

Volume 1 - Report of Study

Executive Summary

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Executive Summary

1.0 Introduction

The Melton Shire Council commissioned the Shire of Melton Heritage Study in two stages, in 2001 and in 2003. The study area is the whole municipality of the Shire of Melton.

David Moloney, Historian and Town Planner, was commissioned as the principal consultant for both stages of the study. Stage Two also engaged Dr David Rowe, Authentic Heritage Services Pty Ltd for architectural assessments and assistance in the preparation of this report; Pamela Jellie, for horticultural and garden assessments; Judith Bilitza as research assistant; and Fae Ingledeew for historical research of potential archaeological sites.

2.0 Project Objectives

Stage 1

The objectives of the Stage 1 were to:

- Prepare a thematic environmental history of post-contact settlement and development of the study area;
- Identify all post-contact places of potential cultural significance in the study area;
- Estimate the resources required to fully research, document, and assess the cultural significance of all the places identified in Stage 1;

Stage 2

The objectives of Stage 2 are included in the Project Brief (Appendix 8.2). In summary, they are to:

- Rigorously assess and document the identified places of post-contact cultural significance against the Australian Heritage Commission's criteria. This largely involved the assessment of those potential places identified in Stage One, together with heritage area precincts and additional fieldwork, research and assessment of further individual places that had not been identified in Stage One;
- Review of the Thematic Environmental History;
- Provide recommendations for statutory registers;
- Provide recommendations for a heritage conservation program for the study area;

3.0 Community Consultation

a. Preparation of Stage 2

Community consultation formed an essential part of this project, with a very well attended Community Workshop held at *Dunvegan*, Melton in Stage 1.

Stage 2 involved interviews (in person or by phone) with interested and knowledgeable individuals about the history and developments of particular parts of the study area or particular individual places (including property owners); liaison with members of the Melton and Diggers Rest historical societies; and site visits and follow-up meetings and telephone conversations with individuals from Stage 1.

b. Public Exhibition & Peer Review of Stage 2 Recommendations

The recommendations of Stage 2 of the draft Shire of Melton Heritage Study were placed on public exhibition to ensure accuracy of the citations and deal with any initial concerns of the affected landowners. This consultation is required prior to instigating exhibition of a formal planning scheme amendment.

During this time all affected landowners were notified and provided with the heritage citation and associated map for their property.

The study was placed on a 90-day exhibition period from 1 December 2006 until 28 February 2007. During this time Council:

- Undertook preliminary one-one-one meetings and site inspections with the affected property owners to discuss the recommendations of the draft study;
- Provided heritage information packs to affected property owners. These information packs consisted of the individual heritage citation, associated map and heritage fact sheets;
- Released details of the draft heritage study to the local print media;
- Maintained a public information display on the study in the Melton Civic Centre, and the Melton Library;
- Published the recommendations on Council's website; and
- Appointed a Heritage Advisor to assist in providing expert heritage advice to affected landowners. This service was advertised in Council's information brochures, local papers and Council's website.

Nineteen (19) written submissions were received during the exhibition period.

c. Public exhibition of Melton Planning Scheme Amendment C71

Amendment C71 was publicly exhibited for a period of two months from May to July 2008, in accordance with the requirements of the Planning and Environment Act 1987. Specifically this involved:

- Letters to individual land owners and relevant stakeholders
- A public notice in local newspapers generally circulating in the Shire.
- A notice in the Victorian Government Gazette.
- Information on Council's website.

In response to the exhibition of the amendment, a total of twenty-five (25) submissions were received, 11 of which objected to the introduction of the heritage Overlay, 6 of which sought changes to the extent of coverage of the overlay or changes to the heritage citation associated with the site, and 8 of which had no objection.

Panel hearings were scheduled for the end of 2008 to hear submissions. The panel report recommended a number of minor changes to the heritage study and the planning scheme, and these were implemented in early 2009. As a result of panel recommendations 3 sites were removed from the heritage overlay, changes were made to the citations of other sites and Volume 6 of the heritage Study which contains only the Statements of Significance of places listed in the schedule, was recommended to be incorporated into the planning scheme.

