iii) The requirement is to be satisfied in Stage~~

Council delegate
 Council seal

Date 25/ 7 / 96

~~Re-certified under section 11(7) of the Subdivision Act 1988.~~

~~Council Delegate~~
~~Council Seal~~

~~Date / /~~

Notations**Staging**

This is not a staged subdivision.

Planning Permit No. 300,300

Depth Limitation DOES NOT APPLY

Survey This plan is based on survey.

This survey has been connected to permanent mark No(s)

In Proclaimed Survey Area No.

Easement Information

Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

LTO use only

Statement of Compliance/
 Exemption Statement

Received ☒

Date 5/2/97

LTO use only

PLAN REGISTERED

TIME 8.40 AM

DATE 7/2/97

[Signature]
 Assistant Registrar of Titles

Sheet 1 of 2

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted/In Favour Of
E-1	POWER LINE	12	THIS PLAN AND SECTION 44 ELECTRICITY INDUSTRY ACT.	LOTS IN THIS PLAN, SOLARIS POWER AND EASTERN ENERGY LIMITED.

TOMKINSON

•Project Managers •Engineers •Surveyors •Planners

3RD FLOOR
 141 OSBORNE STREET
 SOUTH YARRA 3141
 TELEPHONE: (03) 9667 6000
 FACSIMILE: (03) 9620 2622

LICENSED SURVEYOR : PAUL THOMAS TOMKINSON

Signature *[Signature]* Date 2/7/96

REF. 558001

VERSION

02

29.04.96
 JPM

Date 25/7/96

Council Delegate Signature

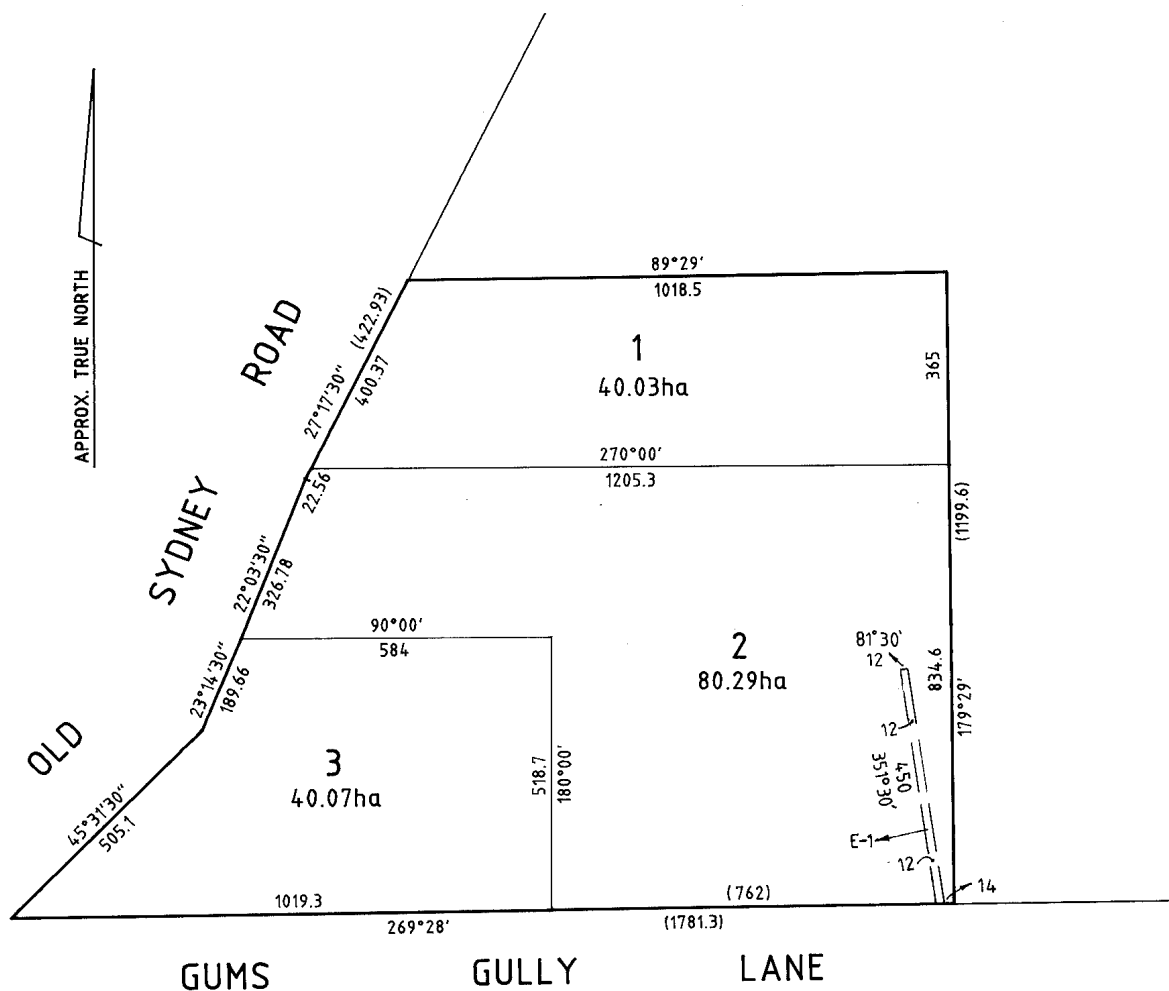
Original sheet size A3

PLAN OF SUBDIVISION

STAGE NO.

Plan Number

PS 401696X



TOMKINSON

•Project Managers •Engineers •Surveyors •Planners

3RD FLOOR
141 OSBORNE STREET
SOUTH YARRA 3141

TELEPHONE: (03) 9067 6699
FACSIMILE: (03) 9020 2622



ORIGINAL

SCALE

SCALE SHEET SIZE
1:10000 A3

100 0 200 400
LENGTHS ARE IN METRES

LICENSED SURVEYOR : PAUL THOMAS TOMKINSON

Signature *Paul Thomas Tomkinson*

Date 2 / 7 / 96

REF. 558001

VERSION

02

29.04.96
JPM

Sheet 2 of 2

Date 25 / 7 / 96

Council Delegate Signature

Original sheet size A3

Kumbelin Pty Ltd

SAW Pty Ltd

OP Laffan

John Anderson

Thomas Donovan

RTH Clarke

WJ Clarke probate

WJ Clarke

WJT Clarke

Robertson bros

