



City of Melton Heritage Assessments Project 2018

Findings

City of Melton

November 2018

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1 INTRODUCTION

1.1 Brief

The City of Melton Heritage Assessment Project 2018 involved the assessment of 13 places that were identified in Council's adopted heritage study (Shire of Melton Heritage Study Stage Two) to determine whether they warrant inclusion in the Schedule to the Heritage Overlay within the *Melton Planning Scheme*. The 13 places are located across the City of Melton with 11 situated in rural areas and two in urban areas. All 13 places are located within the existing urban growth boundary and were selected for the assessment as they had been deemed to be most at risk of being lost as part of future development.

1.2 Background

The Shire of Melton Heritage Study was completed in two stages in 2001 and 2003.¹ The principal consultant for both stages of the study was David Moloney, though other specialists (Dr David Rowe, Pamela Jellie, Judith Bilitza and Fae Ingledew) were engaged to assist with Stage 2.

One of the objectives of Stage 1 of the study was to identify all post-contact places of potential cultural significance.

Of the 650 places that were identified in Stage 1, 475 were identified as being 'Places of Potential Heritage Significance'. Of these 475 places, only 191 places were assessed in further detail in Stage 2 of the study. The following recommendations were made on these places as part of Stage 2:

- 109 were recommended for inclusion in the Schedule of the Heritage Overlay of the *Melton Planning Scheme*
- 56 places were identified as 'Conservation Desirable'
- 22 sites were listed as places which might be considered worthy of heritage protection in a future study.

The definitions of the above categories are reproduced below.

Conservation Desirable

The conservation of these places should be encouraged. Consideration should be given to preparing a heritage assessment on the places prior to any development proposal that might impact on them, and they should be considered for consideration in a future heritage study.

Places that might be considered worthy of heritage protection in a future study

These 22 places do not meet the relevant Assessment Criteria and Significance Thresholds to warrant inclusion as a heritage overlay in the *Melton Planning Scheme*. But with inevitable losses of existing heritage places, and with developments in understanding heritage and changing criteria, they might be reassessed in a future Heritage Study.

The 13 places assessed as part of the subject study were included in the Shire of Melton Heritage Study (volume, section 6) under the following categories:

- 10 were identified as 'Conservation Desirable' places
- 2 were listed as places which might be considered worthy of heritage protection in a future study (nos 170 and 374)
- Place no.270 was not included in Stage 2 of the study, though was identified as a potential heritage site in Stage 1 of the study.

1.3 Study Team

The RBA consultant team for this project consisted primarily of Anthony Hemingway (Architectural Historian), Katrina Keller (Heritage Consultant) and Roger Beeston (Director, Architect).

¹ Stage 2 of the study was adopted in May 2007

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1.4 Acknowledgements

The authors are grateful for the assistance provided by the following individuals and organisations.

- Kelly Archibald, Coordinator City Strategy, Melton City Council
- Wendy Barrie
- Judith Bilszta, Melton & District Historical Society
- Ian Jenkin, Vice-President of the Australian Railway Historical Society, Victorian Division
- Owners who provided site access.
- Sera-Jane Peters, Heritage Advisor, Melton City Council
- Bernie Trethowan
- Owners who provided site access.

2 METHODOLOGY

2.1 Introduction

The methodology adopted for the assessment (City of Melton Heritage Assessments Project 2018) was in accordance with the processes and criteria outlined in the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance*, known as the *Burra Charter* (Australia ICOMOS, 2013). The key tasks included:

- Site inspections. Most places were assessed from the road.
- Historical research and analysis of the extant fabric in relation to documentary evidence.
- Preparation of a physical description.
- Assessment of the significance of each site based on the research and the extant fabric.
- Preparation of citations (statement of significance, history and description) for those places warranting heritage protection, with reference to the relevant HERCON criteria.

2.2 Site Inspections

Site surveys were largely limited to a visual assessment of each property from the road and were undertaken in February and March 2018. An onsite inspection for place no. 374 (refer page 82) was undertaken by the authors whilst Council staff inspected place no. 270 (refer page 33) and provided photographs from the site visit to RBA. Place no. 392 (refer page 62) was not visible from the road and a site inspection of this property was not possible. As a result, the assessment of this place relied on earlier photographs. Where possible, each building/site, was recorded (photographed) and details noted (intactness, alterations, distinguishing features, etc.).

2.3 Research

A combination of primary and secondary sources were used as part of the assessments.

Primary sources included:

- Aerials held by the City of Melton,
- Ancestry.com: electoral roles, births deaths and marriages, wills, etc.,
- Certificates of title,
- Documents held at the State Library Victoria (SLV): Army maps prepared in 1916 and 1938,
- Landata: Parish Plans and Put-away plans,
- PROV: Rate books, land selection files, wills,
- Sands & McDougall's Directories,
- Trove: Various newspapers, especially in the regional newspapers such as the *Bacchus Marsh Express*, *Independent* (Footscray), *Gisborne Gazette*, *Melton Express*, *Sunbury News*, *Williamstown Chronicle*, etc.
- Victoria Government Gazette.

Secondary sources included:

- *Australian Dictionary of Biography*,
- David Moloney (et al), *Shire of Melton Heritage Study*,
- Jim Holdsworth *et al*, *Shire of Melton Dry Stone Walls Study*
- Joan Starr, *Melton – Plains of Promise*,

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- Gary Vines, *Chaff-Mills in Melbourne's West: An Industrial Sites Study*, 2011,
- *Grain Elevators Board of Victoria*, 1980, held at the SLV,
- John F and H Peter W Staughton + Michael P Loader, *The Staughtons of Eynesbury*, 2003,
- Bryce Raworth, 'Exford Homestead - Conservation Management Plan', [draft] 2002,
- Don Chambers, *Wooden Wonders: Victoria's Timber Bridges*, 2006,
- Historic Metal Road Bridges in Victoria, Gary Vines and Ken McInnes, 2003

2.4 Applying the Heritage Overlay

'Applying the Heritage Overlay' August 2018 (Planning Practice Note 1) is a practice note which provides guidance on the application of the Heritage Overlay. It addresses the following:

- What places should be included in the Heritage Overlay?
- What are the recognised heritage criteria?
- Writing statements of significance

The practice note indicates that the HERCON criteria are to be employed when assessing the heritage significance. These widely used criteria were adopted at the 1998 Conference on Heritage (HERCON) and are based on the earlier and frequently used, Australian Heritage Commission (now Australian Heritage Council, AHC) criteria for the Register of the National Estate (RNE). The HERCON criteria are essentially a rationalised (and more user-friendly) version of the AHC Criteria (which included different sub-criteria for cultural or natural heritage).²

In the citations prepared as part of this study, reference to the relevant HERCON criteria is included in brackets within the statements of significance. The HERCON criteria are outlined in the following table. For each of the places assessed in this study, thresholds of 'Local Significance' have been used.

Criterion	Definition
A	Importance to the course, or pattern, of our cultural or natural history.
B	Possession of uncommon, rare or endangered aspects of our cultural or natural history.
C	Potential to yield information that will contribute to an understanding of our cultural or natural history.
D	Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.
E	Importance in exhibiting particular aesthetic characteristics.
F	Importance in demonstrating a high degree of creative or technical achievement at a particular period.
G	Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.
H	Special association with the life or works of a person, or group of persons, of importance in our history.

² Importantly the aforementioned practice note states that 'adoption of the above criteria does not diminish heritage assessment work undertaken before 2012 using older versions of criteria.'

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Serial Listings

The Applying the Heritage Overlay Planning Practice Note also provides some guidance on serial listings. In this document, it notes that:

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

This approach has previously been adopted by the City of Melton for dry stone wall precincts and is considered to be best practice.

2.5 Citation Format

Citations were prepared for all places that were recommended for inclusion in the Schedule to the Heritage Overlay (refer to Section 4). Each citation includes:

- A statement of significance.
- A physical description, including a determination of the period and where applicable, the architectural style as well as details of what elements are original or not, and any distinguishing features.
- Historical information, including any relevant maps or images.
- A comparative analysis to substantiate the significance of each place. This includes a list of similar places within the City of Melton, including those that are already covered by the Heritage Overlay.
- Comment on the condition and the integrity.
- Relevant information about the site from previous heritage studies.
- Recommendations relating to the application of controls in the Schedule to the Heritage Overlay.
- Recommended extent of the Heritage Overlay.

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3 FINDINGS

3.1 Overview

Of the 13 places assessed in this report, it is considered that:

- 9 places meet the threshold for local significance and should be included in the Schedule to the Heritage Overlay.
 - 4 of these places have significant elements that are located in different parts of the site (i.e. these elements are located some distance from each other). Serial listings have been recommended for each of these sites.
- 4 places have been altered to an extent that they do not meet the threshold for local significance.
 - 1 of these places (no.879) has a few dry stone walls that are included in the Mount Cottrell Dry Stone Wall Precinct (HO200). Additional dry stone walls (not included in the existing overlay) that are located some distance from the road were noted during the study. It is recommended that they be added to the existing heritage precinct.³ These are discussed in further detail in Section 5.

Citations for places that have been recommended for inclusion in the Schedule to the Heritage Overlay are located in Section 4. A more detailed discussion on each place that has not been recommended for inclusion in the Schedule to the Heritage Overlay is provided in Section 5.

3.2 Thresholds

The places identified for review have undergone varying degrees of change with some now considerably altered. Three levels of integrity were used in assessing each place: These levels are outlined in the table below. Places that were found to be altered/much altered have generally not been recommended for inclusion in the Schedule to the Heritage Overlay. An exception is place no. 316 which is one of only a few Selection era dwellings that survive in the Melton area.

Level of integrity	Details
Largely intact	Form, materials and most original details remain.
Partly intact	Form, some material and at least some original detailing remain. Places in this category have undergone a greater degree of change, though enough original fabric/details generally remain such that its period is readily identifiable and there would often be opportunity for reconstructing missing elements.
Altered/ much altered	Though form and some original material may remain, few (if any) original details are evident.

3.3 Places recommended for inclusion

It is recommended that nine places be included in the Schedule to the Heritage Overlay. These places are identified in the table below.

³ It is understood that the Melton Dry Stone Wall Study was principally based on assessments from public roads. It is possible that the additional walls identified during the site visit were not visible from the road when the Dry Stone Wall Study was completed.

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ID No.	Place	Address	Details
170	Behlen Shed	Brooklyn Road, Melton South (on the railway reserve, part of 2-98 Staughton Street)	Constructed during the mid-1960s for the Grain Elevators Board. The shed also has associations with the chaff industry which was a major industry in the Melton South area. Other structures associated with this industry have been lost. The largely intact shed has an unusual design, is prefabricated and was imported from the USA.
183	Former Melton Stud	325 Clarkes Road, Brookfield	Established in 1906 by highly regarded and successful racehorse breeder E D Clarke (member of the important Clarke family), Melton Stud is a relatively early thoroughbred stud. The Sugar Gums as well as the stallion box and associated exercise yard are contemporary with the Federation period house. The grave of the noted sire 'The Welkin' also remains. All elements recommended for inclusion in the Heritage Overlay are largely intact.
239	House and outbuildings (Tara Stud)	2-6 Sherwin Court, 2 Killarney Drive, 2a Sherwin Court, Melton	Largely intact Old English Revival Style house and 3 largely intact outbuildings (2 stables and 1 office), metal horse walker and associated Cypress trees in adjacent reserve. Representative of facilities employed during the mid-20 th century for the horse industry, which was an important industry for the Municipality. Historically, the stud is also associated with notable local identities including the Hornbuckle and Nixon families.
270	Staughton Infant Grave	430-458 Exford Road, Weir Views	1880 grave of infant Rupert Werrabee Staughton, the fourth child of Harry Werrabee and Anna Maria Staughton of Exford Estate. Associated with the prominent Staughton family, it is one of relatively few isolated marked graves in the Municipality (outside a cemetery) that retain its original gravestone and is in its original location.
271	House	398-428 Exford Road, Weir Views	Largely intact weatherboard house likely constructed during the first decade of the 20 th century, probably for a farm manager or the like. Associated with the Exford Estate of which it was part until the turn of the 21 st century.
312	Water Reserve, Beattys Road	701A Beattys Road, Aintree (Crown Allotment 1 of 3; SPI: 8A~18\PP2927)	Associated with initial subdivision of land and located adjacent to the important crossing of Beattys Road over Kororoit Creek. One of only a few identified water reserves that remain. It includes a dry stone wall which reflects the practices of early land owners in the Melton area.
316	Former Fulham Park	1267-1289 Beattys Road, Grangefields	Selection era house constructed circa 1860s with basalt walls. Few houses of the type/age survive in the Melton area. The site and the riveted vessels are associated with the operations of the Cockbill family who established a pig and poultry stud during the early 20 th century and also operated a knackery.
318	Beattys Bridge	Beattys Road, crossing of Kororoit Creek, Aintree	Timber bridge over Kororoit Creek, likely constructed during the late 19 th /early 20 th century. There are relatively few timber bridges from this period that remain in the Melton area. The bridge and the nearby section of cobblestone road both have the potential to yield information about early road infrastructure. Both are also associated with the important crossing of Beattys Road over Kororoit Creek.

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ID No.	Place	Address	Details
392	Tibbermore	687 Hopkins Road, Truganina	<p>Early basalt section of house probably constructed during the 1860s or 1870s. One of a few buildings, or remnant buildings, that survive in the Municipality which are evocative of an early phase of European settlement. The earlier section of house has been incorporated into a Federation period dwelling that has been altered externally.</p> <p>A basalt well/tank, and other items possibly remain on site. The site is associations with Robert Henry Faragher an early occupant and prominent citizen in the district.</p> <p>An earlier photograph was referred to in the assessment as the site was not visible from the road.</p>

3.4 Places not recommended for inclusion

It is recommended that four places not be included in the Schedule to the Heritage Overlay. These places are identified in the table below.

ID No.	Place	Address	Details
76	Cottage	3 Diggers Rest-Coimadai Road, Diggers Rest	<p>The house's origin and date of construction has not been confirmed, though the front section of the house likely dates to the 19th century. This part of the house is much altered and was likely relocated to the site during the mid-20th century for Albert Edward Tame to support the wire factory that had been established at Diggers Rest.</p>
371	House	405 Greigs Road, Truganina	<p>Substantially altered house likely constructed during the Interwar period and possibly relocated to the subject site. The house has been heavily compromised through the introduction of a prominent dormer addition and an upper level balcony.</p> <p>There are no strong historical associations.</p>
374	House	879 Greigs Road, Thornhill Park	<p>Federation period section of house with mid 20th additions. Whilst the remnant section of the Federation period house is partly intact, its original presentation is difficult to interpret. No other Federation period fabric remains.</p> <p>There are a few outbuildings with various construction dates. One possibly dates from circa 1930 whilst others are later.</p> <p>There is no obvious key phase of development and no strong family associations.</p> <p>Extant sections of dry stone walls that are not included in the Mount Cottrell Dry Stone Wall Precinct (HO200) should be included in the existing Heritage Overlay.</p>
452	Stoneleigh	875-941 Troups Road, Truganina	<p>Whilst the house is associated with well-known local identities the Troup family, it is in poor condition and has been considerably altered. The house is recognisable as a Federation period dwelling, though it is surrounded by later buildings – the additions to the house and the outbuildings are much later and do not relate to the early phase of development.</p>

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4. SITES RECOMMENDED FOR INCLUSION

This section contains the citations for 9 places that are recommended for inclusion in the Schedule to the Heritage Overlay.

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4.1 No. 170: Behlen Shed

No. 170: Behlen Shed

Address	Brooklyn Road, Melton South (on the railway reserve, part of 2-98 Staughton Street)
Significance	Local
Construction Dates	Mid-1960s
Period	Post WWII
Date Inspected	6 February 2018

**Statement of Significance****What is Significant?**

The mid-20th century prefabricated frameless steel shed, known as a Behlen Shed.

The Behlen Shed is a prefabricated frameless steel structure, originally used as a grain shed/silo, with a distinct profile that allows a clear open span internally. The location of the original distribution auger/elevator is evident to the north (road) side as is another chute on the south (track) side. The format of the shed is windowless with three doorways on the track side. After it ceased being employed for grain or chaff, a large doorway was introduced to both short elevations.

How is it Significant?

The Behlen Shed is of local historical and aesthetic significance to the City of Melton.

Why is it Significant?

Historically the Behlen Shed is significant as reflecting the extent of facilities required to support the chaff and grain industry in the municipality but particularly in the Melton South area, where the quality of the local grain and chaff was long recognised. It was erected during the mid-1960s for the Grain Elevator Board and was probably built as a storage shed initially with the elevator (distribution auger) and chute added by 1970. Due to the loss of the two nearby chaff mills to fire (in 1977 and 1987), the Behlen Shed is a potent reminder of the chaff mill and associated industry in the municipality generally but especially in the Melton South area where it was a major industry. (Criterion A)

The Behlen Shed is aesthetically significant as an imported prefabricated structure utilising the frameless Dubl-Panl system developed by the Behlen Manufacturing Company of Nebraska, USA. It was one of probably only 13 employed by the Grain Elevators Board of Victoria. The structure is frameless, has a distinct undulating profile, consisting of a variety of secondary corrugations, etc. imprinted in the sheets, which provides its inherent strength. (Criterion E).

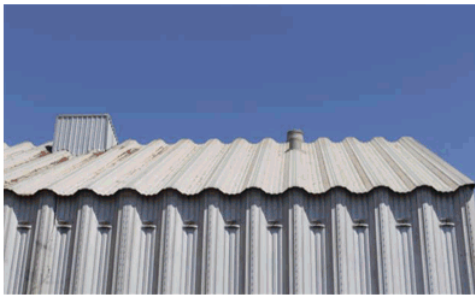
Description

The large structure is located in a fenced enclosure along Brooklyn Road in the northern part of the railway reserve associated with the Melton railway station (and to the north-west of the latter). It is set back about 20 metres from the footpath.

It is an imported prefabricated structure utilising the frameless Dubl-Panl system from the Behlen Manufacturing Company, which was established in Nebraska, USA. A light gauge steel was employed in which double corrugations and a great corrugation depth were made.¹ They had a standard footprint of 25.9 by 16.8 metres, a wall height of 7.6 metres, and a capacity of 2700 tonnes.²

The shed/silo has a gable roof form with four flues (two large near the ridge, and two lower) and a chute to the northern side, which originally accommodated an elevator for depositing of the chaff, etc. The chute is now clad in different sheeting.

Initially there was also an elevator located on the south side, for loading onto trains. Its location is evident as a square rusted edged opening high on the wall.



North side, loading chute at roof ridge

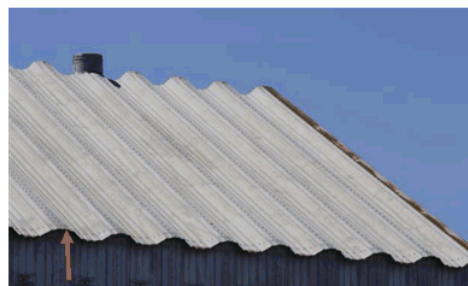


South wall, location of elevator to track

Unusually there is no clear ridge flashing. There is a limited overhang of the roof cladding and no guttering. Rust is evident to the roof in patches, more so below the central chute, and the lower edge.



Gable end with vent and band of tie plates below



Undulating profile of cladding. Strengthening point with two rows of rivets (indicated).

¹ US Patent 3,059,685 (column 1)

² *Grain Elevators Board of Victoria*, 1980 (?), np [held at the SLV]. Of the 13 sheds identified in the circa 1980 report, 12 had a capacity of 2700 tonnes and 1 had a capacity of 900 tonnes (Bealiba).

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4.1 No. 170: Behlen Shed

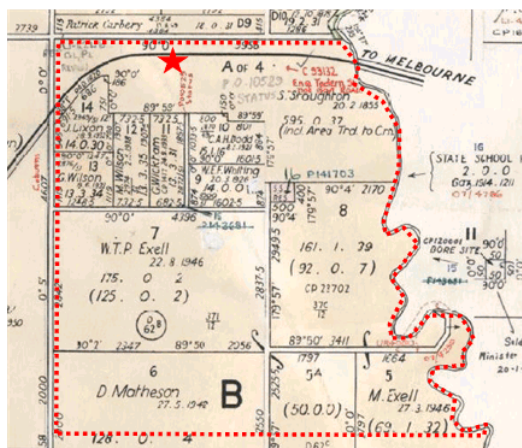
aBoth the roof and walls are clad in distinctive metal sheeting with a wave-like profile. Each panel is about 1 metre wide and the detail of the undulating profile varies between the raised ends and the central trough. The outer sections (2 parts wide) are relatively straight with a triangular rise between them, whereas the central three sections are narrower and have a shallow convex profile.

The panels are riveted along a raised end strip, which is located to the centre of the raised end. The panels are however strengthened at two intermediate points with a double strip of rivets. This probably relates to a wider internal member. Along each elevation, there were presumably two rows of tie plates, though the lower row has been removed.

To the middle of the short elevations (west and east) there is a large opening with roller doors and a vent above. There are three doorways to the south elevation with narrow canopies, in a symmetrical configuration.

History

The subject site was part of Crown Portion A, Section 4, Parish of Djerriwarrah which was granted to Simon Staughton on 20 February 1855. The land holdings initially consisted of 595 acres and 37 perches (about 241 hectares).³ Staughton, an early English settler in the Melton area, procured extensive holdings in the vicinity. In 1842, he took over the squatting run known as Brisbane Ranges and Exford and established the homestead, Exford.⁴



Djerriwarrah Parish Plan, D62(4). Allotment A indicated (dashed line) and approximate location of the subject site (star)
(Source: PROV)

Land had been set aside in 1868 for the Melbourne to Ballarat Railway,⁵ though it was not completed for another 21 years. The location of the original reserve may not be the same as the existing. It is known that there was a local deputation to the Railway Department about a proposal to locate the station closer to Melton.⁶ The Melton station, later South Melton, was officially opened on 2 April 1884, and the line reached Ballarat in 1889.⁷ Prior to this time, Ballarat could be accessed by taking a circuitous train journey via Geelong - the Melbourne to Geelong railway, was completed in 1859, and the Geelong to Ballarat trunk line opened in 1862.⁸

The establishment of Melton South, formerly Melton Railway Station and Exford, was driven by the opening of the railway station. Initially development was limited to a few industries (saw mills then chaff mills)⁹ which took advantage of the access to the

³ Parish Plan, Djerriwarrah (D60) and D62(4), Parish Plan Schedule 2972, p2

⁴ Joan Starr, *Melton Plains of Promise*, Melton 1985, p52

⁵ *Victoria Government Gazette*, 1 Dec 1868, p2297. The contract was with T Wright

⁶ *Bacchus Marsh Express*, 18 December 1880, p2

⁷ D Moloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, pp117-118

⁸ Leo J Harrigan, *Victorian Railways to '62*, pp37, 82

⁹ D Moloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, p87

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4.1 No. 170: Behlen Shed

Melbourne markets, etc. Likewise, the station supported the local dairying industry, which began to prosper with the government subsidies and technological advancements that occurred at the end of the 19th century including refrigeration (allowing for access to international markets) and centrifugal cream separation (allowing cream to be separated at the farm).¹⁰ To that end, a contract was accepted for a cool storage shed to be erected in the railway reserve in early 1890, costing about £351.¹¹

By 1916, a few buildings, including two chaff mills, had been erected along the north side of Brooklyn Road, near the corner of Station Road.¹² During the Interwar period (the 1920s and 1930s) some subdivision, into parcels of about 13 acres, was undertaken south of the railway.¹³ By 1938, some buildings had been constructed in the area south of the railway line (e.g. in Cooper and Staughton streets), a few within the railway reserve (though not in the vicinity of the extant Behlen Shed) and a few more along the north side of Brooklyn Road.¹⁴



1938 plan, showing approximate the limited development at Melton South.

Approximate location of the extant Behlen Shed (star) and nearby chaff mills on Brooklyn and Station roads (oblong) (Source: SLV)

A 1957 aerial shows that there was limited development in the vicinity of the station at that time with the largest buildings being the chaff mills on the north side. Within the railway reserve, there were areas with well-established trees, a few buildings, and a structure located immediately to the east of where the existing shed/silo is now located.¹⁵ Another early aerial, taken around this time, is clearer and shows that the structure was actually a fenced enclosure, probably a stock yard with a tree in one section.¹⁶ The enclosure was retained for a few years after the Behlen shed was erected.

Prior to the extant building being erected, it has been reported that there had been a basic storage shed/facility for the bagged grain with a skillion roof for the barley stacks in this part of the railway reserve.¹⁷ The structure was said to be a metre high and open on the sides, which tended to be enclosed in hessian. During the mice plague of the late 1940s, it apparently collapsed due to the infestation.¹⁸

¹⁰ D Moloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, p61

¹¹ *Victoria Government Gazette*, 7 March 1890, p985

¹² Commonwealth Section, Imperial General Staff, 'Victoria, Sunbury' [cartographic material], 1916

¹³ Parish Plan, Djerrivarrah D62(4)

¹⁴ Australian Section, Imperial General Staff, 'Victoria, Sunbury' [cartographic material], 1938.