The heritage study amendment C71 was gazetted in August 2010.

4.0 Results of the Study

Municipal Statement of Post-Contact Cultural Heritage Significance

An understanding of the Shire of Melton's rich heritage needs to underlie all planning for heritage in the Shire. It is recommended that the Municipal Statement of Post-Contact Cultural Heritage Significance in Section 4.5 be adopted.

Places Identified in Stage Two

Stage 2 of the Shire of Melton Heritage Study has identified and assessed 191 places of cultural heritage significance.

(As a result of panel recommendations and demolition the original totals of places have been changed)

- ~~413~~ 109 places have been recommended for inclusion onto the Schedule of the Heritage Overlay of the Melton Planning Scheme;
- ~~7~~ 8 places have been recommended for inclusion on the Victorian Heritage Register;

All of these places were assessed according to the Australia ICOMOS Burra Charter (see Section 4.2 and Appendix 2) and the criteria for the Register of the National Estate, as prescribed in the VPP Practice Note: Applying the Heritage Overlay (Appendix 5), in accordance with the Project Brief.

In addition:-

- ~~57~~ 56 places have been listed identified as 'Conservation Desirable'; (one demolished)

- 22 places have been listed as sites worthy of heritage protection in a future study; and
- 61 'Historical and Potential Archaeological Places' have been identified.

5.0 Summary of Major Recommendations

It is recommended that the Shire of Melton implement the following measures for the preservation and enhancement of the heritage of the study area:-

- 5.1. Initiate a Planning Scheme amendment to implement the statutory controls (heritage overlays) for listed places as recommended in the Heritage Study.
- 5.2. Review the Municipal Strategic Statement, and the Local Planning Policy Framework, and any other land-use strategy plans, in the light of the recommendations of the Shire of Melton Heritage Study.
- 5.3. Prepare and adopt general and local heritage policies in the Planning Scheme to support and implement the objectives and recommendations of this Heritage Study.
- 5.4. Provide the structure and resources to ensure that the Heritage Study can be implemented. It is recommended that Shire heritage resources include a Heritage Advisor and a Council Heritage Officer; and also that Council considers establishing a local Heritage Advisory Committee to implement the non-statutory Heritage Program recommended in this Heritage Study.
- 5.5. Undertake additional research, survey and documentation (and where appropriate preliminary archaeological survey), to establish whether places listed in Schedule No.3 (Conservation Desirable) and Schedule No.4 (Historical and Potential Archaeological Places), and should be included in Schedules 1 or 2, and recommended for additional statutory protection, or else be subject to any special strategies such as conservation works or interpretative measures.
- 5.6. Prepare, or encourage property owners to prepare Conservation Management Plans, a Preliminary Archaeological Study, Further Research, or Basic Repair or Restoration Works, for the places listed in Schedule No.5, as a matter of priority
- 5.7. Distribute this Heritage Study and summary information as widely as possible.

1.0 Introduction to the Study

The Melton Shire Council commissioned David Moloney, Historian and Town Planner, to undertake Stages One (2001) and Stage Two (2003) of the Shire of Melton Heritage Study.

Volume 1 this Report provides details about the methodology, task appreciation and findings of the Study. Lists of the heritage places identified in the Study are provided as Appendices.

Volume 2 of the Study comprises the Thematic Environmental History.

Volumes 3 – 5 of the Study consists of the heritage citations for each of the heritage places within the study area. It is these heritage sites recommended for inclusion onto the Schedule of the Heritage Overlay to the Melton Planning Scheme. Location maps for these recommended places are provided within each volume.

Volume 6 was a late recommendation by Council's legal advisor. It contains only the statements of significance for all sites on the Heritage Overlay Schedule, including those already on the schedule, prior to this heritage study. It will be the only part of the study to be incorporated in the planning scheme.

All illustrations and photographs used in this heritage study are for research and guidance purposes only. Any commercial reproduction of these illustrations and photos will require Copyright clearance from the respective owners.

The Consultants recommend that this Study be implemented within two years. If the Study has not been implemented within that time frame, it is recommended that the Study be peer-reviewed to take account of any changes in condition and integrity of particular heritage places, changes in planning regulations and Council policies. The study should subsequently be updated as necessary.

1.1 The Study Team

Stage One

- David Moloney, Historian and Town Planner: project management, fieldwork, identification of heritage places, attendance at meetings, community consultations.

Stage Two

- David Moloney Historian and Town Planner: project management, fieldwork, research, assessments, attendance at meetings;
- Dr David Rowe of Authentic Heritage Services Pty Ltd, Heritage Consultant: fieldwork, some research, architectural assessments for heritage places & preparation of this report;
- Pamela Jellie, Heritage Landscape Consultant: landscape assessment of heritage places;

- Judith Bilszta, Local Historian, Research Assistant;
- Fae Ingledeew, Historian: Research Assistant.

1.2 Acknowledgments

The Consultants sincerely appreciated the assistance and support received throughout the course of the Study. Particular appreciation is accorded to the Study Steering Committee:

- Melton Shire Councillors: Renata Cugliari, Syd Elliott, Charles Watson;
- Melton Shire Project Managers: Jennifer Loulie, Geoff Bellamy, Mat Garner, Adam Parker;
- Melton Shire Planning Manager: Suzane Becker;
- Melton Shire General Manager Planning & Development: Luke Shannon;
- Heritage Victoria Steering Committee representatives: Cathy Philo, Sonia Rappell, Nicola Stephens, Geoff Austin.

Assistance and support from the local people was also much appreciated, in particular:

- The many property owners who provided access to, and historical information about their sites.
- June Hatch (Hon. Secretary) and members of the Melton & District Historical Society
- The many Melton residents and former residents provided ready advice, and sometimes extensive interviews, on particular places. In particular, Mary Tolhurst, and the late Leo Tarleton, John Beaty, Ray Radford, Jeff Robinson, Frances Overmars, and Charles Watson who all took time to conduct the consultant on field surveys of particular parts of the Shire.
- Olwen Ford, who shared research notes from her Master of Education thesis 'Voices From Below'.

1.3 Consultants Brief

Stage One

The Melton Shire commissioned Stage One of the Shire of Heritage Study in July 2001. The study was funded jointly by the Victorian Department of Infrastructure (Heritage Victoria) and the Melton Shire. Stage One was completed June 2002.

The purpose of the study was to provide a comprehensive survey of potential places of post contact cultural significance in the Melton Shire. The objectives of the study were therefore to:

- Prepare a thematic environmental history of post-contact settlement and development of the study area;

- Identify all post-contact places of potential cultural significance in the study area;
- Estimate the resources required to fully research, document, and assess the cultural significance of all the places identified in Stage One;

Stage Two

The Melton Shire commissioned Stage Two of the Shire of Melton Heritage Study in September 2003, to continue the work in the study area identified in Stage One. It was funded jointly by the Melton Shire and the Department of Infrastructure (Heritage Victoria). The full brief is contained in Appendix No.2.

The purpose of the Stage Two study was to:

- Rigorously assess and document the identified places of post-contact cultural significance against the Australian Heritage Commission's criteria. This largely involved the assessment of those potential places identified in Stage One, and research and assessment of further individual places that had not been identified in Stage One;
- Review of the Thematic Environmental History;
- Provide recommendations for statutory registers;
- Provide recommendations for a heritage conservation program for the study area.

1.4 The Study Area

The Study Area comprises the Melton Shire as created in the 1995 restructure of local government boundaries. Melton Shire covers an area of approximately 530 square kilometers. In being a fringe metropolitan municipality, it contains a mixture of urban and rural areas. The study area therefore includes the districts of Melton, Melton South, Melton West, Brookfield, Kurunjang, Toolern Vale, Diggers Rest, Plumpton, Rockbank, Hillside, Taylors Hill, Caroline Springs, Burnside, Ravenhall, Truganina, Mount Cottrell, Eynesbury, Exford and Parwan. Refer to Figure 1 for the location of districts.