¹⁵ SUNBURYC3/838C3 Photo-map aerial, Adastral Airways, Dept of Lands and Survey, 27.3.1957

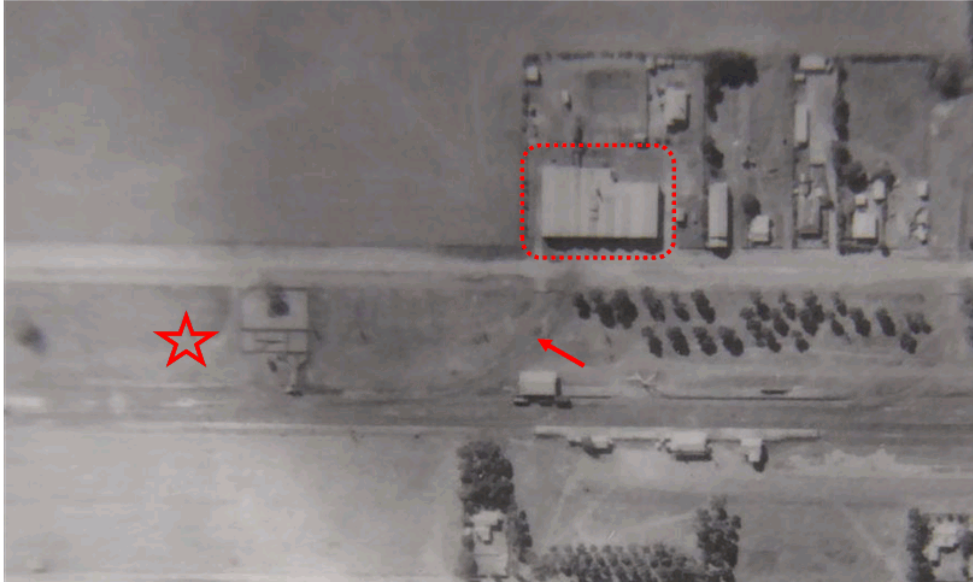
¹⁶ Some limited details on photograph: 715-65, Sunbury Run 10A

¹⁷ Conversation with Bernie Trethowan, 10 May 2018

¹⁸ Conversation with Ian Jenkin, Vice-President of the Australian Railway Historical Society, Victorian Division – 17 May 2018

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4.1 No. 170: Behlen Shed



Circa 1957 aerial
 Approximate location of subject site highlighted (star). Stock yards immediately to the east.
 Chaff mill (dashed) and siding is discernible (arrow)
 (Source: City of Melton)

Existing Building

The Behlen Shed was erected for the Grain Elevators Board of Victoria probably during the 1960s as it is evident on an aerial photograph of that period.¹⁹ The Grain Elevators Board was established with the Grain Elevators Act 1934 (no. 4269). The Board was responsible for all activities connected with the storage of grain, including weighing, the issuing of warrants or receipts for grain delivered, supply management, quality control, pest control, and data collection. The Board was established as a result of the recommendations of a government review undertaken in 1933 regarding '... the economical and efficient receipt, storage and transportation of grains in Victoria.'²⁰ Grain was originally bagged for transportation but this approach was assessed as being extremely inefficient by the government review.²¹

The Behlen Shed was one of a wide range of storage types utilised by the Board, though the Behlen type represented a small portion of their total facilities (in c.1980 there were 673 facilities). At this time, 13 Behlen sheds were noted by the Board, which probably represented the total number that were imported into Victoria.²² It is not known how many survive but a shed at Gymbowen (the Wimmera) was recently noted as part of a sale of the former grain storage facility.²³ From a recent aerial, a smaller example at Bealiba (also the Wimmera) also survives. It is understood that the Behlen sheds were among the last above ground storage facilities constructed prior to the centralisation of storage facilities and the use of excavated plastic lined pits to hold grain.²⁴

¹⁹ Melton Project, Run 4, 1343-41, 1960s. The streets to north (Hazel Street, Myrtle Street, Kurrajong Crescent, etc.) had been laid out but no houses had been constructed as yet.

²⁰ PROV, Description of Grain Elevators Board (Agency 1057)

²¹ Railpage – Grain silos forum <https://www.railpage.com.au/f-p1372901.htm>, accessed 4 June 2018

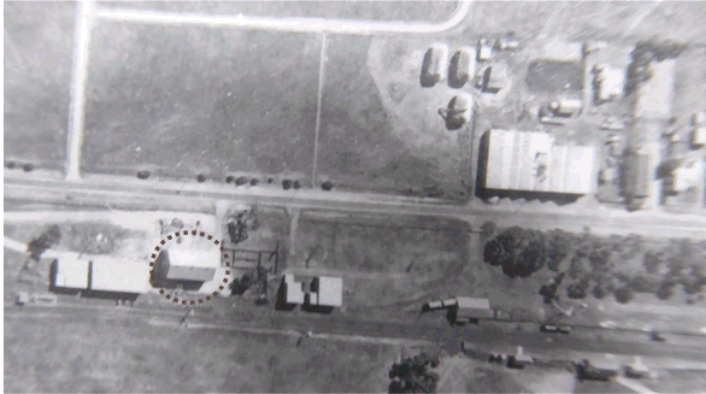
²² Grain Elevators Board of Victoria, 1980 (?), np

²³ <http://www.graincorp.com.au/site-sales/vic>, accessed 4 June 2018

²⁴ Information provided by Ian Jenkin, Vice-President of the Australian Railway Historical Society, Victorian Division – 17 May 2018

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4.1 No. 170: Behlen Shed

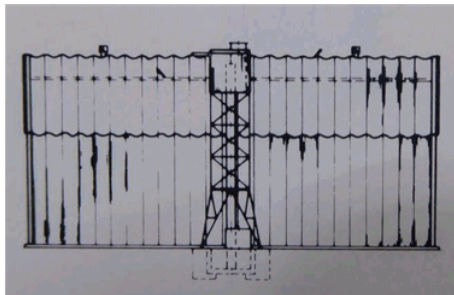


1960s aerial, Behlen Shed highlighted

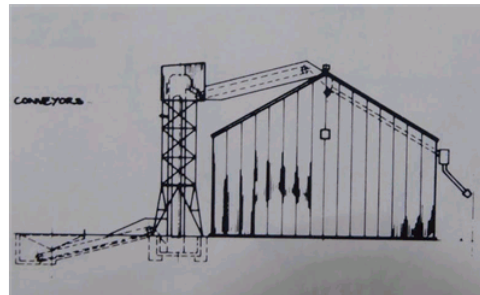
The three flues to the ridge are evident but not the chute nor the elevator/auger. NB other sheds adjacent (Source: City of Melton)

Initially (according to the 1960s aerial), there was no equipment either side of the shed (auger or chute). An earlier fenced enclosure stood immediately to the east. Nearby were two smaller sheds and two large flat roof sheds to west.

It is not clear if wheat or other grain was primarily stored in the shed - this may have varied over time. It has been suggested that it was a grain silo for oats or barley.²⁵



Typical Behlen Shed, long elevation with distribution auger (Source: Grain Elevators Board of Victoria, 1980?, np)



Typical Behlen Shed, short elevation (Source: Grain Elevators Board of Victoria, 1980?, np)

By early 1970, an elevator/auger had been added to the north (road) side and a chute or the like to the south (track) side. The sheds to the east and west sides had been removed by this time.²⁶ The elevator and chute are more clearly visible on a late 1974 aerial photograph.²⁷ The term auger, in relation to the grain elevators, describes a spiral drill acting as an Archimedes screw to lift the grain.

²⁵ Railpage – Grain silos forum <https://www.railpage.com.au/f-p1372901.htm>, accessed 4 June 2018

²⁶ 15.1.1970. Dept of Crown Lands and Survey, further details missing.

²⁷ 22.12.1974, Dept of Crown Lands and Survey, Melbourne Project No. 1148, Run 32. Suburban development was underway in the streets to north of the station.

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4.1 No. 170: Behlen Shed



1974 aerial

An elevator is visible to north and south sides of the Behlen Shed
(Source: City of Melton)

It was reported that by about the early 1980s, a person by the name of Wilmont (whose brother owned Golden Fleece petrol station in Melton) took over the lease. He made changes, such as introducing the doors and fence, and he also tried to buy the land from the railways but was not able to do so. Eventually, he walked away from the site. Subsequently it was used by a local church for storing furniture etc. Around 2000, Bernie Trethowan took on a lease and operated a produce store there for about 15 years. Trethowan had previously operated a small produce store on the Trethowan chaff mill site on the opposite side of Brooklyn Road, prior to it burning down in 1987. After the fire, he developed this side of the business.²⁸

Chaff Industry

Melton gained the reputation for producing high quality hay from the 1880s. Initially little was grown, as it was thought that the average rainfall would be too low to sustain cropping. However during the early 1880s, the Robinson brothers experimented at Werribee and quickly were able to increase the harvested crop.²⁹

Initially mobile mills operated in the area but two permanent chaff mills were established near the station, whose ownership changed regularly after the turn of the century. At their peak, they employed about 30 men.³⁰

The first chaff mill at Melton South was established by the Barrie brothers in 1902, who had previously operated a mobile chaff mill. In 1908, they relocated their operations to Rockbank, returning to Melton South a few years later. The mill was taken over by Ward & McKenzie in about 1916 but destroyed by fire in 1920. Subsequently it was rebuilt but lost to fire again in 1977. This mill was located in Brooklyn Road at the corner of Station Road.³¹

The second mill at Melton South was operating by about 1910, probably for the Dixon brothers, who operated other chaff mills in Victoria.³² By 1917, a railway siding had been connected to this chaff mill.³³ In 1924, the Dixon brothers siding was however renamed the Ebbott Kebby siding.³⁴ Ebbott Kebby was established in July 1923 as a firm of grain merchants, millers, chaffcutters, butchers, etc. In 1939, they converted most of the equipment from steam to electric powered. In the following year, the Robinson brothers took over the site after their mill in Diggers Rest burnt down the year before. The Robinsons operated the mill for ten years before it was taken over by B J Trethowan and Jack Butler.³⁵ In May 1951, the siding transferred to Butler &

²⁸ Conversation with Bernie Trethowan, 10 May 2018

²⁹ 'Historic Melton', *Sunshine Advocate*, 13 March 1926, p6

³⁰ David Moloney, *Shire of Melton Heritage Study - Environmental History*, 2007, p128

³¹ D Moloney, *Shire of Melton Heritage Study - Environmental History*, 2007, p128; J Starr, *Melton Plains of Promise*, p216, image of Barrie's mill

³² Gary Vines, *Chaff-Mills in Melbourne's West: An Industrial Sites Study*, 1987, p37

³³ G Vines, *Chaff-Mills in Melbourne's West - An Industrial Sites Study*, appendix A

³⁴ Andrew Waugh, Melton (Victorian Signalling Histories no. 84), 2005, np (vrhistory.com)

³⁵ G Vines, *Chaff-Mills in Melbourne's West: An Industrial Sites Study*, pp40-41

Trethowan, and then in December that year was transferred to Wright, Stephenson & Co.³⁶ This transfer was the result of Jack Butler (who had provided the finance) selling to Wright Stephenson, however B J Trethowan continued as the manager of the chaff mill. Subsequently, the B J Trethowan's son Joseph purchased the mill in 1962 so that it became J V (Joseph Victor) Trethowan & Son, before again changing to B (Bernie) J Trethowan & Co in 1967.³⁷ In 1984, the B J Trethowan & Co siding was dismantled.³⁸ The mill burnt down in 1987 but a produce store continued to operate at the subject site. In the Local Directory, B J Trethowan was listed at 42 Brooklyn Road, Melton South as recently as 2016-17, having been continuously listed in a similar manner since 1977-78.

Over the years, the type of grain grown in the Melton area has varied. Hay and chaff cutting was encouraged during the early 20th century with the breakup of the larger estates in the vicinity such as the Staughton's Exford estate, which promoted the chaff industry at Melton South. The industry is said to have peaked in the lead up to WWII. Subsequently, grain came to replace hay as the major crop due to the rise of the automobile replacing horse-drawn vehicles. Straw also became less commonly used for packing. The greater labour requirements for harvesting hay also resulted in more grains being grown. The construction of bulk storage facilities has however been said to have been the main reason for the switch to grain and the main reason for the demise of the chaff mills. The Trethowans however managed to maintain a trade in chaff and continued to operate in part due to the rise of the local thoroughbred industry. They also diversified into a produce store.³⁹ A 1973 advertisement of B J Trethowan & Co. described themselves as 'suppliers of bundled hay, lucerne chaff, oats and straw.'⁴⁰

Behlen Manufacturing Company

The Behlen Manufacturing Company was founded in 1936 by Walter D Behlen in Columbus, Nebraska. Beginning in his own garage, he had his first success with the design of steel caps for wooden soled shoes used by car factory works. Subsequently his designs included farming implements and as his business expanded he required larger premises. In 1950, he developed a honeycomb building from rolled steel panels that did not require internal framing, which became known as the Dubl-Panl system. An early demonstration of the system's inherent strength involved the suspension of several tractors from the ridge of a large building (over 3700 square metres). The Dubl-Panl system gained recognition when two sheds constructed from it survived a government atomic test in Nevada during May 1955.⁴¹ The patent for the 'Corrugated Panel Making Machine and Method' was approved in 1962, having been submitted five years earlier.⁴²

Thematic Context / Comparative Analysis

City of Melton Historical Themes:

Other Industries – Chaff Mills

Known comparable places in the City of Melton

Historically, this is one of a few grain storage facilities or silos in the municipality. Concrete silos survive at:

- HO1 – 'Eynesbury' Homestead & Station, Eynesbury Road, Eynesbury (Place no. 281): Two concrete silos dating to c.1930s.
- HO99 - 'Warrawong' Shearing Shed, 1182-1250 Exford Road, Eynesbury (Place no. 272): Three concrete silos adjacent to the shearing shed built during the mid/late 20th century.

A few other sites associated with the chaff industry also survive (though generally in an ancillary way):

- The road weighbridge in Melton nearby (in Brooklyn Road?) provides some link with the hay and grain industries.
- The houses, or related items, of some of the main families involved in the chaff industry survive:
 - House – Creighton, 1618 Gisborne-Melton Road, Melton. Built c1895 for the Robinson family who owned chaff mills at Diggers Rest (1926-1939) then Melton South (1940-c1950).

³⁶ A Waugh, Melton (Victorian Signalling Histories no. 84), 2005, np (vrhistory.com)

³⁷ G Vines, *Chaff-Mills in Melbourne's West: An Industrial Sites Study*, p41

³⁸ A Waugh, Melton (Victorian Signalling Histories no. 84), 2005, np (vrhistory.com)

³⁹ G Vines, *Chaff-Mills in Melbourne's West: An Industrial Sites Study*, pp22-24. During the mid to late 20th century, if a fire claimed a chaff mill, as they frequently did, due to the depressed market, it was financially unviable to rebuild.

⁴⁰ G Vines, *Chaff-Mills in Melbourne's West: An Industrial Sites Study*, p26

⁴¹ Behlen Building, <https://thomasinnebraska.wordpress.com/2013/03/15/behlen-building/> (accessed 4 June 2018). The company became a subsidiary of the Wickes Corporation.

⁴² US Patent 3,059,685

City of Melton Heritage Assessments Project 2018

4.1 No. 170: Behlen Shed

- Former Robinson House Tank, 122-142 The Bullock Track, Melton (HO95)
- House – 2 Exford Road, Melton South (HO72) – built at Diggers Rest probably for Robinsons in 1929-30 but moved to its current location when they took over a chaff mill at Melton South.
- Darlingsford Barn – 13-15 Darlingsford Boulevard, Melton (HO70). At one stage owned by C E Barrie, prominent in the local chaff industry.

The only other large steel clad shed in the municipality is the:

- Former Army Radio Station at Diggers Rest (HO49), erected in 1944 and which may be an Armco hut manufactured in Australia during WWII.

Condition

Fair to good (though inspected from boundary only).
There is some rusting to the roof sheeting.

Integrity

Largely intact with the primary change being that doors have been introduced to both short elevations.

Previous Assessment

The site was first identified as being of potential heritage significance in Stage One of the *Shire of Melton Heritage Study, 2002*. It was then identified as 'Melton Produce' (Trethowan's) grain store, former silo.⁴³ In the final report, the site was included in Appendix B as a 'place that might be considered worthy of heritage protection in a future study'. It was one of 22 such places.

Heritage Overlay Schedule Controls

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or Fences	No

Extent of Heritage Overlay

The proposed extent of the heritage overlay would be the current fence enclosure associated with the Behlen shed.



Recommended extent of Heritage Overlay
(Source: Nearmap 21 April 2018)

⁴³ David Moloney, *Shire of Melton Heritage Study Stage One 2002: Places of Potential Heritage Significance*, p58

No. 183: Former Melton Stud

Address	325 Clarkes Road, Brookfield
Significance	Local
Construction Dates	1906
Period	Federation
Date Inspected	6 February 2018

**Statement of Significance****What is Significant?**

The Federation period Melton Stud, including the symmetrical weatherboard residence with hipped roof, brick chimney and verandah to the front. The grave of 'The Welkin' and the Sugar Gums (*Eucalyptus cladocalyx*) adjacent to both the house and the grave are also of significance as is the nearby weatherboard stallion box with hipped roof and attached exercise yard with Sugar Gums to its boundary fence.

How is it Significant?

The former Melton Stud is of local historical and representative significance to the City of Melton.

Why is it Significant?

Historically, Melton Stud is significant as an early thoroughbred stud in the Melton area, an activity for which the Municipality became noted. The stud was established in 1906 by highly regarded racehorse breeder E E D Clarke, brother of Sir Rupert Clarke. During his lifetime, Clarke was reported to be the 'biggest stake-winner of all time on the Australian Turf'. In the 29 years that Clarke owned Melton Stud, he purchased, bred and sold many renowned racehorses. The most famous of the horses he owned was the imported English horse 'The Welkin' whose grave is located at the site. At the time of his death, 'The Welkin' was noted as one of the most successful sires in Australia. Another of Clarke's noted horses was the Melton Stud bred 'Trivalve' who in a single year won the AJC Derby (Sydney), the Victoria Derby and the Melbourne Cup.

City of Melton Heritage Assessments Project 2018

4.2 No. 183: Former Melton Stud

It is also significant for its associations with the subdivision of the substantial Exford Estate which occurred from the beginning of the 20th century and marked a major new era in the history of the Melton area. (Criterion A)

The former Melton Stud is of representative significance as an example of an early Federation period horse stud complex. It includes the original residence, outbuildings and planted Sugar Gums. The weatherboard house has characteristics typical of the Federation period including the hipped roof with continuous verandah and lapped corrugated metal sheeting, as well as the face brick chimney with terracotta pots and the symmetrical composition with central entry and timber sash windows.

The nearby timber stallion box is largely intact and retains original lapped corrugated metal sheeting to the hipped roof with galvanised ogee profile gutters, both typical of the period. The structure has a timber stable door to the front and a band of louvres to the upper part of the walls.

The mature Sugar Gums, which were planted when the stud was established, contribute to the setting of the house and the grave which is located close to the property entry. Many of the Sugar Gums in the vicinity of the stallion box mark the boundary of the attached exercise yard. The location of the house at the southern end of the property, high on the riverbank overlooking the reservoir but oriented towards the outbuildings and paddocks, contributes to an understanding of the former stud, reflecting both the premier location of the land and the important standing of the horses. (Criterion D).

Description

The former Melton Stud is located at the southern end of Clarkes Road, adjacent to the Werribee River/Melton Reservoir. The site was inspected from the road and the river reserve.

The residence and outbuildings are located at the southern end of the former stud, on the high ground close to the river. They are accessed by a short driveway off Clarkes Road. Adjacent to the driveway and surrounding the residence and outbuildings, are plantings of Sugar Gums (*Eucalyptus cladocalyx*). South of the driveway, close to Clarkes Road and overlooking the river and the railway viaduct is the granite headstone of the horse 'The Welkin'. The stone is inscribed 'The Welkin 1904-1925, a sire of many winners' and is surrounded by a plain metal railing supported between turned timber posts. Other racehorses are reported to have been buried in the vicinity of the grave.



View of the house from Clarkes Road with mature Sugar Gums



Grave of 'The Welkin'

The weatherboard house is largely intact to the front and has a hipped roof clad in lapped corrugated metal sheeting. The roof continues over the verandah to the front of the house which is supported on plain timber posts (likely replaced) and has timber lining boards to the underside and timber picket fencing to either end. The deck of the verandah appears to have been replaced with a brick and concrete type.

An original face brick chimney (now painted) with terracotta pots remains to the west side. Gutters are now a quad type, though were possibly originally ogee profile, matching those that remain to the nearby outbuildings. The central entry with highlight and sidelight appears to have been partly altered, though retains its original architrave. Either side are original timber-framed sash windows. Similar windows remain to the east and west sides, with those to the west fitted with hoods.

A skillion section is located to the rear of the house, possibly dating to the Interwar period. It retains early timber windows with multi-paned upper sashes to the west side. Openings to the rear and east side of this section appear to have been altered. Located to the south-east of this section is a large tank with a modern concrete part evident above ground.

Outbuildings

Located about 50 metres to the north of the house is a weatherboard stallion box, one of two erected in 1906. The structure is a relatively substantial horse box and is an early example of this type of building. It is roughly square in plan and has a hipped roof clad in galvanised corrugated metal sheeting with ogee profile gutters and plain timber fascia boards. A band of timber louvres to the upper part of the walls remains on three sides, whilst those to the fourth (south) side appear to have been replaced with weatherboards. A single stable doorway is located to the north-east side, consisting of separate upper and lower parts. The roof sheeting has been dislodged to this side in recent years. To the north of the stallion box, mature Sugar Gums mark the boundary of the attached exercise yard.



Stallion box located about 45 metres north of house



Outbuildings including stabling (left), cottage (centre) and another stallion box (right)

A group of outbuildings located to the north of the residence and stallion box have not been recommended to be included in the heritage overlay. Whilst a few of these buildings appear to date from the initial phase of development, these buildings are generally in a dilapidated state. All of these buildings are set back from the road and are located on the high ground close to the stream that flows into the Werribee River.

Early outbuildings are constructed of timber and have hipped or skillion roofs clad in corrugated metal sheeting. All have walls that are clad in weatherboards, except for the early manager's quarters which is now clad in corrugated metal sheeting. A narrow skillion building, likely used for stabling, remains and was possibly the yearling boxes and mens' rooms that were erected by Ernest Edward Dowling Clarke. A second, likely original, stallion box remains further to the north as does a large timber tank stand. There are also several other early weatherboard skillion structures and the remains of another building that has collapsed. A later steel-framed shed with broad gable roof is located to the south of the former manager's quarters.

History

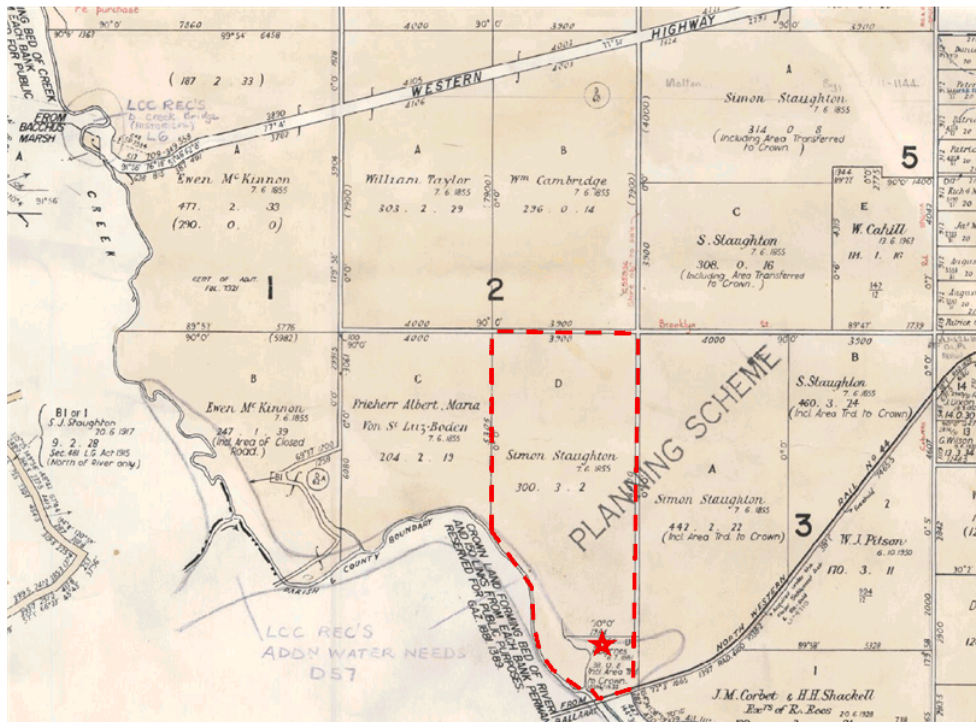
The subject site was part of allotments D and D1, section 2, Parish of Djerriwarrh, the former of which was granted to Simon Staughton on 7 June 1855. Allotment D1, which was only about an eighth of the size of the 122 hectare lot acquired by Staughton, was granted to P Byrnes some 26 years later in 1881. Simon Staughton was one of the largest landowners in what is now the City of Melton, and by the time of his death, in 1863, his Exford Estate was said to be approximately 100,000 acres.¹ On the smaller allotment, P Byrnes erected a dwelling, though this was described as being a ruin by 1906.²

¹ David Moloney, Shire of Melton Heritage Study Stage 2, Environmental History, 2006

² *The Bacchus Marsh Express*, 9 June 1906, p2

City of Melton Heritage Assessments Project 2018

4.2 No. 183: Former Melton Stud



Djeriwarrah Parish Plan, D62(4). Allotment D and D1 (small allotment at southern end of D) are indicated (dashed line)
 The approximated location of the subject residence is also indicated (star)
 (Source: PROV)

In 1905, 4,000 acres of the Exford Estate were offered for sale as farms from 200 to 300 acres in size. In the sale notice for these farms, it was noted that Melton had 'long been considered one of the best agricultural districts'.³ The following year, in 1906, it was reported that the subject site, which had been referred to as the Beehive Paddock, was purchased by Ernest Edward Dowling Clarke. Ernest Clarke was the brother of Sir Rupert Clarke and at the time of purchase, planned to convert the property to a stud farm and training track. At this time, it was noted that the Melton district had proved to be 'excellent country for racehorses'.⁴ In September of that year, it was reported that Mr E E D Clarke had purchased an adjoining lot of 137 acres from Mr W H Asher.⁵ By 1925, Clarke owned most of allotments B and D and part of allotments C and D1.⁶

When Clarke purchased his first lot in Melton in mid-1906, he made plans to erect several buildings on the property including a dwelling and accommodation for horses. A description of the completed and proposed buildings along with the associated land was provided in *The Bacchus Marsh Express*.

The first to be erected were five loose boxes, with coach house, feed room, and attendant's room, all under the one roof. There is to be a private dwelling consisting of six rooms and a bathroom. Then there will be the manager's quarters; and ditto for the men employed. Also loose boxes for the stallions. The whole of the building will be of weatherboard. About thirty carpenters and labourers are employed. It is a very nice site, in full view of the viaduct and just a few yards from the ruins of the old dwelling occupied by the late P Byrnes, on the banks of the Werribee river and Wagner's gully.⁷

³ *The Bacchus Marsh Express*, 30 September 1905, p3

⁴ *Sunbury News*, 2 June 1906, p3

⁵ *The Bacchus Marsh Express*, 15 September 1906, p2

⁶ Certificate of Title, Col 4965, Folio 993000

⁷ *The Bacchus Marsh Express*, 9 June 1906, p2

By August of that year, both the house and at least one of the stallion boxes had been erected. An overview of the progress was published in the local newspaper with Clarke reported to be clearing the property of tree stumps and planting hundreds of Sugar Gum trees in their place. At this time, Clarke was planning to breed racehorses on the property using his stallion Emir, who was one of the best weight-for-age horses of the period.⁸

The rooms of the homestead are very large and commodious with a splendid large verandah. All are fitted with hot and cold water pipes, and Mr Clarke is to be seen (for pastime) rising out stumps with Trehella jacks, and in the holes he has planted hundreds of sugar gum trees, so in the course of a few years he will have a forest on a small scale around his dwelling. Mr Clarke's racehorse, Emir, is to do stud duty here [...]. His box and exercise yard are now ready, and to look into it one would think it was luxurious. The stumps are being removed from the land, so that there will be as little as possible to injure any animal.⁹

In July 1906, Ted Heriot took charge of stud known at the time as 'The Beehive'.¹⁰ The following year, in 1907, a well was sunk at the property to a depth of 145 feet and a windmill erected with a large tank and trough to supply the adjoining paddocks which were reported to be nearly cleared of stumps and fallen timber.¹¹ Despite the large investment in the stud, in 1907, it was reported that Clarke intended to sell the property as none of the mares that were mated with Emir were in foal.¹² By 1910 however, Clarke's stud was describes as 'well equipped' and he was looking to replenish his stock of thoroughbreds by importing a sire. That year, Clarke imported English bred horse 'The Welkin', who at his death was noted as 'one of the most successful sires that ever did stud duty in Australia', with his progeny having won nearly 550 races.¹³

By 1920, James Scobie one of the long standing managers of the stud, had been appointed.¹⁴ The following year, the stud was noted as 'possibly one of the best, if not actually the best appointed stud in Australia' with Clarke reported to spare 'neither time nor expense'.¹⁵ Six years later, The Governor General and his wife (Lord and Lady Stonehaven) visited the stud and were reported to be 'very much taken back at the running grounds and the superior stud arrangements which are very little below the best that can be seen in England'.¹⁶

In 1927, the Clarke bred 'Trivalve' won a notable treble by winning the AJC Derby at Randwick, Sydney, the Victoria Derby and the Melbourne Cup both at Flemington. Four years later, reports claimed the Mr E E D Clarke was the 'biggest stake-winner of all time on the Australian Turf', his horses having won over £150,000 in the 30 years he has been racing.¹⁷

Several years later, in 1935, Clarke decided to sell Melton Stud. It was to be sold in two lots of 318 and 280 acres, with the subject sire being part of the larger lot, located to the south of what is now Brooklyn Road. A description of the buildings on the site was provided in the sale notice.

The Homestead, a very substantially-built and commodious bungalow residence in most excellent order, containing seven large rooms, sewered inside and out, electric light, bathroom, hot and cold water, and every conceivable convenience for a gentleman's home, pleasantly situated on a high bank overlooking the river and weir; also on this portion of the stud farm is erected a manager's cottage of three rooms, kitchen, bathroom and bath, as well as a good sleep-out. Two splendid stallion boxes, with extra large exercising yards attached; both these boxes have electricity installed; 13 yearling boxes and men's room to accommodate four men, and two big motor sheds. In addition to the electric light plant there is an accessory gas plant (Simpatrol), cost £160; nine exercising yards, harness rooms, men's quarters of four very large rooms. Including kitchen, bathroom and bath, and bath-heater, feed rooms with two copper boilers, sand rolling ring, all most substantially fenced. All of the paddocks are permanently watered by windmill and piping feeding large concrete troughs, each about 10ft. 6in. x 5ft. and about 4ft. deep. A very large weaning shed, divided into two partitions with yards attached for colts and fillies surrounded by sheltering hedges. The whole of this stud farm is conveniently subdivided into numerous paddocks, and they all communicate with each other by well placed gates.¹⁸

⁸ *The Age*, 30 January 1941, p4

⁹ *The Bacchus Marsh Express*, 18 August 1906, p2

¹⁰ *The Bacchus Marsh Express*, 28 July 1906, p2

¹¹ *The Bacchus Marsh Express*, 29 June 1907, p2

¹² *The Daily Telegraph* (Sydney), 23 November 1907, p14

¹³ *Leader* (Melbourne), 16 April 1910, p14 and *Weekly Times* (Melbourne), 4 July 1925, p70

¹⁴ *Examiner* (Launceston), 10 January 1920, p5

¹⁵ *Referee* (Sydney), 26 October 1921, p7

¹⁶ *Sport* (Adelaide), 29 January 1926, p2

¹⁷ *Referee* (Sydney), 22 July 1931, p9

¹⁸ *The Australasian*, 16 March 1935, p19

The southern part of the stud was sold for to Victor Newhouse, Grazier for £17/acre who noted that it would continue to be used as a stud farm.¹⁹ Only four years later the site was transferred to Solomon Green, Pastoralist. Following the death of Green, the site was registered to Melton Park Stud Pty Ltd in 1949 and in 1950, the site was transferred to R H & E G Jones and E C and I H Britt.²⁰ When the site was acquired by new owners in the late 1940s, it was noted that near the marked grave of 'The Welkin' were the resting places of other noted Clarke owned horse including 'Cyklon', sire of 'Trivalve' and many other good stayers.²¹

Thematic Context / Comparative Analysis

City of Melton Historical Themes:

Pastoralism
Farming
Horses, hounds & hares

Known comparable places in the City of Melton

Historically, the former Melton Stud is amongst the earliest of the thoroughbred studs in the Municipality. Other comparable horse studs include:

- HO17 - Melton Park, 691-801 Bulmans Road, Toolern Vale (Place no. 008): Constructed in 1889, it includes a weatherboard house, timber stables and mature trees, underground tanks and tank stands.
- Emirates Park, formerly Stockwell Stud and Callan Park, Diggers Rest-Coimadai Road, south side, west of the east branch of Kororoit Creek (Place no. 91): It is not clear if any early fabric remains.
- Former Tara Stud, 2-6 Sherwin Court, Melton (Place no. 239): Mid-20th century period timber house and timber outbuildings including stables.
- HO68 - Kippenross, 429-455 Bulmans Road, Melton West (Place no. 177): Significant fabric includes the substantial brick house constructed in 1915, an underground tank, an outbuilding and an avenue of Sugar Gums.

Other Federation period dwellings constructed of timber and of a modest size in the Municipality include:

- HO22 - Kuloomba, 2203 Diggers Rest-Coimadai Road, Toolern Vale (Place no. 024): Weatherboard house with hipped and gable roof constructed circa 1904-07.
- HO46 - House, 1376-1432 Calder Highway, Diggers Rest (Place no. 073): Largely intact weatherboard house with gambrel roof and convex hipped verandah, constructed early 20th century.
- HO89 - Balmoral Farm 2120—2224 Melton Highway, Melton (Place no. 237): Weatherboard house with similar hipped roof and continuous verandah. Constructed in circa 1914, the house is more altered than that at the former Melton Stud.
- HO1217 - Bonnie Doone, 339-365 Tarletons Road, Plumpton (Place no. 438): Largely intact weatherboard house with hipped roof and continuous verandah, constructed in 1906.

Condition

House – largely intact
'The Welkin' grave – largely intact
Stallion box - largely intact
Other outbuildings and cottage – varied, though most are altered

Integrity

House – good
'The Welkin' grave – good
Stallion box - good
Other outbuildings and cottage - varied

¹⁹ 'Racing Stud Sold', *The Mercury* (Hobart), 4 April 1935, p14

²⁰ Certificate of Title, Volume 5976, Folio 148

²¹ *Weekly Times*, 18 February 1948, p27

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4.2 No. 183: Former Melton Stud

Previous Assessment

The site was first identified as being of potential heritage significance in Stage One of the *Shire of Melton Heritage Study, 2002*. It was then identified as 'Melton Stud' (former). The site was thought to possibly include an early prefabricated corrugated iron outbuilding, grave of 'The Welkin', horse stalls/boxes, 1 weatherboard and 1 corrugated iron cottage, old pepper trees, viaduct view.²² In the final report for Stage Two, the site was included in Schedule 3A as a 'conservation desirable place'. It was one of 57 such places.

Heritage Overlay Schedule Controls

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes, approximately 13 Sugar Gums located in overlay
Outbuildings and/or Fences	Yes

Recommended Extent of Heritage Overlay

Significant elements would be included in a serial overlay consisting of three separate parcels. These would consist of:

- The house, including a curtilage of 10 metres and two Sugar Gums.
- The stallion box and associated exercise yard, including a curtilage of 5 metres. This includes approximately 10 Sugar Gums which mark the boundary of the exercise yard.
- The grave of 'The Welkin', including the adjacent Sugar Gum and a curtilage of 5 metres.



Recommended extent of Heritage Overlay
(Source: Nearmap, 07 March 2018)

²² David Moloney, *Shire of Melton Heritage Study Stage One 2002: Places of Potential Heritage Significance*, p60

No. 239: House & Outbuildings (Tara Stud)

Address	2-6 Sherwin Court, 2 Killarney Drive, 2a Sherwin Court, Melton
Significance	Local
Construction Dates	Circa 1930s
Period	Mid-20 th century
Date Inspected	6 February 2018

**Statement of Significance****What is Significant?**

The weatherboard house at 2-6 Sherwin Court, Melton and the three largely intact outbuildings (stables, large gabled shed and small office building) as well as the metal horse walker at 2 Killarney Drive and the row of 11 cypress trees on the adjacent public reserve (2A Sherwin Court).

The Old English Revival style house has a gable roof clad in terracotta tiles a squat clinker brick chimney and multi-paned timber windows. In addition to the house, both the stables and the office building have similar decorative treatments to the gable end including timber bargeboards terminating with a curved section and overlapping boards with rounded ends (excluding the office building).

How is it Significant?

The house at 2-6 Sherwin Court, Melton is of local historical and aesthetic significance to the City of Melton. The three largely intact outbuildings, the horse walker (2 Killarney Drive) and the associated row of cypress trees (2A Sherwin Court) are of historic significance and representative significance.

Why is it Significant?

Historically Tara Stud is representative of the facilities employed during the mid-20th century for the horse industry, which was an important industry for the Municipality from the late nineteenth century. The site has a long association with equine activity as it was part of the 'sports paddock' which was used for various events including hunt club gatherings during the 19th century. From 1959, Tara Stud was owned by Russell George O'Shea who was secretary of the Metropolitan and Country Trotting Association and owned successful trotters including 'Tara Dream'.

Historically the site is also associated with notable local identities including the Hornbuckle family and later was occupied by the Nixons who were related to the Hornbuckles. (Criterion A)

The single storey house at 2-6 Sherwin Court, Melton is of aesthetic significance for being a largely intact, weatherboard example of the Old English Revival style. The design is distinguished by the feature brickwork detailing to the entry porch and vertical battened boards to the gable ends. Possibly no other example of this style exist in the Municipality. (Criterion E)

The Tara Stud outbuildings (at 2 Killarney Drive) are of representative significance as largely intact examples of horse facilities constructed during the mid-20th century. The small office building and the large shed incorporate decorative timber detailing to the gable ends which relate to that of the house and reflect the high quality of the facilities. The horse walker contributes to understanding the former use of the site whilst the row of mature cypresses (2A Sherwin Court) contribute to the setting of the former stud. (Criterion D)

Description

The single storey, Interwar period weatherboard house is largely intact and indicative of the Old English Revival style, popular during the Interwar period. It consists of interlocking gable roof sections in an L-shaped format with a skillion roof addition to the west side. The house is well set back from the front boundary but is largely visible.

The house has a gable roof clad in variegated tiles. The (angled) soffits to the gable end are lined with timber boards and are finished with bargeboards terminating a curved section. The (horizontal) soffits are however lined with battened sheeting. The gable ends are clad with overlapping vertical boards with rounded ends (creating a scalloped lower edge). The roof of the skillion addition is however clad in corrugated sheet metal. There are two clinker brick components – a prominent chimney to the front gable section and an arched entry of the front porch. The latter has a depressed/segmental arch with its voussoirs in a contrasting brown brick.



View of house from Sherwin Court



View of house from Sherwin Court showing east side

The original windows are timber-framed and those to the front have mostly four-pane sashes. A fixed pane window on the east side has an upper horizontal glazing bar.

There is a row of eleven cypresses, immediately to the west of the property on the adjacent public reserve (2A Sherwin Court) which were presumably associated with the house. They are well-established and may have been planted during the mid-20th century.

Outbuildings

On the adjacent parcel of land to the north, 2 Killarney Drive, stand four earlier outbuildings which were part of the same development/complex – three substantial (one of whose roof has been demolished) and one small. A house has been recently constructed in the north-eastern part of the site. The buildings were inspected from the boundary however four photographs taken circa 2002 as part of the earlier study provide some further detail. The buildings all have gable roofs clad in corrugated sheet metal except for the building whose roof has been demolished.

The two buildings to the southern end are substantial and may date to about the time of the construction of the adjacent house as they have a similar gable end treatment that includes overlapping boards with rounded ends as well as bargeboards with curved ends. The western building, on which there had been a sign identifying it as the 'Tara Stud', has been partly demolished (nearly all of the roof, gable ends and some of the southern wall). The (remnant) walls are clad in weatherboard and there is a horizontally-orientated row of five mid-height hopper windows to the long elevations. This building has large timber sliding doors to each end. The roof had been clad in terracotta tiles (possibly glazed) and had a large window to each gable end. A current aerial suggests there are several stalls to this building indicating that it may have been used as a stable.

The nearby building to the east is externally intact and has walls clad in horizontally orientated, corrugated metal sheeting (painted green). The building has large opening to the south end.



Southern group (west to left/foreground, east to right/background)



Northern group with mid-20th century stable in foreground

The two buildings to the northern end of the group are of varied size and type. The larger western stable building has a lower pitched gable roof, more typical of the mid to late 20th century. The outer walls are clad in corrugated sheet metal (possibly not original) whereas the other walls are clad in weatherboards. It has an L-shaped footprint, ridge ventilators and limited openings. A photograph from an earlier study shows some timber-lined stalls with a varnished finish and metal railing suggestive of a mid-20th century date.



Mid century stable, view from east



Office building

The smaller, possible office building, is clad in weatherboards and has curved ends to the bargeboards similar to the main house.

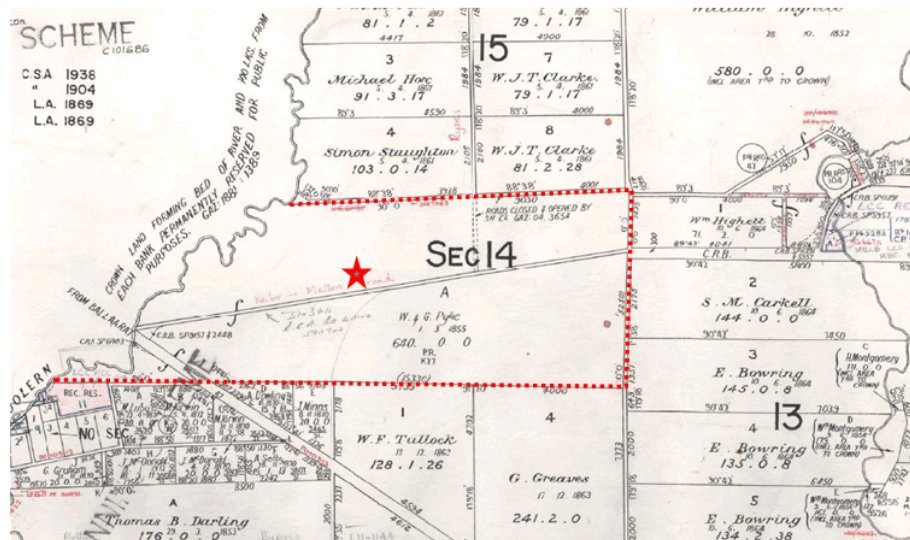
City of Melton Heritage Assessments Project 2018

4.3 No. 239: House & Outbuildings /Tara Stud

The metal horse walker to western edge of site probably dates to the 1930s and so is likely to be original.¹ A photograph from the earlier study shows a timber fence and gate between rear of house and outbuildings, though this appears to have been removed.

History

The subject site was part of Crown Portion A, Section 14, Parish of Koroit which was granted to W & G Pyke as Pre-emptive Right on 1 March 1855. The land holdings initially consisted of 640 acres (about 259 hectares).² William and George Pyke were possibly the first European settlers in the area.³



Parish Plan, K74(4). Allotment A indicated (dashed line, except for creek boundary) and approximated location of the subject site (star) (Source: PROV)

By 1899, the site had been registered to Sir Rupert Clarke of *Rupertswood* (Sunbury), who had extensive holdings in the locality.⁴ Prior to this, the land had been owned by his father Sir William John Clarke.⁵ The subject site was part of Clarke's large Rockbank Estate which was reported to have an area of about 54,000 and extended south-westerly from *Rupertswood* to within a few miles of Footscray and the Werribee district.⁶

In June 1907, part of the original Crown allotment was registered to Robert Hornbuckle of Melton, grazier.⁷ This holding consisted of nearly 228 acres (about 92 hectares) and included the subject site.⁸ At this time, the site was known as the 'sports paddock' and had been since for at least 10 years.⁹ Hornbuckle, a local Councillor resided at *Croxtan Park*, which consisted of aver 330 acres of land to the north of the 'sports paddock' on which was erected an 11 roomed weatherboard house.¹⁰ Hornbuckle died on 26 July 1911 in a terrible driving accident when he was caught between the body of the vehicle and the front wheel.¹¹

1 Duncan Shaw, Property Valuer from Colliers International, 22 February 2018
 2 Parish Plan, K74 (4), Parish Plan Schedule 2972, p2
 3 Joan Starr, *Melton Plains of Promise*, p31
 4 Certificate of Title, Vol 2731 Folio 115
 5 Certificate of Title, Vol 2731 Folio 108
 6 *Weekly Times* (Melbourne), 21 August 1897, p2
 7 Certificate of Title, Vol 2919 Folio 745. Two other portions were sold privately and another portion was acquired by the Melton Council.
 8 Certificate of Title, Vol 2996/Folio 083
 9 *The Bacchus Marsh Express*, 25 September 1897
 10 Probate of Robert Hornbuckle, PROV, VPRS 28, P3, unit 226, item 121/125
 11 'Terrible driving accident', *Hamilton Spectator*, 28 July 1911, p26

Following Robert Hornbuckle's death, the site was registered in the name of his wife Mary. A few years after, in 1914, a six-roomed weatherboard house was erected on the old sports paddock (where the golf course is now located) for Mary's daughter Sarah Nixon.¹² A 1938 map shows a building on the 'sports paddock' site, though it is not clear if this related to the house constructed for Sarah Nixon or the subject dwelling. The sports paddock allotment had previously been used for Melbourne Hunt Club meetings as well as for other athletic sports, cycling and pony races.¹³ Since the late nineteenth century Melton has been celebrated for its horse studs and training facilities and during the late twentieth century the Shire labelled itself 'Thoroughbred Country'.¹⁴

Mary Hornbuckle died four years after her husband on 17 July 1915 and the property was transferred to one of her sons Thomas Hornbuckle of 45 Fairview Avenue, Newtown (Geelong), retired farmer, and one of her daughters Mary Charlotte Knox, married woman, Melton.¹⁵ Thomas Hornbuckle had also been a local Councillor and was held in high regard by local residents for his contribution to community affairs. Thomas raised Lincoln sheep at *Croxton Park* after the death of his mother.¹⁶ In 1928, Thomas' lease of *Croxton Park* was reported to have expired and he put up for sale his 'splendid herd of Shorthorn Cattle, Pedigree [sic] horses, Plant etc.'¹⁷ The sale was reported as being successful.¹⁸

Following the death of Thomas Hornbuckle, his sister Mary Knox became the sole proprietor of the subject site in 1959. Mary Knox (née Hornbuckle) married Thomas Knox in 1920. The couple resided at *Croxton Park* where Thomas bred sheep during the 1930s and 1940s.¹⁹ When Mary Knox became the registered proprietor of the subject sit in 1959, she immediately transferred the site to Sarah Nixon's children: Mary Collins, of *Rosemont* Rockbank, George Nixon, Deer Park, and Robert Nixon, Fairfield. A few months later In November 1959, it was transferred to Russell George O'Shea, timber merchant of Clayton.²⁰

From at least the early 1940s, it appears that Sarah's son George Nixon was farming on the former 'sports paddock' when he is listed in the rate books as either an occupier or an owner.²¹ In both 1945 and 1946 George placed advertisements for the sale of various farming implements, including a Massey Harris plough.²² It is unclear if the subject house and contemporary outbuildings had been constructed by this time, though it is likely that they were erected for the Nixon family.

George O'Shea (presumably Russell George O'Shea) who owned the site in 1959, owned trotters and was also the secretary of the Metropolitan and Country Trotting Association.²³ In 1969, he was reported to have sold his brilliant trotting mare 'Tara Dream' to American interests, when she had won nine of her last 12 starts.²⁴

By 1972, a training track had been made on the corner of the Keilor-Melton Road and Ryans Lane. The cypress trees to the west of the had grown to a substantial size by this time.²⁵

In 1985, the holdings were reduced by the compulsory acquisition of some land for a roadway (4.5 hectares) by the Road Construction Authority and 17 hectares to the west near the Toolern Creek (now part of the Melton Valley Golf Club). In 1999, the remaining part (about three quarters) was transferred to Graywood Park P/L, Hawthorn East,²⁶ and was subdivided into large residential allotments.²⁷

¹² *Bacchus Marsh Express*, 12 December 1914, p2

¹³ Shire of Melton Heritage Study, Stage Two, Environmental History, 2006 p139

¹⁴ p27

¹⁵ Mary Charlotte Hornbuckle married Thomas Knox in 1920.

¹⁶ *The Bacchus Marsh Express*, 24 July 1915, p2. *Stock and Land* (Melbourne), 29 January 1915, p2

¹⁷ *Werribee Shire Banner*, 16 February 1928, p4

¹⁸ *Werribee Shire Banner*, 1 March 1928, p5

¹⁹ *The Argus*, 28 March 1934, p11 and 24 November 1943, p10

²⁰ Certificate of Title, Vol 2996/Folio 083

²¹ Shire of Melton Rate Books, 1941-42 (entry 140), 1944-45 (entry 08), 1950-51 (entry153)

²² *Weekly Times*, 11 July 1945, p32 and *Weekly Times* 14 August 1946, p39

²³ *The Age*, 25 June 1952, p8

²⁴ 'Trotter sold to American interests' *The Age*, 16 May 1969, p14. The article refers to a George O'Shea

²⁵ Aerial photograph, Melbourne 1972 (project no. 985), run 29, frame 214, April 1927, Landata

²⁶ Certificate of Title, Vol 2996/Folio 083

²⁷ Plan of Subdivision, PS438441

Thematic Context / Comparative Analysis*City of Melton Historical Themes:*

Horses Hounds and Hares

Known comparable places in the City of Melton

Historically, the buildings are of a small number of thoroughbred racehorse facilities that remain in the municipality. Other examples being:

- HO17 - Melton Park, 691-801 Bulmans Road, Toolern Vale (Place no. 008): This is the oldest thoroughbred facility in the municipality and includes a late Victorian Picturesque style, weatherboard house (1889) and weatherboard and iron stable, mature trees, underground tanks and tank stands.
- HO68 - Kippenross (Place no. 177), 429-455 Bulmans Road, Melton West. Significant fabric includes the substantial brick house constructed in 1915, an underground tank, an outbuilding and an avenue of Sugar Gums.
- Emerites Park (Formerly Stockwell Stud, Callan Park), Diggers Rest-Coimadai Road, Diggers Rest (Place no. 091). It is unclear if any early fabric remains.
- Former Melton Stud, 325 Clarkes Road, Brookfield (Place no. 183): Proposed HO as part of this study – Developed during the Federation period by E E D Clarke. Incorporates house, horse grave, stallion box and associated yard.
- Cornwell Park Stud (Place no. 18) was converted to a horse stud a few years ago.

Historically, it is one of several Interwar/mid-20th century period houses in the municipality. Most of the other houses from this time are indicative of the bungalow style with no other examples of an Old English Revival style house identified. Examples of bungalows, all weatherboard, are:

- HO72 - House, 2 Exford Road (Place no. 193): intact example c1929-30.
- HO52 – House, 932 Holden Road (Place no. 103): intact with corner verandah, 1931.
- HO64 - Plumpton Park, 412-518 Plumpton Road, Diggers Rest (Place no. 152): circa 1922, moderately intact, relatively plain example.
- HO24 – Farm complex including a weatherboard house, 1229-1279 Gisborne-Melton Road, Toolern Vale (Place no. 29): intact example, 1931.
- HO39 - House, 847-1071 Blackhill Road, Toolern Vale (Place no. 62): largely intact weatherboard house, circa 1926.
- House, McCorkells Road, Toolern Vale (Place no. 44): weatherboard house with hipped roof, appears to be an Interwar period dwelling.

Condition

Fair to good (though inspected from front boundary only)

Integrity

Largely intact

Previous Assessment

The site was first identified as being of potential heritage significance in Stage One of the *Shire of Melton Heritage Study, 2002*. It was then identified as 'Tara Stud': weatherboard house, 3 matching stables, plantings etc. and was noted to be a 'large and quite intact stud complex'.²⁸ In the final report for Stage Two, the site was included in Schedule 3A which included 'conservation desirable places'. It was one of 57 such places.