(Former localities in the district include Sydenham, Sydenham West, Aitkens Gap, and Mount Aitkinson.)

SHIRE OF MELTON

SUBURB AND RURAL DISTRICT NAMES AND BOUNDARIES

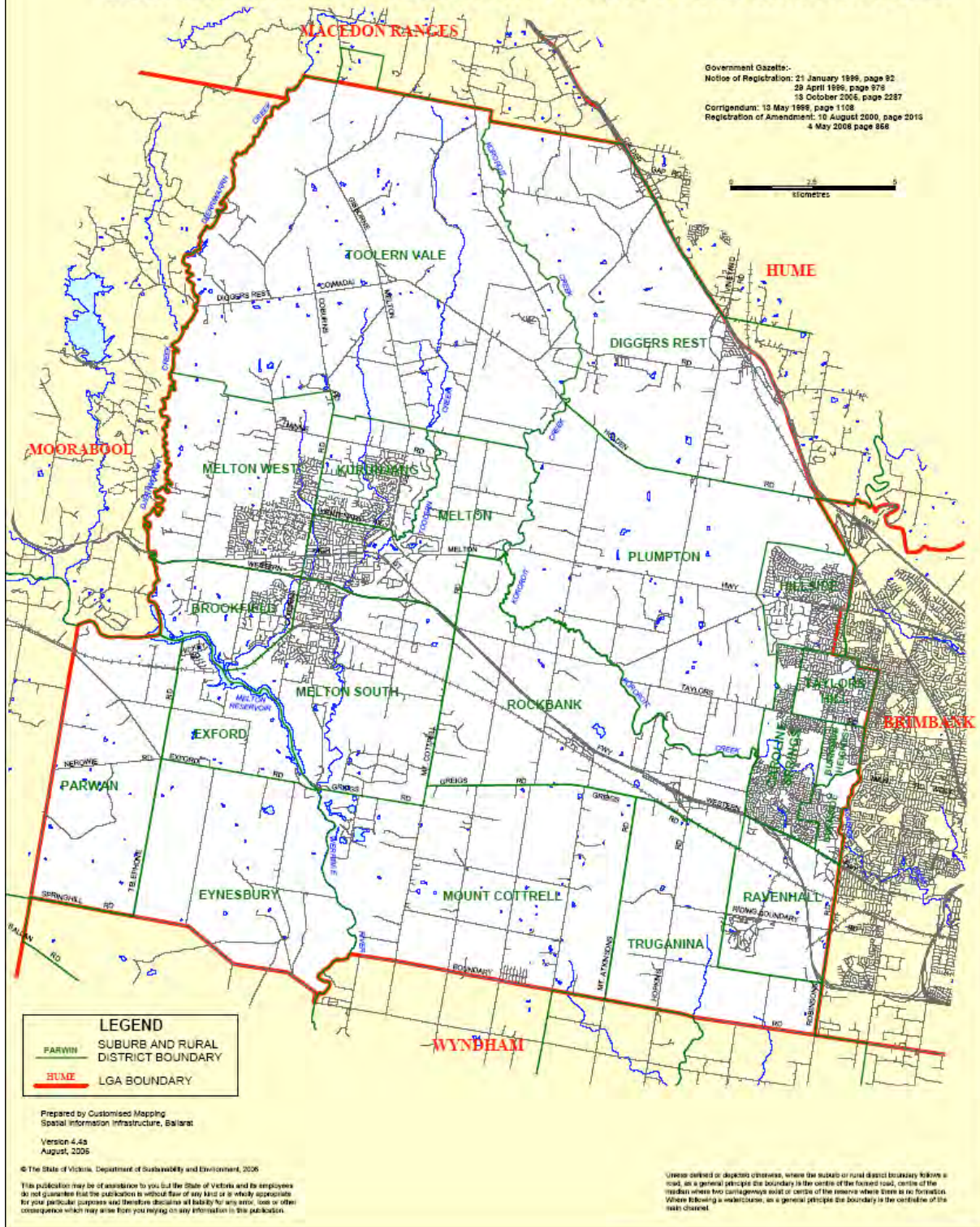


Figure 1- The Study Area - Shire of Melton District Map

1.5 Terminology

The terminology of The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (November 1999) is used throughout this study. Refer to Appendix 3 for a copy of the *Burra Charter*. The identification and documentation of potential post-contact places of cultural significance has been interpreted using the definitions provided in the *Burra Charter*. Some of the critical definitions identified in the *Burra Charter* and used in this study are:

Article 1.1: *Place* means site, area, building or other work, group of buildings or other works, and may include components, contents, spaces and views. The concept of place should be broadly interpreted. The elements described in Article 1.1 may include memorials, trees, gardens, parks, places of historical events, urban areas, towns, industrial places, archaeological sites and spiritual and religious places.

Article 1.2: *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups. The term cultural significance is synonymous with heritage significance and cultural heritage value. Cultural significance may change as a result of the continuing history of the place. Understanding of cultural significance may change as a result of new information.

1.6 Study Format

The study document comprises 6 volumes. Volume 1 comprises the main Report (including the study methodology, heritage program recommendations, schedules of places, and appendices). Volume 2 forms the Thematic Environmental History, while Volumes 3 to 5 encompasses the heritage citations and associated individual maps for each of the individual heritage places within the study area. It is these heritage sites recommended for inclusion onto the Schedule of the Heritage Overlay to the Melton Planning Scheme. Volume 6 comprises a complete set of all the Statements of Significance for the individual heritage places.

2.0 Methodology

2.1 Stage One