²⁸ David Moloney, *Shire of Melton Heritage Study Stage One 2002: Places of Potential Heritage Significance*, p68

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4.3 No. 239: House & Outbuildings /Tara Stud

Heritage Overlay Schedule Controls

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes
Outbuildings and/or Fences	Yes

Recommended Extent of Heritage Overlay

The proposed extent of the heritage overlay would include the house, the surrounding land (within at least 10 metres of the house), as well as two intact gable outbuildings (possibly stables), the office, the horse walker and the row of Cypress trees. Due to the larger property boundaries on which the heritage items are located, it is not necessary to include all of the relevant parcels of land (2A and 2-6 Sherwin Court, and 2 Killarney Drive).



Recommended extent of Heritage Overlay
(Source: Nearmap 21 April 2018)

No. 270: Staughton Infant Grave

Address	430-458 Exford Road, Weir Views
Significance	Local
Construction Date	1880
Period	Victorian
Date Inspected	May 2018

**Statement of Significance****What is Significant?**

The grave at 430-458 Exford Road, Weir Views, and its associated setting including the nearby copse of trees and the view to the valley of Toolern Creek to the east. The gravestone is comprised of a rectangular basalt base with a bevelled upper surface, surmounted by a remnant piece of white marble (likely to have originally been a cross) bearing a carved inscription – 'Died 11th October 1880 aged 9 months and 20 days'. The grave is almost certainly that of infant Rupert Werrabee Staughton, the fourth child of Harry Werrabee and Anna Maria Staughton who owned the Exford Estate.

How is it Significant?

The grave is of local historical, rarity and representative significance to the City of Melton.

Why is it Significant?

The grave is historically significant as one of a few, but nonetheless rare, isolated marked graves in the Municipality with its original gravestone and in its original location. It is also the only known infant grave. It has strong associations with the prominent Staughton family, and the grave site is located on land that until recently was associated with the Exford Estate. (Criteria A & B)

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4.4 No. 270: Staughton Infant Grave

The small basalt and marble gravestone is of representative significance for being a partly intact and original example. The base, a small basalt plinth, remains intact however the marble component, likely to have been a cross, has been broken. (Criterion D)

Description

The gravestone is comprised of a rectangular basalt base with a bevelled upper surface, surmounted by a remnant piece of white marble (which presumably originally took the form of a cross).

The remnant marble bears the following carved inscription – 'Died 11th October 1880 aged 9 months and 20 days'. The name of the deceased was probably inscribed on the part that is now missing.

Currently the gravestone is covered with a metal drum to protect it.

The gravestone is located in the central part of the property, set in a small group of trees towards the edge of a ploughed area. It is near the edge of the plateau where the land falls away to the Toolern Creek. The Exford homestead is to the west and the Strathulloh homestead to the east.



View looking north from Greigs Road. The grave site is indicated.



Image dated c.2002, showing the grave at that time recessed in a small timber framed area.
(Source: Shire of Melton Heritage Study, Stage 1)

History

The grave is almost certainly that of infant Rupert Werribee Staughton, who died 11 October 1880 aged 9 months and 20 days. Rupert, who was born in late December 1879, was the fourth child of Harry Werribee and Anna Maria Staughton. The grave site was part of the holdings long associated with the Exford estate. It is one of several marked (and probably also unmarked) isolated burial sites in the Municipality.

Harry Werribee Staughton was the youngest of seven children born to Simon Staughton (1797-1863) and Mary Susan (nee Dean, 1807-1893).¹ Simon and Mary, together with their eldest four children, immigrated to Victoria from England on the *Himalaya*, arriving in Port Melbourne in February 1842.² The family came from St Neot's and Great Staughton, Huntingdon County.³ Simon purchased the Exford run (then known as 'Brisbane Ranges and Exford') consisting of 60,000 acres in June 1842.⁴

¹ John F and H Peter W Staughton + Michael P Loader, *The Staughtons of Eynesbury*, 2003 pp40 + 98

² J F and H P W Staughton + M P Loader, *The Staughtons of Eynesbury*, pp40-42; 'Death of Mrs Amytage – Memories of Early Melbourne', *Argus*, 27 December 1924, p10

³ Sir Bernard Burke, *A genealogical and heraldic history of the colonial gentry*, 1891, p302 (from Ancestry.com website)

⁴ J F and H P W Staughton + M P Loader, *The Staughtons of Eynesbury*, p69

Harry Werribee Staughton was born at *Exford* in October 1848.⁵ In 1863, upon the death of his father, Harry inherited the Exford Estate which had by then been reduced to about 13,000 acres.⁶ He spent several years living in England, entering Cambridge University in 1868 and marrying Anna Maria Knight in London in 1870.⁷ In 1873 or 1874 Harry returned to Australia with Anna and their first child. Harry was twice Shire President of Melton Shire Council, in 1874-1875 and 1883-1884.⁸

Harry and Anna had seven children altogether: Florence (1873), Harold Werribee (1875), Phillip (1878), Rupert Werribee (1879), Edith Dora (1881), Lance Werribee (1884) and Reginald Werribee (1886).⁹ Harry and Anna suffered the loss of two of their children in infancy - Rupert in 1880, followed by their last child Reginald in 1887 aged 5 months and 4 days. Reginald was buried at the St Kilda cemetery (where his parents and two siblings would also later be buried).¹⁰ The other five children led long lives.

Death Registration

It was not until early 1853, with the proclamation of the *Registration (Births, Deaths and Marriages) Act*, that it was necessary to record details of a birth or death in Victoria. Subsequently these significant life events had to be registered with a local District Registrar.¹¹ Prior to this time, record keeping was incomplete and was largely reliant on the records of religious denominations however with the introduction in Britain during 1836 of legislation for civil registration of deaths, the Australian colonies gradually adopted this system.¹²

It has not been confirmed when the first registrar was appointed in the Melton District, though one was petitioned for during 1861. An early registrar was a Mr Corr, who was succeeded by Alexander Blackwood, the latter being appointed in February 1866.¹³

Infant Mortality in the 19th Century

During the late 19th century, when documentation is more reliable, the infant (less than 1 year) mortality rate was high at 100-140 per 1000 births (compared with less than 10 per 1000 in 1990).¹⁴

There were many infectious diseases causing death in mid to late 19th century Melbourne, which are no longer prevalent. Whilst this circumstance is not necessarily applicable to a rural locale, the most consistent cause were diarrhoeal diseases (dysentery and gastro-enteritis) as local environments were befouled with human and domesticated animal waste. In addition, the Australian fly was a potent vector so that diseases readily spread. Other diseases causing high mortality rates were typhoid, measles, and influenza.¹⁵

Burials in the Melton Area

Until 1861-62, there was no dedicated cemetery in the Melton area. Previously some early inhabitants were taken to Melbourne for burial and in other instances were buried in isolated graves within the municipality. An 1852 survey had not allowed for a cemetery and during the later 1850s, there was growing concern about the lack of such a facility. During August 1860, an application was made to the government and in April 1861, Simon Staughton headed a public meeting to elect Cemetery Trustees and to petition for a registry office (for birth, deaths and marriages) to be established in the district. The earliest burial date in the Melton Cemetery was 5 November 1861.¹⁶

During the 19th century, it was not uncommon for family members to be buried on rural properties.

⁵ J F and H P W Staughton + M P Loader, *The Staughtons of Eynesbury*, pp 40 + 138

⁶ J F and H P W Staughton + M P Loader, *The Staughtons of Eynesbury*, p138

⁷ Ancestry.com, London, England, Church of England Marriages and Banns, 1754-1921

⁸ J F and H P W Staughton + M P Loader, *The Staughtons of Eynesbury*, p138

⁹ J F and H P W Staughton + M P Loader, *The Staughtons of Eynesbury*, p138

¹⁰ Ancestry.com, Victoria, Australia, Cemetery Records and Headstone Transcriptions, 1844-1997

¹¹ 'History of the Registry', Births Deaths and Marriages Victoria website, <https://www.bdm.vic.gov.au/about-us/history-of-the-registry> (accessed 03.05.18)

¹² Michael de Looper, *Death registration and mortality trends in Australia 1856-1906*, PhD thesis ANU, 2014, p50

¹³ *Victoria Government Gazette*, 13 February 1866, no. 19, p.381

¹⁴ Richard Taylor, Milton Lewis & John Powles, 'The Australian mortality decline: all-cause mortality 1788-1990', *Australian and New Zealand Journal of Public Health*, 1998, vol. 22, no.1, p30 (fig.9).

¹⁵ 'Diseases and Epidemics', *The Encyclopedia of Melbourne* online, <http://www.emelbourne.net.au/biogs/EM00473b.htm> (accessed 03.05.18)

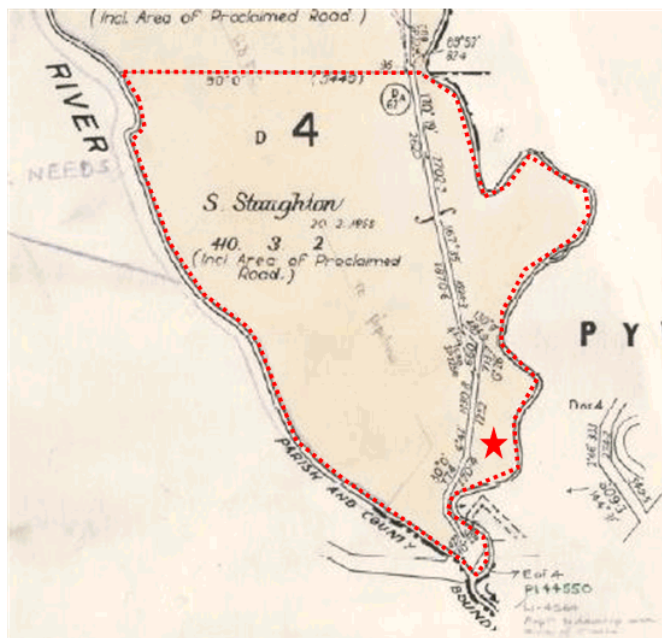
¹⁶ *Shire of Melton Heritage Study*, vol. 4, pp170-171, 174

Exford

Simon Staughton established himself in the Melton area in 1842, when he took over the squatting run known as Brisbane Ranges and Exford from Dr John Watton. He established the homestead, Exford in 1846, which remained in the Staughton family for about 80 years. The original house, to the west of the subject site overlooking the Werribee River, was constructed from pisé de terre. By the early 1860s, the Exford Estate had expanded to consist of about 70,000 acres of freehold land and Staughton had become one of the most successful squatters in the state.¹⁷

The grave site was initially part of Crown Portion D, Section 4, Parish of Djerriwarrah which was granted to Simon Staughton on 20 February 1855. The area of this allotment was 410 acres, 3 roods and 2 perches (about 166 hectares).¹⁸ Staughton also acquired other allotments in the vicinity, including in the adjoining Parish of Mooradoranook.

After Simon Staughton's death in 1863, his vast holdings were divided between his four sons, with youngest son Harry Werribee Staughton procuring Exford. The other parts became Eynesbury, Brooklyn and Staughton Vale.¹⁹



Djerriwarrah Parish Plan, D62(4). Allotment D indicated (dashed line) and approximated location of the subject site (star)
(Source: PROV)

The land remained part of the core of the Exford Estate after 1907 when extensive subdivision of the outer parts was undertaken after being purchased by the Closer Settlement Board. The board acquired 8020 acres, which it subdivided into some 48 allotments, mostly between 100 to 200 acres, though there were some larger and smaller town allotments.²⁰ By this time, the estate's population had risen to about 150 as tenanted/share farming had been taken up.²¹

¹⁷ Joan Starr, *Melton - Plains of Promise*, pp52-53

¹⁸ Parish Plan, Djerriwarrah D62(4)

¹⁹ J Starr, *Melton - Plains of Promise*, pp53, 56. The other three properties were inherited by the older sons— Simon Fredrick (Staughton Vale), Samuel Thomas (Eynesbury) and Stephen George (Brooklyn). Simon's daughters inherited some of his city properties.

²⁰ 'Exford Estate', *Weekly Times*, 23 March 1907, pp8-9

²¹ *Melbourne Leader*, 9 September 1905, p38

In July 1908, when the first Torrens title for the Exford Estate was created, the grave site remained part of the 1142 acres holdings of the estate, then owned by Harold Werribee Staughton.²² The grave site was physically separated from the Exford homestead in 1911 when the Exford Road was created.²³

The long association with the Staughton family ended in July 1928 when Exford was sold by Harry Werribee Staughton, who died shortly afterwards aged 81 in February 1930.²⁴ At this time, the Estate consisted of 1076 acres and was sold to John and Helen Sutherland, formerly of Elcho near Lara. The Sutherlands subdivided their holdings, transferring the north-eastern part to their son James McWilliam Sutherland.²⁵ The grave however remained associated with the homestead holdings of about 628 acres which were retained by John and Helen until they sold the Estate in October 1949.²⁶ In April 1950, it was transferred to Basil and Bernard Lavery.²⁷ In June 1967, Bernard Lavery and Thelma Crowley Lavery became the proprietors.²⁸

The land on the east side of Exford Road, including the grave site, was subdivided from the main homestead in 2000.²⁹

Thematic Context / Comparative Analysis

City of Melton Historical Themes:

Community – towns and people
Pastoralism

Known comparable places in the City of Melton

Historically, this is one of a few examples in the municipality of an isolated grave. Similar marked places include:

- HO45 - Sanger Grave, 1286-92 Calder Highway, Diggers Rest (Place no. 69): A rare instance of a grave testifying to fallen digger en route to the goldfields in 1854. Original headstone dates to c1856, but was relocated nearby and the current monument erected in c.1992, including the original headstone.
- HO82 - George and William Pyke tombstones at the Melton Valley Golf Course, Yuille Street, Melton (Place no. 220): Dating to 1850 and 1855, the graves relate to their pastoral station on Toolern Creek.
- HO124 – Grave, ruin & Archaeological Site, Former 'Greenhills' Pastoral Station, 36-49 O'Connell Avenue, Toolern Vale (Place no. 477): The identity of the deceased is uncertain but thought to be a young woman who died during the late 1840s or early 1850s. The grave is enclosed by a small timber picket fence.
- Graves of the Pinkerton family, Mt Cottrell Road (Place no. 291): The graves were moved about 300 metres to accommodate works of the sewerage authority.³⁰

Isolated graves, some unmarked, are known or thought to have been located at:

- HO10 - Rockbank Inn, Beattys Road (Place no. 317): Thought to be three graves on the site, through one may have been washed away.
- HO24 - Farm Complex at 1229-1279 Gisborne- Melton Road, Toolern Vale (Place no. 29): An early grave is apparently visible near the creek.
- HO110 – Kerr Farm Site, 1780-1882 Boundary Road, Mt Cottrell (Place no. 359): Two children, who probably died from diphtheria during the 1870s, are said to be buried on the property.

²² *Certificate of Title*, vol. 3271/folio 073. Part along the Werribee River in 1915 to State Rivers and Water Supply Commission.

²³ *Victoria Government Gazette*, 30 August 1911, p4427; Put-away (Parish) Plan, D62A_5, 1911

²⁴ *Werribee Shire Banner*, 13 February 1930, p6

²⁵ *Certificate of Title*, vol. 5428/folio 489. The north-eastern part of the Estate, mainly east of the Toolern Creek, consisting of nearly 456 acres.

²⁶ *Certificate of Title*, vol. 5877/folio 278; 'Exford Estate, Melton, Sold', *The Argus*, 12 October 1949, p9

²⁷ *Certificate of Title*, vol. 7570/folio 002. Area of 627 acres

²⁸ *Certificate of Title*, vol. 8687/folio 589

²⁹ Plan of Subdivision, PS422772, 3 July 2000. The grave is part of Lot 4 and Lots 1-3 relate to the property to the north at 398-428 Exford Road.

³⁰ *Shire of Melton Heritage Study*, vol. 3, p316

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4.4 No. 270: Staughton Infant Grave

Condition

Fair

Integrity

Partly intact

Previous Assessment

The site was first identified as being of potential heritage significance in Stage One of the *Shire of Melton Heritage Study, 2002*.³¹ However, in the final report for Stage Two, the site was not included in Schedule 3.

Heritage Overlay Schedule Controls

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes
Outbuildings and/or Fences	No

Extent of Heritage Overlay

The proposed extent would include the grave, including a curtilage of 5 metres, and the nearby copse of trees.



Recommended extent of Heritage Overlay
(Source: Nearmap 21 April 2018)

³¹ D Moloney, *Shire of Melton Heritage Study Stage One 2002: Places of Potential Heritage Significance*, p73

No. 271: House

Address	398-428 Exford Road, Weir Views
Significance	Local
Construction Dates	Circa 1900
Period	(Early) Federation
Date Inspected	6 February 2018

**Statement of Significance****What is Significant?**

The Federation weatherboard house at 398-428 Exford Road, Weir Views.

The weatherboard house originally had a symmetrical façade. It was later extended at the northern end in a similar manner to the original section so that the entry is located off-centre (towards the southern end). Two red brick chimneys survive to the southern elevation and the roof is clad in corrugated sheet metal. The original double hung sash windows have vertical glazing bars (that is the sashes are two-paned).

How is it Significant?

The house at 398-428 Exford Road, Weir Views is of local historical and representative significance to the City of Melton.

Why is it Significant?

The house at 398-428 Exford Road, Weir Views is historically significant for being an early weatherboard house, likely to have been constructed during the first decade of the 20th century. It is one of a few such buildings in the City which are a testament to its rural history.

The Federation period house has associations with the Exford Estate, of which it formed part until the turn of the 21st century. It was probably built for a farm manager or the like. The house faces the northern group of outbuildings to Exford Homestead (located on the opposite side of the road), including the woolshed, coach house and former blacksmith's forge and residence. Though the residence is now separated from these buildings by Exford Road, the house maintains a visual relationship with the outbuildings and was likely erected before the road was created in 1911. The Exford Estate is significant for its associations with the earliest phase of European occupation of the Port Phillip District (later Victoria). Initially occupied by Dr John Watton, a member of the Port Phillip Association, it was taken over by Simon Staughton in 1842 and was retained by the Staughton family (Harry Werribee and Harold Werribee) until the late 1920s. (Criterion A)

The house is of representative significance for being a relatively intact example of turn of the century house. It has a distinct lack of detailing, not uncommon for timber houses in a rural location. In its appearance, it is similar to the other houses built about the turn of the 20th century associated with the Closer Settlement Scheme that was undertaken on Exford holdings. (Criterion D)

Description

The timber house is located at the southern edge of a large parcel (nearly 3 ha) of farm land on the high ground near the Toolern Creek. It is set back about 35 metres from the front boundary but is widely visible as there is limited planting to its front. It is set in a wire mesh fenced enclosure with a decorative steel gate and the ground may slope towards the house from the road.

The house has a hip roof, clad in corrugated sheet metal (individual sheets are evident) and has sheet metal flashing, both painted red. The guttering is not original and has a quad profile. To the rear is a skillion section, whose roof is unpainted, and to the south side, two red brick chimneys with banding and a corbelled cap. The chimneys have been painted/covered in white wash.

The walls are clad in painted weatherboards with a squared edge (plain lapped). There are no decorative features such as a cornice or brackets suggesting the house may date to the first decade of the 20th century, though the original symmetrical format is more suggestive of a late 19th century/Victorian period date. The building has been extended to the north – a line is evident in the weatherboards of the likely original northern edge of the building – so that originally it would have had a symmetrical façade.

The openings are timber-framed with an off-centre, four panelled door and three double hung sashes. The visible sashes are two paned (have a vertical glazing bar). A vent is located above the original southern two windows.

The verandah has a hipped roof and is supported by plain timber posts with chamfered edges. It has been partly enclosed at the north end with metal sheeting. The deck may be concrete and the posts have pads, possibly also concrete. The verandah has partly collapsed at the southern end.

There is a late 20th century garage/shed to the south side. Both the roof and walls are clad in metal sheeting. Opposite the subject house is a group of Exford Homestead outbuildings. These are also widely visible from the road and include the former coach house (1856), woolshed (mid-20th century) and remnants of a stone blacksmith's forge and residence (circa 1850s).¹

History

Simon Staughton (1797-1863) and wife Mary Susan (nee Dean, 1807-1893), together with their eldest four children, immigrated to Victoria from England on the *Himalaya*, arriving in Port Melbourne in February 1842.² The family came from St Neot's and Great Staughton, Huntingdon County.³

Simon purchased the Exford run (then known as 'Brisbane Ranges and Exford') consisting of 60,000 acres in June 1842 from Dr John Watton.⁴ He established the homestead, Exford in 1846, which remained in the Staughton family for about 80 years. The original house, to the west of the subject site overlooking the Werribee River, was constructed from pisé de terre. By the early 1860s, the Exford Estate had expanded to consist of about 70,000 acres of freehold land and Staughton become one of the most successful squatters in the state.⁵

¹ Shire of Melton Heritage Study, Citation no. 269, Exford Homestead

² 'Death of Mrs Armytage – Memories of Early Melbourne', *Argus*, 27 December 1924, p10

³ Sir Bernard Burke, *A genealogical and heraldic history of the colonial gentry*, 1891, p302 (from Ancestry.com website)

⁴ J F and H P W Staughton + M P Loader, *The Staughtons of Eynesbury*, p69

⁵ Joan Starr, *Melton - Plains of Promise*, Melton 1985, pp52-53

The subject site was part of Crown Portion D, Section 4, Parish of Djerrivarrah which was granted to Simon Staughton on 20 February 1855. The area of this allotment was 410 acres, 3 roads and 2 perches (about 166 hectares).⁶ Staughton also acquired other allotments in the vicinity, including in the adjoining Parish of Mooradoranook.

After Simon Staughton's death in 1863, his vast holdings were divided between his four sons, with youngest son Harry Werribee Staughton procuring Exford. The other parts became Eynesbury, Brooklyn and Staughton Vale.⁷



Djerrivarrah Parish Plan, D62(4). Allotment D indicated (dashed line) and approximated location of the subject site (star)
(Source: PROV)

The land remained part of the core of the Exford Estate after 1907 when extensive subdivision of the outer parts was undertaken after being purchased by the Closer Settlement Board. The board acquired 8020 acres, which it subdivided into some 48 allotments, mostly between 100 to 200 acres, though there were some larger and smaller town allotments.⁸ By this time, the estate's population had risen to about 150 as tenanted/share farming had been taken up.⁹ It is likely that the timber house was built about this time.

In July 1908, when the first Torrens title for the Exford Estate was created, the subject site remained part of the 1142 acres holdings of the estate, then owned by Harold Werribee Staughton (son of Harry).¹⁰ A few years later, in 1911, the Exford Road was created.¹¹

⁶ Parish Plan, Djerrivarrah D62(4)

⁷ J Starr, *Melton - Plains of Promise*, pp53, 56. The other three properties were inherited by the older sons— Simon Fredrick (Staughton Vale), Samuel Thomas (Eynesbury) and Stephen George (Brooklyn). Simon's daughters inherited some of his city properties.

⁸ 'Exford Estate', *Weekly Times*, 23 March 1907, pp8-9

⁹ *Melbourne Leader*, 9 September 1905, p38

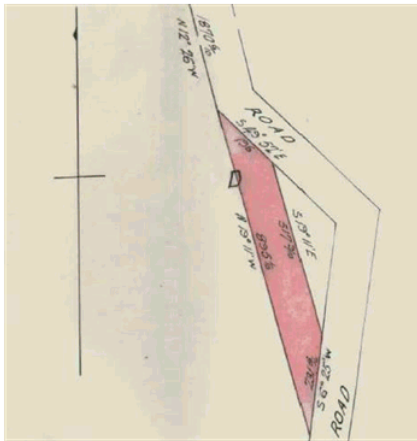
¹⁰ *Certificate of Title*, vol. 3271/folio 073. Part along the Werribee River in 1915 to State Rivers and Water Supply Commission.

¹¹ *Victoria Government Gazette*, 30 August 1911, p4427; Put-away (Parish) Plan, D62A_5, 1911

The road is approximately located between the former blacksmith forge and residence, part of the northern group of Exford's outbuildings (east of the coach house and woolshed/barn) suggesting that the subject house probably had been erected by that time. Initially there was a more pronounced bend in the road at this location such that the road would have passed closer to the front of the house. A 1916 plan depicts a building in about the current location, though slightly south, with no other building nearby on the east side of Exford Road.¹²

In a sale notice for the Exford Estate in August 1927, the extensive group of outbuildings included two cottages, each of 5 rooms, one of which may relate to the subject building.¹³ The long association with the Staughton family ended in July 1928 when Exford was sold by Harold Werribee, who died shortly afterwards aged 81 in February 1930.¹⁴ At this time, the Estate consisted of 1076 acres and was sold to John and Helen Sutherland, formerly of Elcho near Lara. The Sutherlands subdivided their holdings in January 1934, transferring the north-eastern part to their son James McWilliam Sutherland.¹⁵ The subject house remained part of the central holdings of about 628 acres.

In late 1929, the location of the roadway in front of the house was slightly altered so that the original bend in the road was removed and the area in front of the house was increased.¹⁶ On a 1938 plan, the house appears in the existing location.¹⁷



Drawing showing changes to road in front of the subject house undertaken in 1929
(Source: *Certificate of Title*, vol. 5612/folio 326)

It is not certain when the house was extended to the north end but possibly during the mid-20th century. The house is evident in a 1948 aerial photograph, possibly at its current length.¹⁸

¹² Commonwealth Section, Imperial General Staff, 'Victoria, Sunbury' [cartographic material], 1916

¹³ 'Exford Estate', *Sydney Mail*, 31 August 1927, p36

¹⁴ *Werribee Shire Banner*, 13 February 1930, p6

¹⁵ Certificate of Title, vol. 5428/folio 489. The north-eastern part of the Estate, mainly east of the Toolern Creek, consisting of nearly 456 acres.

¹⁶ Certificate of Title, vol. 5612/folio 326 (28.11.1929) and vol. 5628/folio 464 (30.12.1929)

¹⁷ Australian Section, Imperial General Staff, 'Victoria, Sunbury' [cartographic material], 1938.

¹⁸ Sunbury (838C3), land.vic.gov.au

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4.4 No. 271: House



House indicated
Sunbury 838C3, 1948
(Source: Landata)

John and Helen Sutherland sold the Exford Estate in October 1949,¹⁹ and six months later during April 1950, it was formally transferred to Basil and Bernard Lavery.²⁰ In June 1967, Bernard Lavery and Thelma Crowley Lavery became the proprietors.²¹

The land on the east side of the Exford Road was subdivided from the main homestead in 2000.²² The house was marked as 'formerly part of Exford' on a drawing in 2002.²³

Thematic Context/Comparative Analysis

City of Melton Historical Themes:

Community – towns and people
Pastoralism

Known comparable places in the City of Melton

Historically, this is one of a few late 19th/early 20th century houses remaining in the municipality. Similar places include:

- HO55 – House, 974-1048 Melton Highway, Plumpton: Circa 1906-07, weatherboard house associated with the Closer Settlement Scheme of the Overnewton subdivision.
- HO73 - House, 54-56 Exford Road (Place no. 195): A circa 1910 weatherboard house, predominantly intact, asymmetric form.
- HO101 - House, 865 Exford Road (Place no. 276): A circa 1907, relocated 1910 weatherboard house, mostly intact, asymmetric form. It is associated with the Closer Settlement Scheme subdivision of the Exford estate.
- HO102 - House 'Glengallan', 77-207 Greigs Road East, Mt Cottrell (Place no. 282); A circa 1917 weatherboard house, predominantly intact, symmetric façade, more elaborate with a return verandah.
- HO 122 – House, 2341-2421 Western Highway, Rockbank (Place no. 462): Constructed 1898, it has a symmetrical façade with hipped roof and timber verandah.

Condition

Poor to fair (though inspected from boundary only).

Integrity

Largely intact, though has been extended to the north.

¹⁹ Certificate of Title, vol. 5877/folio 278; 'Exford Estate, Melton, Sold', *The Argus*, 12 October 1949, p9

²⁰ Certificate of Title, vol. 7570/folio 002. Area of 627 acres

²¹ Certificate of Title, vol. 8687/folio 589

²² Plan of Subdivision, PS422772, 3 July 2000. The house being on lot 3 but the property also includes lots 1 + 2 to the north.

²³ Bryce Raworth, 'Exford Homestead - Conservation Management Plan', [draft] 2002, p18 (map)

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4.4 No. 271: House

Previous Assessment

The site was first identified as being of potential heritage significance in Stage One of the *Shire of Melton Heritage Study, 2002*.²⁴ In the final report for Stage Two, the site was included in Schedule 3A as a 'conservation desirable place'. It was one of 57 such places.

Heritage Overlay Schedule Controls

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or Fences	No

Extent of Heritage Overlay

The proposed extent of the heritage overlay would include the house with and curtilage of 10 metres and would extend to the front boundary so as to maintain the visual relationship with the northern group of outbuildings to the Exford Homestead site.



Recommended extent of Heritage Overlay
(Source: Nearmap 21 April 2018)

²⁴ D Moloney, *Shire of Melton Heritage Study Stage One 2002: Places of Potential Heritage Significance*, p73

No. 312: Water Reserve, Beattys Road

Address	701A Beattys Road, Aintree (Crown Allotment 1 of 3; SPI: 8A~18\PP2927)
Significance	Local
Construction Dates	Temporarily reserved 1876
Period	Victorian
Date Inspected	6 February 2018

**Statement of Significance****What is Significant?**

The water reserve (land) adjoining the east side of Kororoit Creek, north of Beattys Road and including the dry stone wall on the north-eastern side. The reserve (landscape) is located at the important Beattys Road crossing of Kororoit Creek.

The relatively flat parcel of land is located close to the ruins of the former Rockbank Inn and has a rural context. Temporarily reserved in 1876, the site remains undeveloped and includes a small number of trees. It has an approximate area of 7 hectares.

How is it Significant?

The Beattys Road water reserve is of local historical significance to the City of Melton.

Why is it Significant?

Historically the Beattys Road water reserve is significant as a place that was set aside when the Village Reserve adjoining Kororoit Creek was subdivided into smaller lots during the 1870s. It is historically associated with both Beattys Road, which was once part of an early route used by diggers travelling between Melbourne and Ballarat, and the nearby Rockbank Inn, which accommodated some of these travellers.

More broadly, land for water reserves was set aside across the dry plains of the Melton area to support both smaller local farmers and travellers with stock by providing access to watercourses which had otherwise been largely restricted though private

ownership. The reserve on Beattys Road is one of only a few identified rural water reserves that remain in the City of Melton. These water reserves were an important local resource in the 19th and early 20th centuries. The drystone wall located on the north-east side of the reserve also reflects the early practices of private landowners on Melbourne's western plains. (Criterion A)

Description

The former Beattys Road water reserve consists of about 20 acres of undeveloped land located adjacent to Kororoit Creek and situated in the locality which had been known as Rockbank. The reserve is located to the north of Beattys Road, though originally consisted of two separate portions of land, with an additional 10 acres located to the south of the road. The reserve is located close to the ruins of the former Rockbank Inn which remain on a small rise to the south of Beattys Road on the eastern bank of Kororoit Creek.

The water reserve is relatively flat, being part of the wider flat plains through which Kororoit Creek has cut. A drystone wall extends along the north-eastern side of the reserve, separating it from the adjoining properties. There are now numerous shrubs and trees in close proximity to this wall.



Beattys Road water reserve looking north-east from Beattys Road. The dry stone wall is indicated

Adjacent to the water reserve, the banks of the creek are a couple of metres high. A smaller tributary is located to the east of Kororoit Creek and connects with the later south of Beattys Road (in what was the southern part of the water reserve). Between these two waterways, the land is a low lying, forming a shallow basin that appears to be frequently covered with water.

There are only few trees to the water reserve, most of which are smaller types located close to the creek including a few young Eucalypts and other species located high on the banks. Much of the riverbed is covered in reeds whilst there are a variety of grasses to the higher land. A dilapidated timber bridge spans the creek just to the north of the current Beattys Road crossing which now consists of a concrete culvert.

History

Contextual History

In 1853, 640 acres of land in the Rockbank area was purchased by William Cross Yuille by Pre-emptive Right, though he had leased the land prior to this. It is thought that the road now known as Beattys Road originated to provide access to the pastoral homestation of W C Yuille, who resided on the site which later became the Rockbank Inn (sometimes referred to as the Rockbank Hotel) and is located just to the south of where the road now crosses Kororoit Creek.¹

By the early 1850s, the road passing the Rockbank Inn was known as the Ballarat Road. At this time, the route was considered to have an easier gradient than the ford located on what is now the Melton Highway, though the former did pass through swampy terrain.² The Ballarat Road was used by diggers on their way to the goldfields from Melbourne with the Rockbank Inn, serving the passing trade.³ By 1856, a crossing had been constructed over Kororoit Creek at Rockbank. At this time, all of section 18

¹ Shire of Melton Heritage Study, Stage Two, 2006, Environmental History, David Moloney, p105

² Shire of Melton Heritage Study, Citation no. 341, Old Rockbank Middle Road

³ *Argus*, 22 September 1853, p3

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4.6 No. 312: Water Reserve, Beattys Road

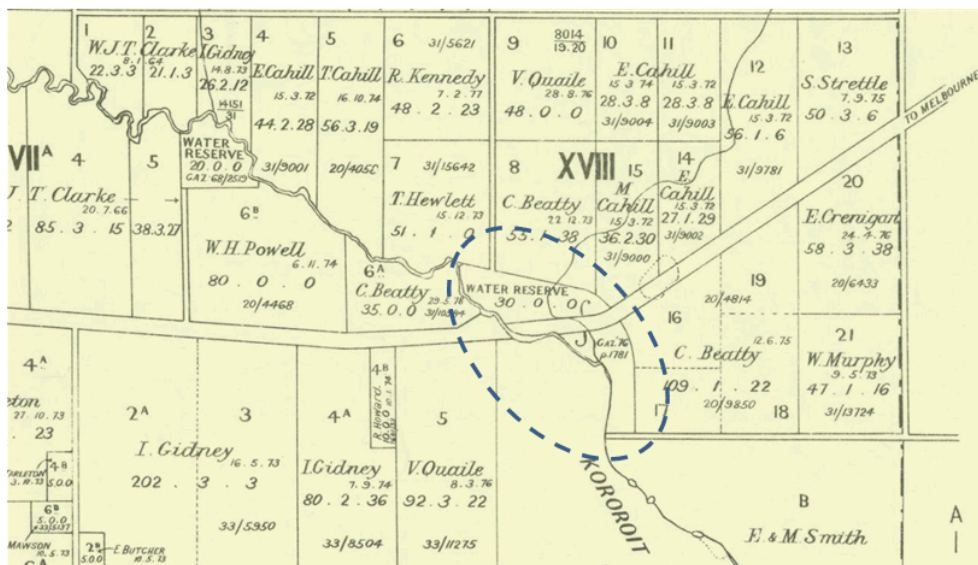
(excluding lot B, south of Taylors Road) appears to have been set aside as a Village Reserve.⁴ By the 1870s however, this land, had been subdivided into 15 lots of between 21 and 57 acres with an additional allotment for the water reserve set aside. Land for the reserve consisted of all of allotment 8A, section 18 in the Parish of Kororoit.⁵

From the time of the early Crown subdivisions there were gazetted water reserves in the Municipality, with many located on Kororoit Creek and most being located at road crossing points, though some were also located at the end of a right-of-way. These reserves were set aside to provide both a means of access to water for small farmers on the dry plains and for travelling livestock as they passed along the roads to the Melbourne markets.⁶

As pastoral activities expanded in the shire during the mid-late 19th century, fences, including dry stone walls, were erected to control the movement of stock. During the mid-late 1850s and through the early 1860s, the availability of cheap labour combined with the abundance of stone and the need to clear the land of rocks, meant the construction of dry stone walls was competitive with the erection of other types of fences. This led to many dry stone walls being erected on Melbourne’s western plains and in the Melton area.⁷

Place History

In June 1876, a request was made for Council ‘take steps for the permanent reservation of land near Rockbank, as the residents had just successfully opposed the application of Charles Beatty to have the same alienated’.⁸ In that year, on 25 September, the land was temporarily reserved by the Crown from sale, leasing and licensing as a site for affording access to water. To be used for ‘watering purposes’ the 30 acre reserve consisted of two portions of land, both located on the east side of Kororoit Creek with 20 acres located on north side of Beattys Road and 10 acres on the south side.⁹



Part of plan of Parish of Kororoit, County of Bourke (Department of Lands, 1916)
The water reserve is indicated
(Source: State Library of Victoria)

4 Geological Survey, Parts of parishes Kororoit, Maribymong, Derrimut and Jorok, surveyed 1856 by C G H Aplin, State Library Victoria
5 Parish Plan, Kororoit K74(4)
6 Shire of Melton Heritage Study, Environmental History, p163
7 Jim Holdsworth et al, Shire of Melton Dry Stone Walls Study, 2011, Volume 1, pp16-17
8 Bacchus Marsh Express, 10 June 1876, p4
9 Victoria Government Gazette, no. 69, p1781, 29 September 1876

In the following decades, various individuals attempted to acquire or lease the reserve. One such application was made in 1890 to lease the reserve for grazing purposes, though was rejected by the Council (then Braybrook Shire Council).¹⁰ Another request was made nine years later for using a 20 acre water reserve on Kororoit Creek. Some explanation was given by the Council when refusing this request.

Council objects to any water reserves being let, as such letting causes a deal of annoyance to the ratepayers and travelling public, which cannot be compensated by the small rental which they would fetch.¹¹

By January 1903 however, it was noted that the water reserve at Rockbank was leased to a Mr Doyle who claimed to have kept the reserve open to all. At this time, his term of lease was close to expiring with several other landowners in the area eager to take possession of the reserve at this time.¹² Two months later, a deputation from the Braybrook Council requested that the Council be given control of a 20 acre reserve at Rockbank so that they could open it for ratepayers and the general public. It was noted that although the government road ran through the reserve, the lessee had blocked the roadway with a chained gate, forcing those who lived in the vicinity to travel three miles further to get to the Rockbank railway station. In response, it was said that no fresh lease would be issued when the existing expired and that the reserve would be reopened for the public.¹³ An article in 1917 however, suggests the 'Beaty's Reserve, Rockbank' was again to be leased.¹⁴

A notice that the temporary water reserve was to be revoked was published in the *Victoria Government Gazette* on 29 May 1957.¹⁵

Thematic Context/Comparative Analysis

City of Melton Historical Themes:

Water
Farming

Known comparable places in the City of Melton

Historically, this is one of a few remaining water reserves that were once common throughout the Municipality. Similar places include:

- HO104 Moloney's Farm Site and water reserve (Place no. 292), 1884-1908 Mt Cottrell Road and land adjacent to the Werribee River.
- O'Neill's Water Reserve (Place no. 398), Water Reserve Road, Kororoit Creek. Said to include the creek flat, redgums and Sheehans ford.
- Water Reserve, Kororoit Creek (Place no. 397), Leakes Road, east side, south of Kororoit Creek.

Condition

Infested with weeds

Integrity

N/A

Previous Assessment

The site was first identified as being of potential heritage significance in Stage One of the *Shire of Melton Heritage Study, 2002*. The water reserve was noted as being 'much degraded by raising of water table in past few decades generating salt resistant reeds'.¹⁶ In the final report for Stage Two, the site was included in Schedule 3A as a 'conservation desirable place'. It was one of 57 such places.

¹⁰ *Independent (Footscray)*, 6 September 1890, p3

¹¹ *Bacchus Marsh Express*, 11 February 1899, p3

¹² *Independent (Footscray)*, 17 January 1903

¹³ 'Water Reserve at Rockbank' *Independent (Footscray)*, 14 March 1903, p2

¹⁴ *Bacchus Marsh Express*, 6 October 1917, p3

¹⁵ *Victoria Gazette*, no.180, 29 May 1957, p1783

¹⁶ David Moloney, *Shire of Melton Heritage Study Stage One 2002: Places of Potential Heritage Significance*, p81

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4.6 No. 312: Water Reserve, Beattys Road

Heritage Overlay Schedule Controls

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or Fences	Yes, dry stone wall located on the north-east side of the reserve

Recommended Extent of Heritage Overlay

The recommended extent of the heritage overlay includes the original northern portion of the reserve - that is, the east part of the parcel of land defined as allotment 8A, section 18, in the Parish of Kororoit. It excludes an additional part of land in the said parcel to the west of Kororoit Creek.



Recommended extent of Heritage Overlay
(Source: Nearmap 21 April 2018)

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4.7 No. 316: Former Fulham Park

No. 316: Former Fulham Park

Address	1267-1289 Beattys Road, Grangefields
Significance	Local
Construction Dates	Circa late-1860s
Period	Victorian
Date Inspected	6 February 2018

**Statement of Significance****What is Significant?**

The remnants of the Victorian stone cottage at the former Fulham Park and the nearby riveted vessels (movable elements). The modest, circa 1860s cottage has a symmetrical format and retains an early chimney to each side.

How is it Significant?

The remnants of the cottage and the nearby vessels are of local historical and representative significance to the City of Melton.

Why is it Significant?

Historically, the remains of the cottage are significant as a relic of early settlement in the Melton area and was likely constructed during the selection era of the 1860s when a number of small farmers settled in the Rockbank district. The site is also significant for its association with the operations of the Cockbill family who established a successful pig and poultry stud at Rockbank during the early 20th century and also operated a knackery. The riveted vessels located to the south-east of the cottage are likely some of the only fabric that remains from the industrial activities of the Cockbill Brothers who operated in the area for almost 50 years.

Having been partly damaged by the devastating 1965 Toolern Vale fire, the ruin is also a testament to the destructive fires which destroyed many buildings in the municipality. (Criterion A)

The circa late-1860s cottage is a representative example of a Selection era dwelling, of which few survive in the Melton area. Although now ruinous, the remains of the basalt building are typical of small farm cottages constructed in the western volcanic plains in that era. Typical characteristics include the modest size, symmetrical composition with central doorway and the use of undressed basalt. (Criterion D)

Description

Remains of the former Fulham Park consists of a modest basalt cottage located close to Beattys Road and two riveted vessels located to the south-east of the cottage which are associated with the early to mid- 20th century farming and industrial activities of the Cockbill family.

The site has an open-rural setting, though the cottage is set back from the Beattys Road boundary by only about 8 metres. The basalt cottage is symmetrical to the front with central doorway and window opening to each side. The building now has a flat metal roof with a band of modern brickwork laid in stretcher bond to the upper part of the front wall (possibly to create a fall for the roof). A 1965 photograph of the cottage following fire suggests that it may have originally had a transverse gable roof.

Stonework is a mix of regular coursed (likely original) and random coursed (probably later alterations) types. Some sections of wall, including the upper part of the west wall, appear to have been rebuilt, possibly following the 1965 fire. All basalt is undressed and that to the west side has tooled lines to the larger mortar joints.

There is an early chimney to each side of the cottage, a regular brick one to the west and a wide basalt type to the east with brick stack (the top of which has been removed). The curved profile of that to the east suggests that it may have been used as an oven, though typically kitchens were not part of the main house.

The openings and adjacent stonework/brickwork have been partly altered, possibly due to earlier collapse. The front door opening has a brick segmental arch with brick extending partway down one side. Both these bricks and those to the west chimney are varied in colour and appear to be a later type. All early joinery has been lost and the two window openings to the front as well as that to the east have timber lintels. Early metal vents remain to the front and east side. There is a large crack to both the west wall and the basalt chimney.

To the south-east of the cottage, a pair of tall vessels constructed of riveted steel remain. These vessels are each supported on four metal legs and are likely associated with the processing/manufacture of stock feed at Cockbill's Fulham Park. Closer to the cottage (also to the south-east) another early item of machinery remains and is possibly an oil pump located above a well. Whilst this was only assessed from the road, a well is known to have been located to the east of the house when Cockbill established his poultry farm at the site. Also visible from the road, are large heaps of basalt.



North-east corner of cottage



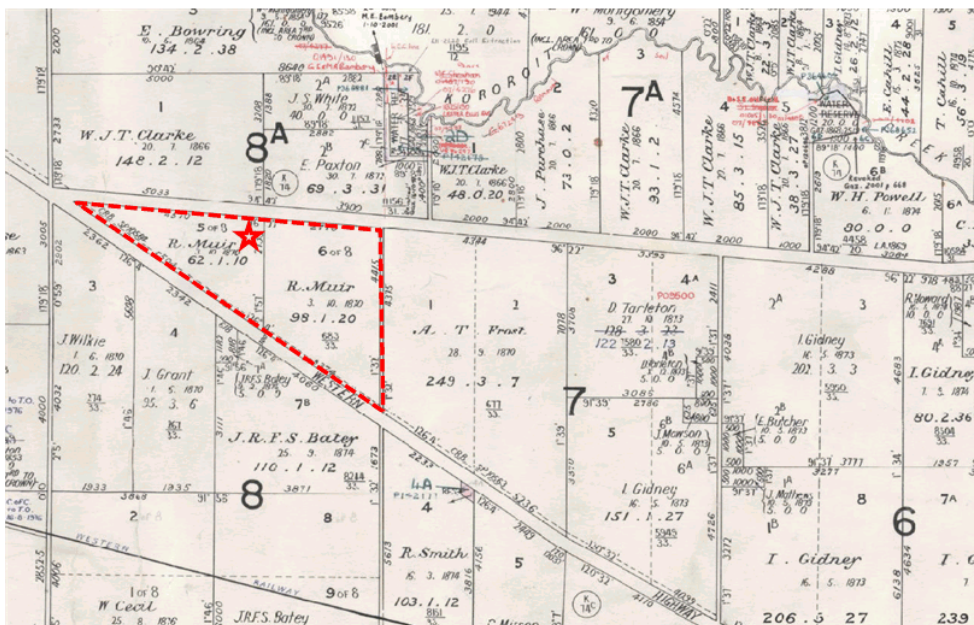
Riveted steel vessels (left) and other machinery located to the south-east of the cottage

City of Melton Heritage Assessments Project 2018

4.7 No. 316: Former Fulham Park

History

The subject site was part of allotment 5 of Section 8, Parish of Koroit which was granted, along with the adjoining allotment to the east (no.6), to R Muir on 3 October 1870. The combined size of these lots was about 160 acres (about 65 hectares).¹ Muir had leased the site from April 1867 and by August 1869 had made substantial and permanent improvements in accordance with the Land Act of 1869.² Under this Act, a person holding a lease could purchase the land if they had occupied an allotment for three years and had fenced and cultivated that land as well as made substantial and permanent improvements to the value of one pound per acre.³ It is possible that the extant basalt cottage was erected for Robert Muir by this time.



Parish Plan, K74 (4). Allotments 5 and 6 are indicated (red line) as is the approximate location of the subject building (red star) (Source: PROV)

In the same month that Muir was granted the land, it was transferred to James Ross who sold it the following year to William John Turner Clarke.⁴ Clarke had previously acquired vast areas of land in the Sunbury and Melton areas and his already large fortune grew considerably as demand for food and supplies increased during the Gold Rush. Following Clarke's death in 1874, his Victorian properties, worth about £1,500,000, were transferred to his eldest son William John Clarke. After the death of William John, his estate was distributed among his wife and 10 children.⁵ The large Rockbank Estate, of which the subject site was part, was given to his son Rupert. The Rockbank Estate was reported to have an area of about 54,000 and extended south-westerly from Sir Rupert Clarke's estate at Sunbury to within a few miles of Footscray and the Werribee district.⁶

1 Parish Plan, K74 (4), Parish Plan Schedule 2972, p2
 2 Land Selection File, Section 33, Land Act 1869, PROV, VPRS 629/P0/Unit 4, item 683
 3 *The Land Act, 1869*, Victoria. Substantial and permanent improvements included dams, wells, cultivation, fencing, clearing, or draining of an allotment and the erecting of a habitable dwelling or farm or other buildings.
 4 Certificate of Title, Volume 401, Folio 123
 5 *Australian Dictionary of Biography* (online database), entries for William John Clarke and Sir Rupert Clarke, accessed March 2018.
 6 *Weekly Times* (Melbourne), 21 August 1897, p2

In 1902, a 'second subdivisional sale of the Rockbank Estate', consisting of 2458 acres divided into 10 farms, was advertised for sale. Lot 8 of this sale was described as.

Lot 8 contains 160 acres. This block has a double frontage to main roads, and has a comfortable cottage and outbuildings. This lot is under lease to Mr Toohey until 1st January, 1904.⁷

This lot was sold to John Cockbill, Melbourne at £7 5 per acre,⁸ and was the same parcel granted to Muir in 1870, consisting of both allotments 5 and 6 of Section 8.

By 1917, Messrs. Cockbill Bros had established a poultry farm, known as Fulham Park, on the site. Improvements that had been made since the property was purchased from Clarke were reported to have included the planting of 3000 trees for shelter purposes and the grading of land to allow for the planting of lucerne which provided green food for the poultry and was irrigated by an 80 foot well. Poultry sheds to the design of Mr A. Hart, the Government Poultry Expert were erected on the site for 700 laying birds (white leghorns). On another part of the farm 500 pigs were kept in three large sheds as a well as a barn that was said to be 'stocked to the roof with grain'. Also on the property was a steam boiler for steaming barley, a corn crusher and other machines for providing food for the fowls. Additionally, there were stables for 18 working horses and a half-mile trotting track laid down on the farm. At the time, it was reported that 'old stone walls' remained at the site.⁹

By 1918, there were reported to be about 3000 White Leghorns, 1000 of them breeding birds. To foster egg production, the owners had begun experimenting in the manufacture of concentrated meat meal made entirely of animal matter. Following tests on their own poultry, the proprietors also manufactured the product for other poultry farmers in Victoria and interstate.¹⁰ Such products, including bonemeal, were also manufactured by Cockbill's as a supplement for cattle and pigs and blood and bone manure made for fertilising crops.¹¹

In 1919, William Cockbill was registered as a joint proprietor of the subject site and became the sole proprietor in 1944 following the death of his brother John Cockbill.¹² At this time, the family also owned at least 100 head of Ayrshire cattle,¹³ and by the mid-1940s Mr W Cockbill had also established a pig stud at Rockbank which was managed by Mr E Andrea. Stock for the stud was imported from Britain and was also obtained from well-known Victorian studs.¹⁴

William Cockbill died in March 1965,¹⁵ only a few days before Fulham Park was destroyed by fire. The fire burned across the Toolern Vale, Melton and Rockbank area in March 1965 and destroyed 18 houses, a general store and hall when it swept across the flat farming land fanned by strong, hot north-westerly winds. In a newspaper article describing the fire, the subject site was described as Cockbill's knackery and it was noted that both the knackery and the houses attached to it were destroyed by the fire. It was also noted that 'hundreds of poultry were burned in the fires, but pigs and horses at a knackery on the Western Highway [...] were saved'.¹⁶

⁷ *The Argus*, 25 October 1902, p3

⁸ *The Age*, 8 November 1902, p13. Allotments 5 and 6 of Section 8 were registered in the name of John Cockbill, bone dust manufacturer in February 1903.