The method of identifying places of cultural significance within the Melton Shire for Stage One combined a number of approaches.

- A field survey using 1:25,000 scale topographical maps, current Shire township maps for the towns, and historical maps, in particular the Army Ordnance 1916 and 1938 (Sunbury series) maps, and the parish plans in the 1892 Shire Map Series.
- Each place, which appeared on prima facie evidence to meet the criteria described, was photographed where possible, and mapped.
- Those places identified on the Victorian Heritage Register, the Register of the National Estate and the Register of the National Trust of Australia (Victoria) and identified by members of the Steering Committee and local residents as having possible heritage value were included on the listing and where possible photographed and mapped. Places included within the Melton Planning Scheme and identified in other studies which encompassed the Shire, including the 'Rural Heritage Study: Western Region of Melbourne' (Context Pty Ltd, 1994), and various typological studies by Melbourne's Living Museum of the West (eg, chaff mills, dry stone walls, and quarries) were also included.
- A table was provided with basic descriptive, historical and typological information, and where possible reference to a photograph, for the 650 places that were identified. Of these places 475 were identified as being 'Places of Potential Heritage Significance' that would be subject to further assessment in a Stage Two Heritage Study.
- A Community Workshop held at Melton on 7th September 2001 was very well attended by residents within the Shire with an interest in history. Residents from all the different localities attended, and provided information on places of potential heritage significance within their own districts.

2.2 Stage Two

2.2.1 Progress

The research, documentation and assessment of individual heritage places, together with the heritage precincts (heritage areas), commenced in October 2003. The Consultants reported on their progress, queries and outcomes of the study at regular intervals, with valuable and constructive comments forwarded by the Steering Committee members.