⁹ 'Fulham Park Poultry Farm, Rockbank', *Melton Express*, 29 September 1917, p3

¹⁰ 'Fulham Park Farm' *Weekly Times* (Melbourne), 1 June 1918, p51

¹¹ *Frankston and Somerville Standard*, 28 March 1923, p6 and *Weekly Times* (Melbourne), 14 December 1940, p10

¹² Certificate of Title, Vol 2919 Folio 747

¹³ *The Argus*, 15 February 1947, p23

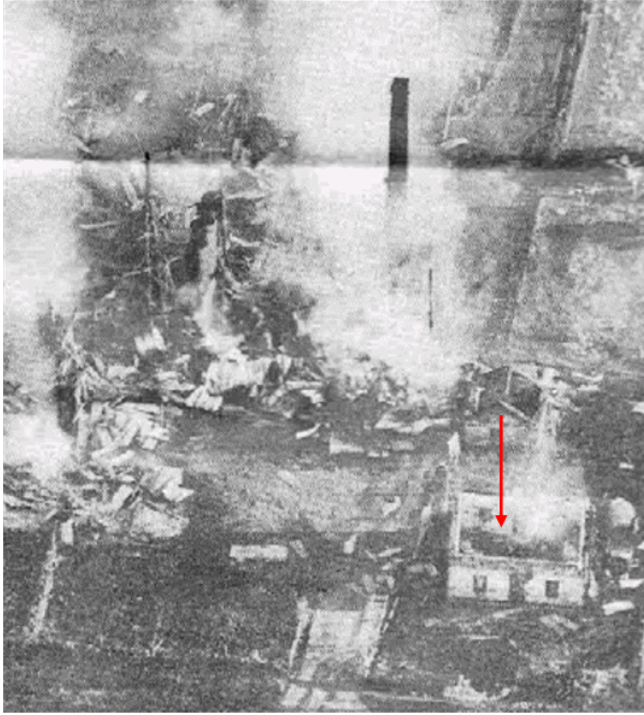
¹⁴ 'Imported pigs are doing well at Rockbank', *Weekly Times*, 17 December 1947, p15

¹⁵ Certificate of Title, Vol 2919 Folio 747

¹⁶ *The Sun* (Melbourne), 12 March 1965, p2

City of Melton Heritage Assessments Project 2018

4.7 No. 316: Former Fulham Park



Two columns of smoke – the only remains of a pig slaughterhouse on the Western Highway near Rockbank after the Toolern Vale fire swept through the area. The pigs were rescued from the inferno. The remaining basalt building is indicated
(Source: *The Sun*, 12th March 1965, p29)

Eleven years after the fire, the site was transferred to Frederick Rowe and Ben Ami Frenkel. The site was subdivided into 5 smaller lots in 1984 by Ben Ami Frenkel and Phillip Samuel Benjamin.¹⁷

Thematic Context / Comparative Analysis

City of Melton Historical Themes:

Pastoralism
Farming
Industry

Known comparable places in the City of Melton

Historically, this is one of a small number of modest nineteenth century cottages remaining in the municipality. Similar places include:

- HO29 - Former 'Yangardook' Cottage, 575-685 Gisborne Melton Road (Place no. 037): Circa 1860s basalt cottage restored in the 1970s.
- HO38 - Stone Cottage, 189-193 Blackhill Road, Toolern Vale (Place no. 61): Basalt cottage which had been constructed by the late 1860s and restored during the late 20th century.
- HO61 - Basalt Cottage, 2-88 Mt Cottrell Road, Melton (Place no. 144): Late 1860s house with associated dry stone walls.

¹⁷ Certificate of Title, Vol 9436 Folio 964

City of Melton Heritage Assessments Project 2018

4.7 No. 316: Former Fulham Park

- HO83 - 'Raglan's Cottage', 237 High Street, Melton (Place no. 221): an altered basalt and brick cottage formerly associated with the Raglan Hotel.
- HO113 - 'Payne's Cottage', 638-688 Greigs Road East, Rockbank (Place no. 373): circa 1860 basalt cottage, partly intact.

Located close to the subject site, at 107-121 Water Reserve Road (HO119, Place no. 457), was the Chickadee Egg and Poultry Farm, and chicken hatchery.

Condition

Poor – ruinous, cracking evident to basalt walls. Original roof and joinery missing.

Integrity

Much altered.

Previous Assessment

The site was first identified as being of potential heritage significance in Stage One of the *Shire of Melton Heritage Study, 2002*. It was then identified as 'Fulham Park' (former): bluestone cottage, two vertical metal boilers.¹⁸ In the final report for Stage Two, the site was included in Schedule 3A as a 'conservation desirable places'. It was one of 57 such places.

Heritage Overlay Schedule Controls

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or Fences	No

¹⁸ David Moloney, *Shire of Melton Heritage Study Stage One 2002: Places of Potential Heritage Significance*, p82

City of Melton Heritage Assessments Project 2018

4.7 No. 316: Former Fulham Park

Recommended extent of overlay

The proposed extent of the heritage overlay would include the cottage and the surrounding land (within at least 10 metres of the cottage). It would also include the two riveted vessels (movable items) which could be relocated closer to the cottage if desired.



Recommended extent of Heritage Overlay
(Source: Planning Maps Online)

No. 318: Beattys Bridge

Address	Beattys Road, crossing of Kororoit Creek, Aintree
Significance	Local
Construction Dates	1891, 1917, circa 1930s
Period	-
Date Inspected	6 February 2018

**Statement of Significance****What is Significant?**

The remains of the timber bridge known as Beattys Bridge which crosses Kororoit Creek and the stone cobbles located to the west of the bridge. The 3-span bridge has unhewn piles, stringers and corbels with large sawn cross beams and remnants of a circa 1930s longitudinal deck.

How is it Significant?

The remains of Beattys Bridge and the nearby stone cobbles are of local historical significance to the City of Melton.

Why is it Significant?

Historically, the Beattys Bridge ruins are significant as the remains of a timber vehicular bridge from the late 19th/early 20th century, of which only a few remain in the City of Melton. Beattys Road had been part of a major route from Melbourne to Ballarat. The crossing of the road over Kororoit Creek has associations with both the nearby water reserve and the Rockbank Inn which began as an early 1850s goldrush wayside inn and was later used by the Beatty family as a residence for about 90 years. The cobblestone road pavement is also associated with this important crossing. (Criterion A)

As one of only a few extant timber bridges in Melton, the remnants of Beattys Bridge have the potential to yield information that could contribute to an understanding of how the construction of timber vehicular bridges evolved from the 1890s, when part of the extant bridge was probably constructed, through to circa 1930s when the superstructure of the bridge was likely changed.

The cobbles located to the west of the bridge are one of only a few knapped or cobbled basalt roads that survive in the City of Melton. These roads, which were constructed in the late 19th and early 20th centuries, have the potential to yield information about early road construction in Victoria. (Criterion C)

The remnant structure of Beattys Bridge is of representative significance as a timber bridge with a longitudinal deck that became a standard type constructed by the Country Roads Board and municipal councils post-1930. The use of round, unhewn log stringers and corbels was common for road bridges that were constructed both during and after the 1890s depression. (Criterion D)

Description

The remains of Beattys Bridge are located north of the current alignment of Beattys Road where it crosses Kororoit Creek. The bridge was inspected from both the road and the adjacent Beattys Road water reserve. It is situated close to the former Rockbank Inn, which is located to the south of the Beattys Road.

The 3 span timber road bridge extends about 21 metres across the creek and its deck is approximately 5 metres wide. The bridge is in poor condition and it appears that some sections have suffered fire damage. Many timber members are now missing including much of the deck and the full extent of the railings.

There are two timber piers supporting the bridge each consisting of four unhewn piles with sawn, transverse cross bracing. Between these piers, and the abutments to each bank, are unhewn stringers. These sit directly on the crossheads to both the abutments and the eastern pier. In contrast, the western pier also includes corbels suggesting that this section of the bridge has been added or altered at a later date. The cross bracing to the eastern pier is also different as unlike the others, the piles have not been notched to accommodate the bracing.

Large sawn cross beams are fixed on top of the stringers and remnants of the longitudinal timber deck and timber kerb remain. This arrangement combined with the use of round log stringers and corbels, is consistent with the bridges constructed by the Country Roads Board and municipal councils from 1930 to provide a smoother ride for motor vehicles.¹ All timber members are fixed with long metal bolts.

The abutments to west bank consist of timber piles and horizontal timber planks that retain volcanic rock. The bracing to these piles is now missing though their former location is evident. Concrete abutments are also located at either end of the bridge, higher on the bank than the early timber types, and likely relate to a later phase of alterations/repairs.

To the west of the bridge, remnants of stone cobbles are evident on the current alignment of Beattys Road where the gravel topping to the roadway has been worn/washed away. It is likely, that more of this stone is concealed nearby under the gravel finish.



View of bridge from bank with remnant sections of longitudinal deck evident



Cobbles to Beattys Road, immediately to the west of Beattys Bridge

¹ Don Chambers, *Wooden Wonders: Victoria's Timber Bridges*, 2006, Hyland House Publishing, Flemington, p28

History

Contextual History

In 1841, land in the Rockbank area was taken up by William Cross Yullie by Pre-emptive Right and became known as the Rockbank Estate. It is thought that the road now known as Beattys Road was established to provide access to the pastoral homestation of W C Yuille, who resided in what was to become the Rockbank Inn (sometimes referred to as the Rockbank Hotel) in the 1850s.² The Inn was later used by the Beatty family as a residence for about 90 years prior to being abandoned in circa 1960.³

By the early 1850s, the road passing the Rockbank Inn was known as the Ballarat Road. At this time, the route was considered to have an easier gradient than the ford on what is now the Melton Highway, though it did pass through swampy terrain.⁴ The Ballarat Road was used by diggers on their way to the goldfields from Melbourne with the Rockbank Inn, serving the passing trade.⁵ By 1856, it appears that a crossing had been established over Kororoit Creek close to the Rockbank Inn and in a similar location to the extant bridge. At this time, a large area (about 600 acres) to the north of what is now Beattys Road, either side of Kororoit Creek, was set aside as a Village Reserve.⁶

During the 19th century, most councils struggled to fund the construction and repair of roads. Whilst few councils appear to have constructed roads with stone foundations or appropriate drainage during this time, many cobbled and knapped roads are thought to have been constructed in the Melton area during the late-19th and early 20th centuries.⁷

Place History

In 1859, tenders were advertised for the construction of a bridge with approaches over Kororoit Creek on the Melbourne and Ballarat road, in the Bacchus Marsh District.⁸ The contract was awarded to Hanes Nicol and Co. for £2,654 13s in December of that year for erection of this bridge reported to be about 17 miles from Melbourne and possibly relates to an earlier crossing in the location of the extant bridge.⁹

Thirteen years later, in 1872, a description of a new crossing, noted as a culvert, for the subject road over Kororoit Creek was provided in the *Bacchus Marsh Express*.

Old travellers on this road will remember the rude crossing here some 20 years ago, and the present one is near the same place, about four chains above the old Rockbank Hotel, and an excellent piece of work of the kind it is. The crossing at the main creek, 24 feet from bank to bank, is composed of a boxed culvert 25 feet long, 6 feet by 2 feet in the clear, to carry off ordinary floods. The spaces on each side and on top are filled with very large boulders, and the interstices filled with spalls, forming a roadway 20 feet wide. In case of very heavy floods the water will flow over the top. There is also another crossing over a small creek further on built in the same manner. Over 2,000 feet of blue and red gum have been used in the construction of these culverts, and about four chains of cuttings, clearing, pitching and metalling has also been done, and I am quite surprised how the contractor could do the work for £58.

In July 1891, the ford at Rockbank over the Kororoit creek was reported to have been swept away by a flood and was to be closed for repairs with tenders to be advertised for its re-construction.¹⁰ In January 1893 however, plans were made to construct a bridge at the crossing, though the Braybrook Shire Council were considering at this time advertising for alternative tenders in 'wood and iron'.¹¹ In March of that year tenders were advertised for 'the erection of a truss bridge over the Kororoit Creek at Rockbank'.¹² Two months later, it was reported that the 'new bridge at Rockbank was in a forward state, all the superstructures

² Shire of Melton Heritage Study, Stage Two, 2006, Environmental History, David Moloney

³ Shire of Melton Heritage Study, Citation no. 317, Rockbank Inn

⁴ Shire of Melton Heritage Study, Citation no. 341, Old Rockbank Middle Road

⁵ *Argus*, 22 September 1853, p3

⁶ The crossing is shown as bridge. Geological Survey plan, Parts of parishes Kororoit, Maribyrnong, Derrimut and Jorrk, surveyed 1856, C G H Aplin, State Library Victoria

⁷ Shire of Melton Heritage Study, Environmental History, p121

⁸ *Age*, 12 November 1859, p2

⁹ *Argus*, 28 December 1859, p5, p7

¹⁰ *The Bacchus Marsh Express*, 18 July 1891, p2 and 10 October 1891, p7

¹¹ *Independent (Footscray)*, 14 January 1893, p3

¹² *Independent (Footscray)*, 18 March 1893, p2

being framed and ready for fitting in when the piles were ready'. At this time, plans and specifications were being prepared for the removal of the ford, the construction of approaches to the bridge and about 20 chains of two-railed fence.¹³

By July 1893, the bridge had been completed in what was reported to be 'a very satisfactory manner within contract time'. The bridge was constructed by F Weiland and Co. who requested a premium be paid on account of 'having finished well within time, and having allowed for its use during construction when the ford was washed away'.¹⁴ Three years after completion of the bridge, tenders were invited by the Braybrook Shire Council for 'painting and tarring truss bridge over the Kororoit Creek at Rockbank, possibly referring to a bridge at the subject site'.¹⁵

By 1917, Beatty's bridge was reportedly unsafe for traffic with the bottom girders in the truss reported to have been fractured.¹⁶ The estimated cost of repairs was reported to be at least £138 14s, though the engineer Mr D A Little, suggested that the cost may increase once 'the truss is pulled to pieces and more defective timber discovered'. Mr Little put forward an alternative proposal which included installing a centre row of piles with trusses, though it was noted that this would reduce the water way. Nonetheless, the engineer advised that tenders be called for the alternative proposal.¹⁷

In May 1917, the tender of J W Casey for repairs to Beatty's bridge for £153 was accepted.¹⁸ It is possible that much of the extant bridge, dates to this phase of works, though the abutments and one of the piers may be remnants of the earlier 1891 or 1893 bridge. By the 1910s, road bridges had begun to be erected in concrete with the Country Roads Board known to have constructed 46 bridges in concrete compared to 41 in timber for the period 1914-20.¹⁹

It would seem that the bridge was again upgraded post-1930 with the extant remnants of the deck consistent with standard timber bridges constructed by the Country Roads Board from 1930. The major development in traditional pile and stringer timber bridge design at this time was the introduction of a new type of motor bridge superstructure that featured longitudinal timber decking in place of the earlier standard transverse decking. This decking, like that at Beattys Bridge, was supported on spaced cross beams rather than being directly spiked into the stringers and provided a much smoother surface for motor traffic which benefited both vehicles and the bridge structure by reducing vibration.²⁰

Thematic Context / Comparative Analysis

City of Melton Historical Themes:

Transport

Known comparable places in the City of Melton

Historically, this is one of only a small number of early timber bridges which remain in various states of disrepair in the municipality. Similar places include:

- Minns Road bridge over Tooler Creek, north of the extant road (Place no. 222): Timber, four span bridge with basalt abutments, likely constructed by 1916.
- Bridge abutments, Coimadai-Diggers Rest Road (former alignment) over Toolern Creek (Place no. 13): Concrete and timber, some basalt, west side collapsed.
- Ruinous Holden Road bridge (former alignment) over Kororoit Creek (Place no. 99): Timber and basalt, three span bridge with shaped corbels, 19th/early 20th century.

Other knapped or cobbled roads that are known to survive in the City of Melton include:

- HO109 - Old Rockbank Middle Road, (Place no. 109): Largely intact knapped road likely constructed during the early 20th century.

¹³ *The Bacchus Marsh Express*, 6 May 1893, p3

¹⁴ *Independent (Footscray)*, 8 July 1893, p3

¹⁵ *The Bacchus Marsh Express*, 18 January 1896, p2

¹⁶ *The Bacchus Marsh Express*, 7 April 1917, p4

¹⁷ *Gisborne Gazette*, 6 April 1917, p2

¹⁸ *Gisborne Gazette*, 4 May 1917, p2

¹⁹ *Historic Metal Road Bridges in Victoria*, Gary Vines and Ken McInnes, 2003, p52

²⁰ Don Chambers, 2006, p28

City of Melton Heritage Assessments Project 2018

4.8 No.318: Beattys Bridge

Condition

Bridge - poor (ruinous)
Cobbled road - fair

Integrity

Bridge - partly intact
Cobbled road - partly intact

Previous Assessment

The site was first identified as being of potential heritage significance in Stage One of the *Shire of Melton Heritage Study, 2002*. It was then identified as 'Beattys Bridge' and was noted to be disused and derelict' with a ford and stone fencing located nearby.²¹ In the final report for Stage Two, the site was included in Schedule 3A as a 'conservation desirable place'. It was one of 57 such places.

Heritage Overlay Schedule Controls

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or Fences	No

Recommended Extent of Heritage Overlay

The proposed extent would include the bridge and the exposed section of cobbled road with nominal 5 metres of surrounding land.



Recommended extent of Heritage Overlay
(Source: Planning Maps Online 2014)

²¹ David Moloney, *Shire of Melton Heritage Study Stage One 2002: Places of Potential Heritage Significance*, p82-83

No. 392: Tibbermore

Address	687 Hopkins Road, Truganina
Significance	Local
Construction Dates	Circa 1860s-1870s
Period	Victorian
Date Inspected	22 March 2018 (though only from the front fence)

**Statement of Significance****What is Significant?**

The original basalt part of *Tibbermore* at 687 Hopkins Road, Truganina, which has been incorporated into the rear part of the building. It was built for Robert Henry Faragher, probably circa 1860s-1870s.

In addition, possibly the water tank, outbuildings, and other items in the vicinity of the main house may also date to an early phase/s of development at the site.

There are also sections of drystone walling which are significant and are included in the Mt Atkinson Dry Stone Wall Precinct (HO203).

The Federation period component of the house (front part) has some heritage value in its form, though it has been much altered. The house was enlarged in 1903 for Finlay McPhail. The alterations were probably due to damage sustained by a 1968 bushfire. The Federation period component has the potential to be more sympathetically presented or possibly reconstructed, if documentation survives or investigations are undertaken to reveal earlier detailing.

How is it Significant?

Tibbermore at 687 Hopkins Road, Truganina is of local historical and representative significance to the City of Melton.

Why is it Significant?

Tibbermore at 687 Hopkins Road, Truganina is historically significant for being an early basalt house. Although its date of construction has not been confirmed, it is likely to date to the 1860s or 1870s. It was one of a few such buildings, or remnants of buildings, which survive in the municipality and which are evocative of an early phase of European settlement in the area.

It has associations with Robert Faragher, an early occupant and prominent citizen in the district. He was probably living at the site by 1856 a few years after he emigrated from England. The Faragher family retained the property for nearly half a century. (Criterion A)

Tibbermore at 687 Hopkins Road, Truganina is of representative significance for incorporating a relatively intact, basalt component within a larger Federation period house, which although altered externally, retains its early 20th century form. (Criterion D)

Description

The site was only inspected from the front boundary on 22 March. From the road a group of later buildings, set back over 300 metres, are partly visible but the main house and other nearby outbuildings are not at all visible.

The main buildings are located in the north-west corner of the property, over 650 metres from Hopkins Road. There is a single sided, tree-lined avenue which extends from the front gate along the northern boundary, with a drystone wall to the other side. The front gateway is not original and includes timber paling fence and steel gates with spearheads to one of the railings.

The following description relates to a set of photographs taken about 2000 and current aerial imagery.

The main group includes a house, tank and various outbuildings.

The house consists of three distinct sections – a larger front section; earlier basalt sections to the rear, that have been partly integrated into the front section; and skillion roof additions to the rear (west and north elevations). Externally, the front section and skillion additions are clad in faux brick sheeting.

The front section has an asymmetric format with a projecting gable end and offset verandah, typical of the Federation period however all period detailing has been replaced or obscured by the existing cladding. These changes may have been undertaken after the 1968 fire which is said to have charred the house. The verandah has a tiled deck, square timber posts, and lacks decorative detailing. The front windows are timber-framed however have horizontal glazing bars, which are typical of the mid-20th century. The roof is clad in concrete pan tiles and the bargeboards to the gable end have a plain profile and there is a painted brick chimney with corbelled cap. The side addition has sliding aluminium windows. Some rooms have decorative pressed metal ceilings, probably dating to the Federation period.

The rear basalt section, at the south-west corner of the house, has a separate hip roof. The basalt blocks are mostly rock faced and laid in courses. There is quoining to the windows and the lintels have a sparrow picked finish or the like. The basalt has been painted. There are basalt components with various stone masons markings including a triangle and possibly a tree. This section has timber-framed, double hung sash windows. Some of these rooms may have timber-lined walls.

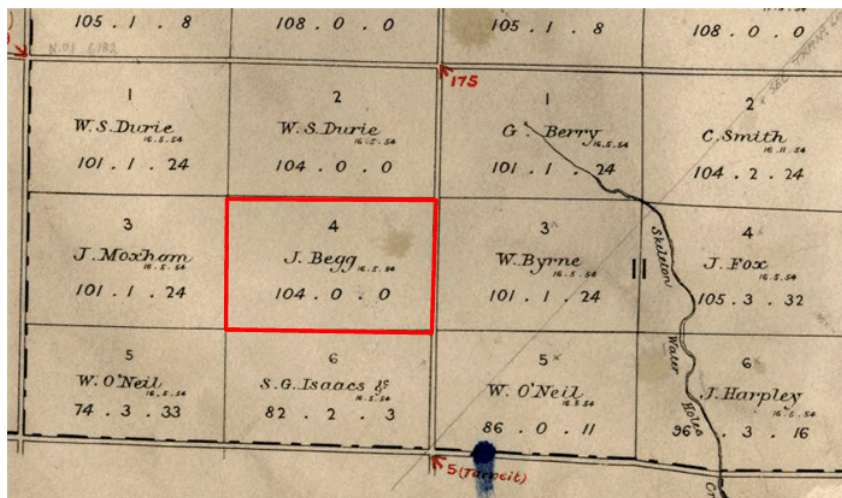
There is an underground circular tank to the north side of the house which projects partly above ground. It has basalt lined walls with wide mortar joints suggesting a later 20th century construction.

Other structures are a metal tank stand to the south side of the house.

History

The subject site is Crown Portion 4, Section 1, Parish of Derrimut which was granted to J Begg on 16 May 1854. The area of this allotment was 104 acres (about 42 hectares).¹

It is likely that the subject site was acquired soon after by Robert Henry Faragher in 1856, who was listed at Derrimut Plains on a 104 acre property.² A Robert Faragher from the Isle of Man had arrived in Melbourne by the ship *Covenanter* by early March 1853 as a notice was placed in the *Argus* by brother Dan (Robert Henry had a brother Daniel) at Forest Creek (Castlemaine).³ It is possible he had arrived in 1852 as a Robert Fargher [sic], farmer aged 23, on the ship *Covenanter* in 1852 in Melbourne.⁴ Robert Henry Faragher was definitely residing in Victoria by 1855 as he married Elizabeth Cannell in that year.⁵



Derrimut Parish Plan, D39(5)
(Source: Landata)

Robert Henry Faragher was well-established in the area by 1865 as he was listed as one of the initial trustees of the Truganina cemetery.⁶ About this time, three members of the family died: a brother, Daniel (1868), his wife, Christina (1869), and their son John James (1866).⁷ In a notice of 1868 regarding the will of Daniel, he is described as a farmer at Derrimut.⁸ As such, it is likely that the family were living at the subject site and probably in the earlier basalt section by this time, though there may have been an earlier, timber house built prior.

In 1877, the Net Annual Value (NAV) of his property was £140, which was one of more substantial properties/high valuation in the area.⁹

Robert Faragher was president of the Shire of Braybrook in 1879 and was a councillor in 1887.¹⁰ The Braybrook Road Board, which existed for a decade from 1860 to 1870, was the first stage in local government. It was superseded by the formation of the

¹ Derrimut Parish Plan, D39(5) and D2516

² 'Legislative Council', *Argus*, 26 May 1856, p7. Whilst there were some other Crown allotments in the vicinity also consisting of 104 acres, Faragher is not known to have owned any of these parcels of land.

³ 'Missing Friends', *Argus*, 4 March 1853, p2

⁴ Passenger List, 1852, entry no. 123

⁵ Marriage Index, 1788-1950 (database on-line at Ancestry.com)

⁶ *Victoria Government Gazette*, 31 October 1854, p2536

⁷ Neil T Hansen, 'Truganina, Victoria - Historical and Genealogical Items', *The Australian Genealogist*, 1955 (?), p186 [photocopy held by City of Melton]

⁸ 'Judicial and Law Notices', *Argus*, 21 August 1868, p3

⁹ 'Shire of Braybrook', *Williamstown Chronicle*, 27 October 1877, p4

Braybrook Shire in 1871, which existed until 1951 when it was incorporated into the City of Sunshine.¹¹ Faragher is associated with other buildings in the Truganina area as he was listed as a Councillor on the foundation stone for the Shire of Braybrook municipal offices.¹²

Little information has come to light about his farming activity however in an 1883 live stock report, it was noted that Robert Faragher of Mount Cotterell sold 71 ewes and wethers in the fat sheep category and 33 fat lambs in Melbourne.¹³ About this time, two of his daughters died, Catherine in 1883 (aged 27) and Elizabeth in 1884 (aged 26).¹⁴

Robert Henry died on 28 January 1891 at the age of 64 and was buried at the Truganina cemetery, along with several family members, including his wife Elizabeth (nee Cannell), who died shortly after in May 1891.¹⁵ Unfortunately no description of the house is provided in the details of his will, which are as follows:

Robert Henry Faragher, of Derrimut, Victoria, farmer, by his will dated January 18, 1889, ... appointed his wife, Elizabeth Faragher, executrix, and Robert Faragher and George Craine, executors. He bequeathed all his real and personal property to his said wife for her life, and, after her death, to his son, William Henry Faragher, all his real property situated in Stawell-street, West Melbourne; and to his son, Robert Faragher, all the residue of his real and personal estate. He bequeathed to his son, Daniel Thomas Faragher, the sum of one hundred pounds, free of legacy duty. The testator died January 28, 1891, and the will was sworn at £4000 real and £799 personal. Total, £4799.¹⁶

In July 1900, when the first Torrens title for the subject site was created, it remained part of much larger holdings of about 585 acres.¹⁷ At this time, Robert Faragher (son of Robert Henry), farmer of Tower Hill, Koroit was the proprietor. It subsequently changed ownership a few times in the following years as it was acquired in April 1902 by Finlay McPhail, gentleman of Daviot Lorne Street, Moonee Ponds.¹⁸ In the following year, 1903, the front part of the house, originally clad in weatherboards, is said to have been constructed.¹⁹ McPhail did not however live at the site and only retained it for about four years as it was sold to a local grazier, John Walter Leigh of Derrimut, in March 1906.²⁰ In a 1910 notice, Leigh is noted as living at Tarneit.²¹

When the property was acquired by William James Hanan, farmer of Horsham in June 1913, the holdings had been slightly increased to about 608 acres. In 1927 Hanan sold the larger portion on the east side of Hopkins Road (about 405 acres) to Charles Cummins Cherry.²² Hanan retained the west portion of nearly 203 acres, including the subject site, for about 20 years. Hanan was first listed as residing in Derrimut (which was initially an alternate name for the area) in 1914 with his wife Ellen. They were last listed in 1928 at Derrimut but by 1931 were living in Footscray North.²³ Hanan died at North Williamstown in 1950.²⁴

¹⁰ 'Shire of Braybrook', *Williamstown Chronicle*, 13 December 1879, p3; 'Braybrook Shire Council', *Bacchus Marsh Express*, 7 May 1887, p3

¹¹ Damian Vetri, *Braybrook: a history*, 2006, pp2-3. The shire incorporated land between St Albans in the north and Derrimut to the south.

¹² 'Some Interesting News of the Shire's History', *Sunshine Advocate*, 29 September 1933, p1

¹³ 'Live Stock Report', *Weekly Times*, 15 December 1883, p14

¹⁴ Neil T Hansen, 'Truganina, Victoria – Historical and Genealogical Items', *The Australian Genealogist*, 1955 (?), p186 [photocopy held by City of Melton]

¹⁵ Neil T Hansen, 'Truganina, Victoria – Historical and Genealogical Items', *The Australian Genealogist*, 1955 (?), p186 [photocopy held by City of Melton]; the month of March is incorrectly listed in another source (Ancestry.com.au – Australia and New Zealand, Find a Grave Index 1800s –current [database on-line]; 'Funeral Notices', *Age*, 6 May 1891, p8

¹⁶ 'Wills and Bequests', *Table Talk*, 27 February 1891, p11; Will 18 June 1889.

¹⁷ This included parts of two adjoining allotments (nos 2 + 6) in section 1 and most/all of four allotments on the east side of Hopkins Road (nos 2, 3, 4, + 6 in Section 2).

¹⁸ *Certificate of Title*, vol. 2770/folio 853

¹⁹ David Moloney, *Shire of Melton Heritage Study Stage One 2002: Places of Potential Heritage Significance*, p92

²⁰ *Certificate of Title*, vol. 2770/folio 853. In a 1911 notice, Finlay McPhail is noted as living at Daviot in Lorne Street, Moonee Ponds (*Argus*, 25 November 1911, p12) and probably resided there until his death in late 1944 (*Argus*, 21 February 1945, p13)

²¹ 'Judicial and Law Notices', *Argus*, 3 September 1910, p21

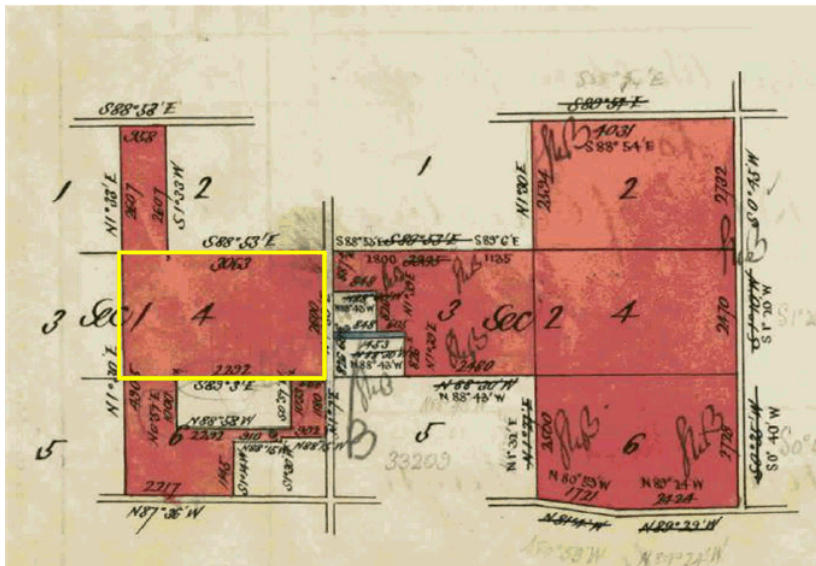
²² *Certificate of Title*, vol. 3700/folio 193

²³ Electoral Roles: 1914, Division of Corio, p5; 1928, Division of Corio, p9; 1931, Division of Maribyrnong, p72

²⁴ *Age*, 22 May 1950, p2

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4.9 No. 392: Tibbermore



Extent of holdings associated with Tibbermore at beginning of 20th century. Subject site (yellow)
(Source: Certificate of Title, vol. 2770/folio 853)

The site was identified on the 1930/33 plan in a generic manner providing no detail about individual buildings.²⁵

In April 1934, the property was acquired by Harold Clarence Knowles, grocer and his wife, Myrtle May Knowles. Their address was noted as Hopkins Road, Truganina.²⁶ The property changed ownership a few times over the next two decades: William Athol, farmer of St Albans in 1940; John William Taylor farmer of Wongarra in 1950; David Henneg, farmer of Eden Hope in 1951; and the head of the current family, then an airline pilot based in Glenroy in 1952. The holdings were separated into 3 titles.

A group of buildings including the house is evident in a 1948 aerial photograph.²⁷

On 8 January 1968, a fire swept through the Truganina district though more damaged was sustained just south of the shire when various historic basalt buildings were destroyed.²⁸ On this day, fires also ravaged Lara and other southern parts of the state in the vicinity of Melbourne also affecting nearby areas such as Brooklyn and Tarneit.²⁹ The house was said to be re-clad after the 1968 fire, though *Tibbermore* is said to have had a 'narrow escape'.³⁰ Charring is said to be evident in the timber component.³¹

The 42.36 hectare, original Crown allotment 4 has been retained by the current family since late 1982.³²

It is not certain when the name *Tibbermore* became associated with the site. It may derive from that of a village near Perth in central Scotland.

²⁵ 'Victoria, Melbourne', Australian Section, Imperial General Staff [cartographic material] 1930/1933 (rev.)

²⁶ Certificate of title, vol. 5896/folio 073

²⁷ Melbourne A2 (848 A2), land.vic.gov.au

²⁸ Esther Murray, *The Plains of Iramoo*, 1974, p99; David Moloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, p151. The 1968 fire is sometimes incorrectly referred to as occurring in 1969.

²⁹ Age, 9 January 1969, pp1-3

³⁰ David Moloney, *Shire of Melton Heritage Study Stage One 2002: Places of Potential Heritage Significance*, p92; D Moloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, p151.

³¹ D Moloney et al, *Shire of Melton Heritage Study*, vol. 5, 2006-2008, heritage overlay no. 114 (Rocklands)

³² Certificate of title, vol. 9500/folio 952

Thematic Context/Comparative Analysis*City of Melton Historical Themes:*

Community – towns and people

Pastoralism

Known comparable places in the City of Melton

Historically, this is one of a small number of stone cottages/houses remaining in the municipality. Similar places include:

- HO29 - Former 'Yangardook' Cottage, 575-685 Gisborne Melton Road (Place no. 037): circa 1860s basalt cottage restored in the 1970s.
- HO38 - Stone Cottage, 189-193 Blackhill Road, Toolern Vale (Place no. 61): basalt cottage which had been constructed by the late 1860s and restored during the late 20th century.
- HO61 - Basalt Cottage, 2-88 Mt Cottrell Road, Melton (Place no. 144): late 1860s house with associated dry stone walls
- HO83 - 'Raglan's Cottage', 237 High Street, Melton (Place no. 221): an altered basalt and brick cottage formerly associated with the Raglan Hotel.
- HO113 - 'Payne's Cottage', 638-688 Greigs Road East, Rockbank (Place no. 373): circa 1860 basalt cottage, partly intact.
- HO114 - 'Rocklands', 619-653 Hopkins Road, Truganina (Place no. 391): early basalt house (date unknown), with slate roof, moderately intact.

Condition

Uncertain

Integrity

Original basalt section seems to be largely intact.

Federation period house has been altered though form remains intact.

Previous AssessmentThe site was first identified as being of potential heritage significance in Stage One of the *Shire of Melton Heritage Study, 2002*.³³

In the final report for Stage Two, the site was included in Schedule 3A as a 'conservation desirable place'. It was one of 57 such places.

Heritage Overlay Schedule Controls

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes
Outbuildings and/or Fences	Yes

³³ D Moloney, *Shire of Melton Heritage Study Stage One 2002: Places of Potential Heritage Significance*, p93

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4.9 No. 392: Tibbermore

Extent of Heritage Overlay

Without the benefit of an inspection, it is difficult to define an appropriate curtilage. Given the age of the house, it is possible there are additional items of heritage significance including the outbuildings. It is known that there is an underground water tank near the house. As such, it is recommended that a curtilage be at least 10 metres about the house and include the outbuildings.



Recommended extent of Heritage Overlay
(Source: Nearmap 21 April 2018)

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5 SITES NOT RECOMMENDED FOR INCLUSION

The section includes background information on places that have not been recommended for inclusion in the Schedule to the Heritage Overlay. It includes a brief discussion on each place that outlines why it does not meet the threshold of local significance.

No. 76: House

Address	3 Diggers Rest-Coimadai Road, Diggers Rest
Significance	Local
Construction Dates	Late 19 th century, relocated mid-20 th century
Period	Victorian (probably)
Date Inspected	6 February 2018

**Description**

The modest, single storey house at 3 Diggers Rest-Coimadai Road is largely visible from the front boundary. It consists of two distinct sections – a front gable roof section, typical of the late 19th century, and a rear hipped roof section. Both sections are clad in metal sheeting with a tiled format, indicative of the later 20th century. It is not certain what the original cladding type was but an earlier corrugated iron/metal roof may survive beneath.¹

There are two brick chimneys with simple capping detail to the side walls, with a mixture of clinker and red brick sections, suggesting they were (re-)built during the Interwar period (1920s or 1930s) or possibly after WWII. Decorative bargeboards, with a scalloped profile, are evident at the west side (they might also survive on the east side but are obscured). The detailing of the bargeboards is suggestive of the 19th century and is relatively elaborate for a modestly scaled building.

The walls are clad in painted weatherboards with a straight edge. The verandah has late 20th century detailing - a concrete deck, plain beam/fascia, and is supported by steel members – two poles with a decorative corner type. The roof is a low skillion clad in corrugated sheet metal.

The doorway is off-centre, suggesting the front section may have been extended (to the east). The openings - door and three windows – have plain architraves suggesting that they were replaced during the latter part of the 20th century – some moulding

¹ David Moloney, *Shire of Melton Heritage Study Stage 2*, vol. 3, pp266-267

would be expected on a typical 19th century architrave. The door is not original and has two upper panels with decorative glass and the windows are double-hung sashes. Windows to the rear section appear to be aluminium-framed.

History

Early Phase – Clarkes and Funston

The subject site was part of Crown Portion 14, Parish of Holden which was granted to W J T Clarke in January 1852. The land holdings initially consisted of 640 acres (nearly 260 hectares).² The Melbourne to Mt Alexander railway was extended through the crown allotment about a decade later reaching Diggers Rest in 1859 (and Bendigo in 1862). A station and goods shed were erected in 1859.³

William John Turner (Big) Clarke acquired vast areas of land in the Sunbury and Melton areas and his already large fortune grew considerably as demand for food and supplies increased during the Gold Rush. Following Clarke's death in 1874, his Victorian properties, worth about £1,500,000, were transferred to his eldest son William John Clarke. After the death of William John, his estate was distributed among his wife and 10 children.⁴ The large Rockbank Estate, was inherited by his son Rupert and included the subject site. The Rockbank Estate was reported to have an area of about 54,000 acres and extended south-westerly from Sir Rupert Clarke's estate at Sunbury to within a few miles of Footscray and the Werribee district.⁵

By 1904 (when the first Torrens title was issued), it was part of Sir Rupert Havelock Clarke's (Baronet of Sunbury) extensive holdings of about 4029 acres, which encompassed the land around Diggers Rest. In 1910, it was part of a relatively small parcel of land (west of the railway line and south of the Diggers Rest-Coimadai Road) of about 16 acres that was excised and sold to Archibald Funston.⁶ Funston combined it with other more substantial holdings he acquired to the south in 1904 to create a site consisting of about 303 acres.⁷

Archibald Funston (c.1848 – 1914)⁸ was a farmer whose family was established in the district by the middle of the 19th century.⁹ Well-known early members of the family were brothers John and George, labourers from Ireland who migrated to the district in the 1850s whose extended family later became associated with Toolern Vale.¹⁰ Archibald is likely to have migrated to the region sometime after John and George. Funston married Rebecca Funston in 1872 and had at least five children.¹¹ He was one of a number of local residents who purchased 'suburban' allotments in the area around Gap Road in the 1870s – 1880s.¹² He died at his residence in Diggers Rest on 8 September 1914, aged 66.¹³

Chaff Mill Phase

In August 1911, a small section of land was excised from Funston holdings adjacent to the railway reserve, which was acquired by Austral Grain and Produce P/L. This parcel of land was just over an acre (1 acre, 23 + 4/10 perches) in area and incorporated what are now no. 1 (to the east) and no. 3 (subject site) Diggers Rest-Coimadai Road.¹⁴

² Parish Plan, Holden (D60) and H99(3)

³ David Moloney, *Shire of Melton Heritage Study Stage Two 2002: Places of Potential Heritage Significance*

⁴ *Australian Dictionary of Biography* online database, entries for William John Clarke and W J T Clarke, accessed March 2018.

⁵ *Weekly Times* (Melbourne), 21 August 1897, p2

⁶ Certificate of Title, vol. 2770/folio 995. This was the first Torrens title issued that was associated with the site.

⁷ Certificate of Title, vol. 3430/folio 955. The dealings of the other land is outlined in Certificate of Title, vol. 2617/folio 375

⁸ The Australian Death Index lists his birth year as about 1848, probably overseas Mother was Jane Charlton.; Australian Death Index, Archibald Funston, Registration Number 11884,

⁹ Australian Electoral Rolls, Division of Corio, 1903, p2; David Mahoney, *Shire of Melton Heritage Study : Stage 2*, Vol 3, p261

¹⁰ David Mahoney, *Shire of Melton Heritage Study : Stage 2*, Vol 3, p131

¹¹ Australian Marriage Index, Registration Number 4372; five children are listed in his 1914 obituary; *Argus*, 10 September 1914, p1

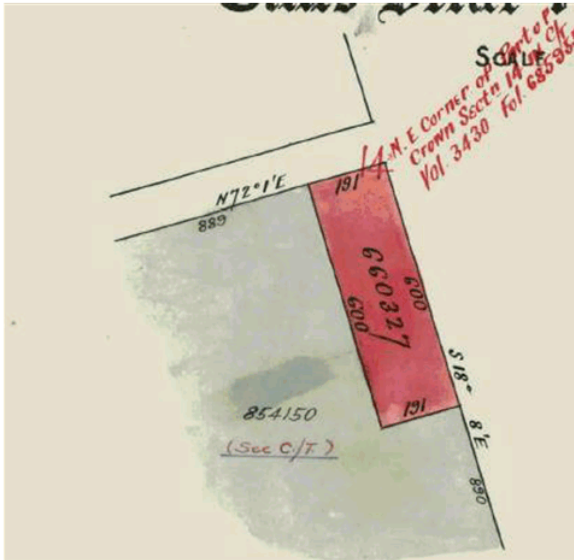
¹² D Mahoney, *Shire of Melton Heritage Study: Stage 2*, Vol 3, p261.

¹³ *The Argus*, 10 September 1914, p1

¹⁴ Certificate of Title, vol. 3533/folio 508

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5.1 No. 76: House



Parcel of land (red) excised from Funston's holdings in 1911 for Austral Grain and Produce P/L (Source: PROV, Certificate of Title, vol. 3430/folio 955)

Austral Grain and Produce P/L was formed earlier in 1911 and also developed a chaff mill at Parwan, near Bacchus Marsh. Their purview in regards to produce was wide as it was established to import-export onions, potatoes, cheese, manures, every kind of food for cattle and other animals, and to manufacture all of the above.¹⁵ In April 1915, the company's name was changed to Austral Grain and Ambler P/L. The details in the contemporary rate books correspond and the site was valued (NAV) at £45, though there is limited information about the building/s on the site.¹⁶

By 1909, there was interest from the local farmers for a chaff mill at Diggers Rest.¹⁷ The chaff mill was probably operating in 1912, as in October 1911 the following was noted in a local newspaper:

The Austral Co. is building a chaff mill at Diggers Rest, 60 X 90. All the latest machinery to be put in, and a grain shed added.¹⁸

A 1914 description indicates that it was being well utilised:

The Austral Grain Co has a chaffmill there, and it is a great boon to the farmers. Mr Donald McDonald, the manager, informs us that it has not been idle for a day since last harvest, and is now running at high pressure.¹⁹

Early documentation from other sources is variable. No building/s was marked in this location on a government map of 1916.²⁰ The company was also not listed in the Sands & McDougalls directory at Diggers Rest until 1918.²¹ It is not clear on what part of the land the mill was located but it probably extended across both what is now nos 1 and 3 Diggers Rest-Coimadai Road. The mill consisted of two parallel gable roof sections.

There is the possibility a house had been erected on the chaff mill site for the foreman or manager. During the 15 year tenure of the Austral Grain and Produce (or Austral Grain and Ambler) company, two such employees are known to have resided at

¹⁵ Gary Vines, *Chaff-Mills in Melbourne's West: An Industrial Sites Study*, 1987, pp22, 30

¹⁶ PROV, Melton Rate Books, VPRS 12878/P1/Unit 13. entry no. 397. Listed as 'Chaff mills, etc, D. Rest, 1 acre – Austral Grain & Amber Co, 46 King St, Melb.

¹⁷ 'Melton', *Bacchus Marsh Express*, 27 November 1909, p2

¹⁸ *Bacchus Marsh Express*, 28 October 1911, p2

¹⁹ 'Melton', *Bacchus Marsh Express*, 24 October 1914, p2

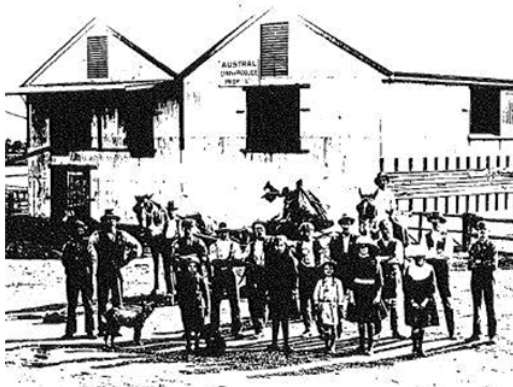
²⁰ Commonwealth Section, Imperial General Staff, 'Victoria, Sunbury' [cartographic material], 1916

²¹ G Vines, *Chaff-Mills in Melbourne's West: An Industrial Sites Study*, p31, Sands & McDougalls Directories

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Diggers Rest - foreman George Dixon and manager Donald McDonald, who was said to have lived nearby.²² George Dixon was only listed in 1921 and 1922 in the Sands & McDougall directories but as a farmer. Donald McDonald was listed at Diggers Rest, with no profession noted, from 1921 to 1935.²³



Early image of Diggers Rest Chaff Mill
NB Austral Grain and Produce P/L signage, so possibly before 1915 when the name changed
(Source: G Vines, *Chaff-Mills in Melbourne's West: An Industrial Sites Study*, p31)

The mill was sold to Schutt, Barrie and Robinson P/L in September 1926.²⁴ John R Schutt constructed a chaff mill in 1913 in West Footscray and C E Barrie had been involved in the local chaff industry since about 1900, commencing with a mobile chaff cutter and a mill in Melton South by 1905. Schutt and Barrie, who were involved in other chaff mills together, joined forces with Henry Robinson in 1926. The Robinsons were a local farming family.²⁵ During the 1930s, D S and D E Robinson were listed as residing at Diggers Rest, though their occupations were not included.²⁶ The Robinson brothers, David Stanley and Douglas Ernest, acquired a small parcel of land slightly west along the Diggers Rest-Coimadai Road in 1930 from Albert Edward Tame, who had acquired the rest of Funston's land (about 302 acres) from John Charlston Funston who had acquired it in 1918.²⁷

²² G Vines, *Chaff-Mills in Melbourne's West: An Industrial Sites Study*, p31

²³ Sands & McDougalls Directories, various. There is some doubt about reliability of the listings as the chaff mill was listed as Austral Grain & Ambler P/L until the mid-1930s, many years after Schutt, Barrie and Robinson acquired it.

²⁴ Certificate of Title, vol. 3533/folio 508

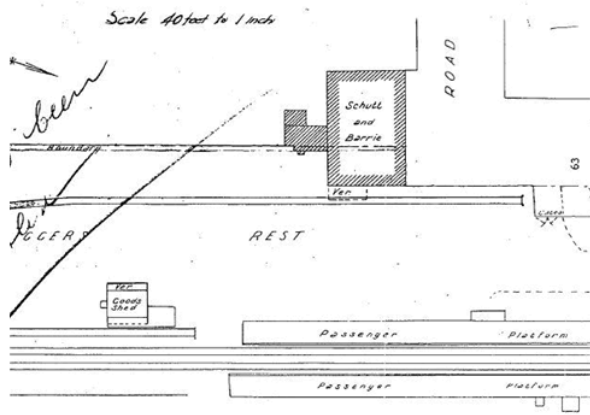
²⁵ Joan Starr, *Melton - Plains of Promise*, Melton 1985, pp215, 232-233; G Vines, *Chaff-Mills in Melbourne's West: An Industrial Sites Study*, pp28-32

²⁶ Sands & McDougalls Directories, 1930, 1933, 1935, 1938

²⁷ Certificate of Title, vol. 4123/folio 418

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5.1 No. 76: House



Plan showing relationship of Schutt and Barrie chaff mill with train station, probably late 1930s (Source: G Vines, *Chaff-Mills in Melbourne's West: An Industrial Sites Study*, p63)

A siding was provided for Schutt and Barrie in June 1937 but dismantled four years later in February 1941.²⁸ A building in this approximate location is marked on the 1938 map.²⁹ The mill however burnt down in 1939 and was not rebuilt, the Robinsons choosing instead to relocate to an existing mill in Brooklyn Road, Melton South opposite the railway station.



'Chaff Mills of Schutt, Barrie and Robinson, 1938 (Source: 'Diggers Rest', *Weekly Times*, 24 December 1938, p6)

A E Tame Phase and Subsequently

In July 1940, Albert Edward Tame, manufacturer, bought the site from Schutt, Barrie and Robinson.³⁰

It has been suggested that the front section of the extant house may have been moved to the site for a Tame factory employee.³¹ It has also been reported that the house was initially moved to a site in Tame Street from a site in Brunswick.³² The rate books during the 1940s and 1950s often refer to buildings generically rather than providing any specific detail. In some instances, a

²⁸ Andrew Waugh, *Diggers Rest* (Victorian Signalling Histories No. 8), 2001, np (vrhistory.com)
²⁹ Australian Section, Imperial General Staff, 'Victoria, Sunbury' [cartographic material], 1938
³⁰ Certificate of Title, vol. 3533/folio 508
³¹ David Moloney, *Shire of Melton Heritage Study Stage One 2002: Places of Potential Heritage Significance*, p43
³² Information provided by Judith Bilstza, 15 May 2018

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5.1 No. 76: House

house and factory is mentioned (by the late 1940s), though Tame had several different holdings in the Diggers Rest area, making it difficult to correlate entries with a specific site.

Tame subdivided the parcel of land into two equal allotments, though with a staggered boundary between them. In June 1961, 1 Diggers Rest-Coimadai Road was sold to Robert Mehegan, a galvaniser from St Kilda.³³ Two years later in May 1963, Tame sold no. 3 to Charles Edward Francis, labourer of Essendon.³⁴



Subdivision of nos 1 (red) and 3 (green) Diggers Rest-Coimadai Road (PROV, Certificate of Title, vol. 3430/folio 955)

The first confirmation of the front gabled section being erected on the site is from an aerial from February 1962, soon after the subject parcel of land came into being. There was a substantial group of presumably factory buildings to the east at 1 Diggers Rest-Coimadai Road, then owned by Robert Mehegan. It is not certain whether these buildings had been erected by Tame or whether they had just been erected for Mehegan.

³³ Certificate of Title, vol. 8325/folio 450

³⁴ Certificate of Title, vol. 8446/folio 749

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1962 aerial, front part of house indicated.
(Source: Melton Council, 05.02.1962 aerial – Melbourne run 1, 7.700, Adastrairways)

The ownership of the subject site changed thrice during the 1960s – to Edna Mary Ledder of Diggers Rest in July 1964; Norman Leonard Leech of West Footscray in November 1964; and William Edward John Phipps and May Phipps as joint proprietors in July 1969. The Phipps' retained the site for twenty years until William died in March 1989 (May had predeceased him). Over the next three years, there were three further changes of ownership.³⁵

Albert Edward Tame (1877-1965)

Albert Edward Tame was born in 1877 in Fitzroy, the tenth child of Thomas Tame, bootmaker, and Ann (nee Garratt), both English migrants.³⁶

Tame was a keen sportsman who was professionally involved in both football and cycling. In 1897, he was selected for Collingwood in the inaugural year of the Victorian Football League, and played 29 games for the club over four seasons (1897, 1899, 1900 and 1902). Tame also competed as one of Australia's elite bicycle racers between c.1898 and c.1905, during a time when the sport was immensely popular. It has been said that he was also involved in yachting.

In 1907, Tame married Ellen Johnson, a machinist. They lived in several Melbourne suburbs, including Alphington, Ivanhoe, and Heidelberg, before moving to a 302 acre property at Diggers Rest in 1927, on which a house probably stood. He enlarged the house during the 1920s and 1930s, however it succumbed to fire in recent years. At some point, the company established a garage and a wire fence factory at Diggers Rest.

An outline of Tame's manufacturing career is outlined in the following table.

³⁵ Certificate of Title, vol. 8446/folio 749

³⁶ The information relating to Albert Edward Tame is sourced from the citation for 13-15 Diggers Rest-Coimadai Road, Diggers Rest - Moloney + Reeves 2014

Year	Details
1900	Sands & McDougall's directory listed both 'AE Tame' and his brother 'WJ' (Walter James) as 'Ironmonger, 267 Victoria Street Abbotsford'
1911	'Tame & Co' spouting manufacturers are situated at 283 Victoria Street Abbotsford.
c.1915	Around this time, 'Messrs Tame & Co' came to national attention as one of eight nail and wire manufacturers to join Southern Star Nail & Wire Pty Ltd, which was essentially what was then called a 'combine' through which manufacturers in an industry would collude to fix prices.
c.1920-25	Albert Tame and his older brother Francis began an additional company, 'A E & F Tame', based at Alexandra Parade Clifton Hill. The company had a galvanising and nail plant, and also produced cotter pins.
By 1920	Tame & Co. moved to Alexandra Parade Clifton Hill, where it remained until the company was wound up 50 years later.
1922	Albert Tame travelled to England and Germany where he purchased machinery for manufacture of nails and barbed wire.
c.1927 to mid-1950s	Established a garage and wire fence factory at Diggers Rest. ³⁷ At least some of the operations were conducted on a nearby property at 1376-1432 Calder Highway, Diggers Rest.
1951	AE & F Tame was restructured into a proprietary limited company. The activities of the company at that time included manufacture and dealing in 'nails, barb wire, split pins, chains, tank spouting and general sheet metal goods'. It also included mechanical and electrical work, marine motors, hydraulic water supply, tin-plating, general engineering, and many other metal products. Perhaps on account of the garage at Diggers Rest, activities also included 'vehicle repair, garage proprietors'. There was perhaps also some retailing involved, as activities also included leatherware, furniture, ironmongery, stationery, fancy goods etc.
1965	After Albert's death in 1965 (Francis had died in 1951), management of the company fell to his son-in-law F Christian.
1966	AE & F Tame Pty Ltd was sold to the prominent Cyclone Wire Company.

Thematic Context / Comparative Analysis

City of Melton Historical Themes:

Community: Towns and People

Other Industries: Chaff Mills

Other Industries: Other Industries (Tame Wire Fence Company)

Known comparable places in the City of Melton

Historically, this is one of a small number of nineteenth century small weatherboards cottage remaining in the municipality. Some of these have also been relocated. Similar places include:

- HO15 - House, 'Angus Downs', 546-570 Blackhill Road, Toolern Vale: A circa 1880s gabled roof cottage with a verandah and a symmetrical façade. Partly intact.
- HO18 - Paines Cottage, 152-176 Chapmans Road, Toolern Vale (Place no. 009): Thought to date to later part of the 19th century, and possibly relocated to its current site c.1890. It has a hipped roof, no verandah, and a symmetrical façade. Partly intact.
- HO107 - 285 Nerowrie Road, Parwan (place no. 305) 1890s: Also relocated early 20th century. Larger paired gable roof form. Largely intact.

³⁷ Different dates are provided in citations - 13-15 Diggers Rest-Coimadai Road, Diggers Rest (Moloney + Reeves 2014), and 1376-1432 Calder Highway (Moloney, Rowe, Jellie + Peters 2009)

It is one of three sites associated with A E Tame at Diggers Rest, the other two being:

- HO46 - House, 1376-1432 Calder Highway, Diggers Rest (Place no. 073): circa 1910 timber cottage, originally built nearby on the side of the railway line for the Robinsons who owned the local chaff mill, relocated c.1940 for A E Tame. A garage and other buildings erected for Tame are located immediately to the north outside HO46. Partly intact.
- Lost to fire, Tame's house at 13-15 Diggers Rest-Coimadai Road was an early 20th century fantasy, built in two key phases.

It is one of four early (late 19th/early 20th century) houses at Diggers Rest, the other three being:

- HO46 - House, 1376-1432 Calder Highway (place no. 73): see description above.
- HO47 - House, 2-180 Davis Street (place no. 75): Federation period, c1914, weatherboard house with refined detailing. Largely intact.
- HO19 - Main House, Cornwall Park Stud, 2389-2485 Diggers Rest-Coimadai Road (place no. 18): Federation style timber house, built 1897. Partly intact.

Condition

Fair to good (though inspected from boundary only).

Integrity

Much altered, though the extent since its relocation is not clear.

Previous Assessment

The site was first identified as being of potential heritage significance in Stage One of the *Shire of Melton Heritage Study, 2002*.³⁸ In the final report for Stage Two, the site was included in Schedule 3A as a 'conservation desirable place'. It was one of 57 such places.

Discussion

Whilst the front gabled roof section of the weatherboard house likely dates to the 19th century, it has been much altered. Only its form and decorative bargeboards are evocative of a late 19th century timber cottage. The brick chimneys were probably introduced at the time of the house's relocation to the site (probably mid-20th century) but the extant verandah may be a later alteration. The house's origin and date of construction has not been confirmed.

Although the house has some association with well-known local identity and businessman, Albert Edward Tame, who owned the site for about 20 years, it was not originally constructed for him and it was not his residence.

No fabric associated with the chaff mill phase (1912 to 1939) is known to survive at the site.

Recommendation

Given the above, and that there are other more intact houses from this period, the subject house does not meet the threshold for an individual heritage overlay.

³⁸ D Moloney, *Shire of Melton Heritage Study Stage One 2002: Places of Potential Heritage Significance*, p43

No. 371: House

Address	405-411 Greigs Road, Truganina
Significance	N/A
Construction Dates	Unknown
Period	Interwar (?)
Date Inspected	22 March 2018

**Description**

The symmetrical weatherboard house is located on a relative small parcel of land (about 1,800 square metres) and is mostly surrounded by larger holdings. The house is set back about 10 metres from the front boundary and there is a later double garage to the west.

The original, almost pyramidal roof form has been considerably altered due to the rearrangement of the rear part of the roof to accommodate additions to the south and through the introduction of a prominent dormer to the front with glazed door.

Additionally, a large balcony has been added to the front and extends almost the full width of the house. The balcony is also accessed by a timber stair which has been constructed to the east side.

The roof was previously clad in lapped corrugated metal sheeting which has been replaced with a modern type. A 'U' shaped verandah is located to the front, under the main hipped roof and now has plain timber posts and a modern timber deck. Two timber sash windows remain to the front of the house, one to each side of the central door. Openings to the west side of the house are a later type. A brick chimney to the east side remains, though is now painted.

Summary History

Date	Details
1854	The site was part of portion 2, section 16, Parish of Pywheitjorrk that was registered to Samuel Bottomley on 2 June. ¹
1884, 1907, 1908	The subdivided parcels of land from allotment 2 were registered to various members of the Clarke family (Sir William John Clarke and later to Sir Rupert Turner Havelock Clarke). ² They likely became part of Clarke's Rockbank Estate.
1908	All of allotment 2 (almost 140 acres) was transferred to Robert Peacock of Truganina, farmer. ³
1938	The house is not included on the Army survey plan of Sunbury. ⁴
1945	The current parcel of land was subdivided from allotment 2 and transferred to Reginald Robert Peacock, Rockbank, farmer. ⁵
1948	The house is shown in the extant location on an aerial photograph. ⁶
1954	Robert Peacock died. Probate of his will was granted to George Frederick Peacock, farmer and Reginald Robert Peacock, labourer. ⁷ Robert Peacock was a brother of the Melton Lodge. ⁸

Thematic Context / Comparative Analysis

City of Melton Historical Themes: 'Farming'

Other Interwar period residences in the City of Melton which are included in the Heritage Overlay and are more intact include:

- HO30 - 'Glen Elgin', 766-858 Gisborne-Melton Road, Toolern Vale (Place no. 039): circa 1931, substantial weatherboard house. Largely intact with large gable roof and dormer to front. 'U' shaped verandah with separate roof.
- HO52 - House, 932 Holden Road, Diggers Rest (Place no. 103): largely intact weatherboard house with hipped roof and projecting gables to two sides. Constructed in 1931, the house has a corner verandah which is similarly under the main hipped roof.
- HO64 - 'Plumpton Park', 412-518 Plumpton Road, Diggers Rest (Place no. 452): circa 1922 weatherboard house with hipped roof and projecting hipped bay to front. The house is largely intact, though extended to the rear and has a 'L' shaped verandah beneath main hipped roof.
- HO72 - house, 2 Exford Road, Melton South, (Place no. 193): circa 1929-30, the largely intact house is more decorative and has a more complex roof with projecting gables and flat roof to the verandah.

The house at 405-411 Greigs Road was one of 24 places (houses or substantial sites) that were identified in the previous study as having an association with the subdivision and sale of Clarke's pastoral estate into small farms. Eleven of these places were recommended for inclusion in the heritage overlay.

It is also noted that the Thematic History notes 'Melton is of interest [...] for the large number of places that are known to have been relocated'. 18 places, including the subject dwelling, were identified in the previous study as places that are thought to have been relocated.

¹ Pywheitjorrk Parish Plan, P102(2) and Parish Schedule
² Certificate of Title, Vol. 3211, Folio 200; Vol. 3255, Folio 840; Vol. 1615, Folio 837
³ Certificate of Title, Vol. 3281, Folio 013
⁴ Australian Section, Imperial General Staff, 'Victoria, Sunbury' [cartographic material], 1938., SLV
⁵ Certificate of Title, Vol. 6866, Folio 171
⁶ Sunbury (838C4), land.vic.gov.au
⁷ Certificate of Title, Vol. 3281, Folio 013
⁸ *The Argus*, 10 August 1954, p13

City of Melton Heritage Assessments Project 2018

5.2 No. 371: House

Condition

Good

Integrity

Altered

Discussion

The house at 405-411 Greigs Road has not been recommended for inclusion in the Heritage Overlay as its character has been substantially altered by the loss of the original, almost pyramidal roof form and by the prominent dormer addition with large balcony that extends almost the full width of the house. Other original details, such the verandah posts, have also been lost. It is noted that the appearance of the house has changed considerably since the initial review of was undertaken in 2002 as part of Stage 1 of the Shire of Melton Heritage Study.

It had previously been noted that the subject dwelling may have been relocated from Rockbank Railway Station, at a time when numerous buildings were relocated in the Melton area. If this were the case, it is possible that house has some historic significance, though no information has been found to date to confirm if this occurred.

The existing heritage study also suggests that the house may have some significance as it was associated with the breakup of the Rockbank Estate into smaller farms during the early 20th century. Whilst the Greigs Road site was once part of the Rockbank Estate, the subject parcel was not subdivided from the larger allotment sold by Clarke to Robert Peacock until 1945. It is not clear exactly when the house was constructed, though it is likely to have been well over a decade after the land was sold by Clarke in 1908.

Recommendation

Given the above, and that there are other much more intact houses from this period, the subject house does not meet the threshold for an individual heritage overlay.

No. 374: House

Address	845-879 Greigs Road, Thornhill Park
Significance	N/A
Construction Dates	Circa 1912 (?)
Period	Federation
Designer	Unknown



Main gambrel roof section

Description

The house consists of two disparate sections - a main gambrel roof section, typical of the Federation period, and lower asymmetrical gable roof section, probably dating to the mid-20th century. The roofs are all clad in corrugated sheet metal and the walls in weatherboards. The windows are timber-framed, many having two-paned (with a vertical glazing bar) double-hung sashes. This window type is usually associated with mid-Victorian buildings so its inclusion on a building with Federation period and mid-20th century sections is curious and suggests that they have been recycled.

The gambrel roof section is also curious as its original pattern of openings is not evident, especially the original entry. It may not be a fragment of a house but possibly another building type such as a school or hall.

The mid-20th century section has an asymmetric, low gable roof with wide soffit, lined with sheeting, to the east side. The red brick chimney has a corbelled cap, suggestive of an earlier period (possibly part of an earlier section in this location).

There are a few later 20th century outbuildings and structures to the south of the house. They generally date to the later 20th century, are generic and clad in corrugated sheet metal. Items of some interest are the steel-framed windmill, water tank (corrugated metal encased in concrete on a lava rock base), and a small mid-20th century shed (lined in fibro-sheeting with a gable roof).

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5.3 No. 374: House

Mid-20th century section

Outbuildings



Water tank



Small shed

History

- The subject site forms part of Crown allotment 8, Section 19 in the Parish of Pywheitjork which was acquired by John O'Grady in 1854. The original allotment consisted of 81 acres and 16 perches (about 32.8 hectares) and extended southwards to Harrison Road. O'Grady also acquired the adjacent allotment to the west, no. 7 (nearly 73 acres).
- O'Grady's partner Walter Craig also purchased the two adjacent Greigs Road allotments (nos 5 + 6, about 43 and nearly 65 acres respectively) on the west side at this time. "Although we only have information relating to one of these allotments, it is possible that all four were subdivided into¹ small allotments during the mid-1850s." Craig also acquired another parcel on the north side of Greigs Road.
- In December that year, Craig and O'Grady advertised 172 acres of land in Pywheitjork, on the Buninyong Road for sale. Described as first-rate land, from 12 to 16 miles from Melbourne.² The 172 acres was less than the total of their four adjoining Crown Allotments (totally about 262 acres).
- Subsequently the land was subdivided into smaller parcels but gradually was consolidated into a larger parcel.
- When the first Torrens title was issued for the site in 1894, Joseph Spencer of Prahran had acquired about 12.6 acres that included the parcel which includes the house (as well as some closer of Faulknors Road, as well as access to a right-of-way). These holdings were transferred in fairly quick succession to the following over the next 16 years: Caroline Goodman married woman of Rockbank in 1896; James Brownlee Cassels, engine driver of Rockbank in 1909; and Richard Gilbert, gentleman of Brunswick, in 1910.³ Additional parcels of land near Faulknors Road, consisting of about 11 acres, were acquired by Caroline Goodman, in 1909. They were also transferred to John Brownlee Cassels 1909 and Richard Gilbert 1910.⁴

¹ Shire of Melton Dry Stone Walls Study, Volume 2 Citations, August 2011, p18

² Age, 26 December 1854, p7

³ Certificate of Title, vol. 2513/folio 504

⁴ Certificate of Title, vol. 3377/folio 250

- In February 1910, Richard Gilbert formally combined the various holdings, nearly 24 acres, into one title. There were further rapid transfers of the site to Louis Edward Stuckey of Rockbank, farmer, in October 1910 and then Samuel Clements, market gardener of Brighton in August 1911.⁵
- Samuel Clements must have moved to the site soon after as between 1912 and 1917 he was listed on the electoral role for the division of Corio (Subdivision of Melton), being listed at Rockbank as a farmer.⁶ He was however listed at Dendy Street, Brighton in 1913 in the Sands & McDougall Directory. By 1914 he is listed in the Agriculture and Pastoral Directory as farmer at Rockbank.
- It is likely the earlier part of the house was erected on the site about 1912. A building is shown in this location on the 1916 and 1938 defence plans.
- The site, consisting of nearly 24 acres, was transferred to Isabel Elma Compton of Glenhuntly, widow, during 1917 and then to William Thomas Terry, Rockbank farmer in 1923.⁷
- A decade later, the site was transferred to William Harris, farmer of Parkville in 1934, then to Hannah Penelope Caulfield of Kyneton in 1942, and Ronald John Wood, a member of the Australian Imperial Forces, in 1944.⁸
- A new title for the consolidated holdings (as the right-of-way was incorporated into the parcel of land) consisting of over 25 acres was issued in August 1964 for Ronald John Wood.⁹ A covenant was incorporated on the land for the Victorian Conservation Trust in August 1987.

Thematic Context / Comparative Analysis

City of Melton Historical Themes:

Community – towns and people

Pastoralism

Known comparable places in the City of Melton

Historically, this is one of a small number of early 20th century houses remaining in the municipality. The other examples are more intact as follows:

- HO73 - House, 54-56 Exford Road (Place no. 195): circa 1910 weatherboard house, predominantly intact, asymmetric form.
- HO101 - House, 865 Exford Road (Place no. 276): circa 1907, relocated 1910 weatherboard house, mostly intact, asymmetric form.
- HO102 - House 'Glengallan', 77-207 Greigs Road East, Mt Cottrell (Place no. 282): circa 1917 weatherboard house, predominantly intact, symmetric façade.

Condition

Fair

Integrity

Altered

Discussion

Only partly intact and its original presentation is unclear. The early, likely Federation period section is a fragment but possibly of a non-residential building. It was probably built for Samuel Clements.

None of the outbuildings are of much interest.

None of the occupants are known to be prominent local citizens. Many of the owners held the property for short periods of time with Ronald John Wood during the mid to late 20th century owning for a longer period (nearly 50 years). According to the current

⁵ Certificate of Title, vol. 3395/folio 933

⁶ Australian Electoral Rolls, 1903-1980, ancestry.com

⁷ Certificate of Title, vol. 3395/folio 933

⁸ Certificate of Title, vol. 5932/folio 312

⁹ Certificate of Title, vol. 8554/folio 549

City of Melton Heritage Assessments Project 2018

5.3 No. 374: House

owner, Wood was the main developer of the site. Being a dedicated conservationist and amateur ornithologist, the east paddock was planted with native species, many of which have died in the recent drought.

Recommendation

Given the above, and that there are other much more intact houses from this period, the subject house does not meet the threshold for an individual heritage overlay.

There are however extensive sections of dry stone walling on the site. Some sections are included within the current extent of the Mount Cottrell Dry Stone Wall Precinct (HO200) however there are additional sections of drystone wall in the vicinity of the house, which are not included in the heritage overlay. These include a fenced yard with a shed at the west end with well-battered wall and a skillion roof, reported to have been used a duck house.



Yard



Duck shed with battered wall



Aerial showing existing extent of HO200 (pink) and area where other sections of dry stone walling exists (yellow)

No. 452: Stoneleigh

Address	875-941 Troups Road, Truganina
Significance	N/A
Construction Dates	Circa 1908-1911
Period	Federation
Date Inspected	22 March 2018

**Description**

The earlier weatherboard house is located close to Troups Road. It has a square footprint with a hipped roof largely clad in corrugated sheet metal though its central valley has been clad in profiled metal sheeting. There is a squat brick chimney to the south side, which may have been truncated. The replacement gutters have deteriorated. The house has a symmetrical façade with a central entry, though the non-original windows are asymmetrically positioned (i.e. there is a corner window to the south either side of it). The paint work has deteriorated, exposing the underlying timber in part.

The return verandah has been extensively altered as the deck has been removed and the timber framing has a plain profile, rather than being moulded as would be expected of a building of this date. It has partly subsided at the north end. There are no decorative elements to the cornice or verandah.

There is a separate weatherboard house/wing to the rear with an elongated rectangular footprint. It also has a hipped roof clad in corrugated sheet metal and two brick chimneys with square cross-section. The windows have bi-pane sashes and the timber-framing of the verandah has plain profile. There are two water tanks on metal stands in the vicinity of the house.

There is a group of several outbuildings to the north of the house. They are gabled roof, except for the silos, and are clad in corrugated metal sheeting, though a double garage near the house is partially clad in weatherboards. This group generally date to the later part of the 20th century though one probably dates to the mid-20th century and has timber bargeboards.

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5.4 No. 452: Stoneleigh



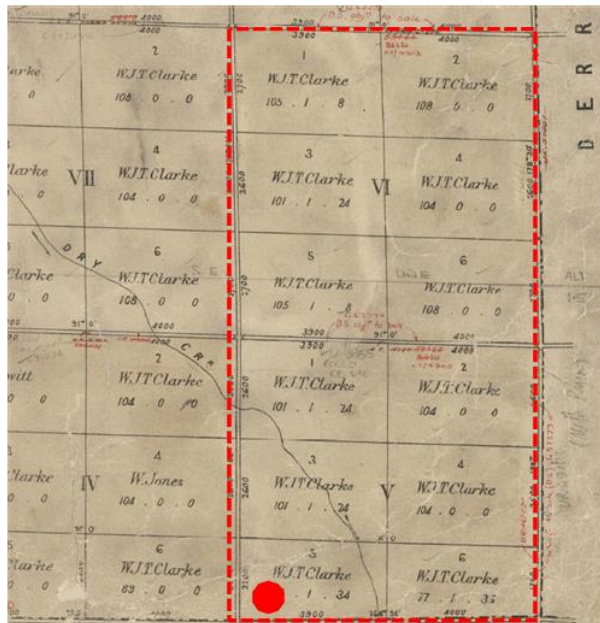
Outbuildings



Dam embankment

To the north is a dam with embankment to the north-east end which contains groups of rocks, suggesting initially a retaining wall has been constructed, which has essentially collapsed.

Summary History

Date	Details
1854	<p>The parcel of land at 875-941 Troups Road is the original Crown Allotment 5, section 5 in the Parish of Pywheitjork which was registered to W J T Clarke on 2 June. Clarke acquired a large part of the land extending north from Boundary Road to Greigs Road and from the Werribee River in the west, to Mt Atkinson Road in the east.¹</p>  <p>Pywheitjork Parish Plan, P106(2). Sections five and six (dashed line) and approximated location of the subject site (Source: PROV)</p>

¹ Pywheitjork Parish Plan, P106(2) and Schedule, PROV

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5.4 No. 452: Stoneleigh

Date	Details
1906	On 17 November the southern part of the Rockbank estate, consisting of 21,306 acres was put up for auction. Seven parcels of the cheaper land on the east side of Faulkners Road, a total of nearly 5000 acres, were purchased by brothers William, George and James Troup. Williams Troup build a homestead, known as <i>Stoneleigh</i> , on the east side of Troups Road, near Boundary Road. ² Messrs Troup Bros. of Werribee were the largest buyers with their land purchased at an average price of £3 15s per acre. In total 16,000 acres were reported to have been sold with the sale price being more than that was offered by the Closer Settlement Board earlier. The whole of land was described as good sheep country, with some and parts said to be suitable for agriculture. ³
1908	In January, the subject site as well as the remainder of section five and the full extent of section 6 (each section consisting of six similar sized lots) was registered in the name of James Alexander Troup, farmer and grazier. A road separated section 5 and 6. James Alexander Troup was a well-known farmer of Werribee, though 'was a native of Tourello, near Ballarat and held large grazing interests in that district. ⁴
1909	It was reported the Troup brothers had harvested 1,600 acres in that season, with up to eight machines reported to be at work and an anticipated yield of two tons to the acre with a projected cash return of over £6,400. ⁵
1911	The site was transferred to William John Troup, grazier. ⁶
1912	W J Troup was reported to live on a sheep station near Mount Cottrell with five children and his wife Ada Amelia left in 1912.
1916	It was reported that phenomenal rains had caused the death of many sheep (many had just been shorn), with Messrs. Troup Bros. reported to be heavy losers. ⁷
By 1917	Two buildings had been erected on the site by 1917 when they are shown on a Military Survey plan. ⁸
1929	The site was sold to Herman Otto Salau, Grazier.
1935	Mr G Muhlan was reported to fatten bullocks on Mr O Salau's property. ⁹
1937	Messrs W and S Salau of Benjeroop acquired the adjoining 310 acres. ¹⁰
1951	In May, W Salau of Mt Cotterell advertised for 'lady help'. ¹¹
1952	Herman Otto Salau died at Kerang on 3 January. His probate was granted to Eileen Brooke, married woman of Benjeroop, and Walter Salau, grazier of Mt Cotterell. ¹²
1954	In January, a clearing sale was advertised on behalf of Mr W Salau of Stoneleigh Mt Cotterell. ¹³ In February, the site was transferred to Thomas James Gard, grazier. ¹⁴

² Shire of Melton Dry Stone Walls Study, Volume 2- Citations, 2011, p15

³ *Examiner* (Launceston), 23 November 1906, p8

⁴ *Williamstown Chronicle*, 9 November 1929, p2

⁵ *The Bacchus Marsh Express*, 11 December 1909, p2

⁶ Certificate of Title, Vol. 3251/Folio 066

⁷ *Melton Express*, 30 September 1916, p2

⁸ Military Survey of Australia: Ballan, Sunbury, Meredith & Melbourne, prepared by Commonwealth Section, August 1917, SLV

⁹ *Werribee Shire Banner*, 18 July 1935, p5

¹⁰ *The Age* 22 December 1937, p17

¹¹ *Werribee Shire Banner*, 31 May 1951

¹² Certificate of Title, vol. 3251/Folio 066

¹³ *Weekly Times* (Melbourne), 20 January 1954, p31

¹⁴ Certificate of Title, vol. 3251/folio 066

Thematic Context / Comparative Analysis*City of Melton Historical Themes:*

Community – towns and people

Pastoralism

Water and Fire

Known comparable places in the City of Melton

Historically, this is one of several early 20th century houses remaining in the municipality, though is more altered than the other examples:

- HO102 - House 'Glengallan', 77-207 Greigs Road East, Mt Cottrell (Place no. 282): circa 1917 weatherboard house, predominantly intact, symmetric façade.
- HO46 - House, 1376-1432 Calder Highway, Diggers Rest (Place no. 73): circa 1910 weatherboard house, predominantly intact, symmetrical façade.
- HO55 - House, 974-1048 Melton Highway, Plumpton (Place no. 119): circa 1906-07 weatherboard house mostly intact, though now has now verandah, symmetrical façade.
- HO86 - 'Macs Cottage', 68-74 Reserve Road, Melton (Place no. 229): circa 1913-14 weatherboard house, symmetrical façade.
- HO87 - House, 32 O'Neills Road, Melton (Place no 230): circa 1905 weatherboard house, symmetrical façade, altered openings.
- HO102 - 77-207 Greigs Road East, Mt Cottrell (place no. 282): circa 1917 house, intact with ashlar boards to symmetrical façade.

Condition

Poor

Integrity

Altered

Discussion

Whilst the house dates to the Federation period and has association with well-known local identities the Troup family, the house is in poor condition and has been considerably altered. Though it is recognisable as an early 20th century residence, no original decorative details survive and its character has been altered through substantial changes including enlargement of the window openings and replacement of the original verandah. The outbuildings to the property are much later and do not relate to the phase of development in which the house was constructed for William Troup.

Recommendations

Given the much compromised state to the original house and that there are several better examples of this type already protected, it is not recommended for inclusion in the Schedule to the Heritage Overlay.