2.2.2 Consultations

A critical and highly valuable component of the study that considerably enhanced its progress and outcomes for Stage Two was consultations between the consultants and the community, and the consultants and the Steering Committee. While the main consultations with the broader community were

carried out in Stage One, consultations for Stage Two took the following forms:

- Interviews (in person or by phone) with interested and knowledgeable individuals about the history and development of particular parts of the study area or particular individual places. In many cases these interviews assisted in achieving a greater degree of accuracy with historical research;
- Contact with the Melton & District Historical Society, and Diggers Rest archives representative (Mr Charles Watson). President of the MDHS Mrs Judith Bilszta provided so much information that she was eventually employed as part of the Study Team. Additional visits to members of the historical societies who were able to assist with historical information were also undertaken;
- Site visits, meetings and follow-up communications: visits and follow-up communications were made with owners, occupiers and former owners of some places to further progress the initial fieldwork in Stage One; and
- Communication with Steering Committee: regular meetings assisted in the effective development of the study.

2.2.3 Heritage Places

Identification, documentation, research and assessment of heritage places involved the following:

- Preparation of the Heritage Report format for places proposed to be recommended for Heritage Overlay controls. These were designed to record all necessary information and assessments, broadly following the requirements of the Project Brief in consultation with the Steering Committee;
- Documentary Research: The information provided from the community consultations and field surveys with locals, together with general published histories and previous heritage studies, historical maps, published local histories and unpublished manuscripts, directories, historical photographs, archives at the Public Record Office Victoria, manuscripts and publications at the State Library of Victoria, files at Heritage Victoria and the National Trust of Australia (Victoria), and historical and land data information at Lands Victoria, were researched and compiled as part of individual research packages for each heritage place. Oral history material simultaneously collected from the additional interviews was added to the respective research packages;

Additional Fieldwork: was carried out for many of the previously identified heritage places in the Shire. In particular, dry stone walls, which are found mostly to the east of Toolern Creek and the Werribee River, were resurveyed as part of a concurrent study.

- In consultation with the Steering Committee, a selection of the places identified in Stage One was identified which were regarded as being of sufficient heritage significance to warrant statutory protection. This was based on various factors including:- the level to which a place represented

the themes identified in the Stage One Environmental History; the relative importance of these themes, the number of other places that also expressed that historical theme, the social significance of the place, and the condition and integrity of the place and its context. This list of places was refined near the completion of the study when further comparative information was available. Several places were omitted at this stage, and several included.

- Documentation & Assessment: The descriptions, histories, comparative analyses (where applicable), statements of cultural heritage significance and recommendations for statutory registers for each individual heritage place were completed. Importantly, the statements of significance were developed according to the ICOMOS Burra Charter (November 1999) and the criteria for the Register of the National Estate as prescribed in the VPP Practice Note: Applying the Heritage Overlay (see Section 4 for the Assessment Criteria);

2.2.4 Review of Thematic Environmental History

After the completion of the individual heritage places, the Environmental History was comprehensively reviewed, and additions and amendments were made to it.

2.2.5 Explanatory Report & Heritage Program

Towards the conclusion of the assessment and documentation of the individual heritage places, this report was compiled. A heritage program has also been developed as a consequence of the research and assessments of the heritage places within the study area. This program with specific recommendations forms Section 5 of this report

2.2.6 Exhibition and Peer Review of Stage 2 recommendations

The draft Shire of Melton Heritage Study was placed on public exhibition for 3 months, between 1 December 2006 and 28 February 2007. A copy of the individual citations and proposed overlay map was sent to every affected owner and submissions sought. Copies of the draft Heritage Study were made available for public comment at the Melton Library, Melton Civic Centre and on the Council website. A public notice and media release was advertised in the local media.

A Heritage Advisor, Ms Sera Jane Peters was appointed prior to the public exhibition of the draft study, with the purpose to provide expert heritage advice to custodians of heritage places and Council and peer review the draft study. This service was advertised in the Council information brochures & letters to affected owners, the Local Paper and on Council's website.

Of the 113 sites, Council received phone calls from 50 people seeking further information, revisions to citations and/or overlays, or requests for meetings to

clarify the implications of the HO for their properties. Twenty two (22) sites were visited by Council during the exhibition period.

As a result of the public consultation process nineteen (19) submissions were received to the draft Shire of Melton Heritage Study. Where relevant issues raised in the submission, these were incorporated and some citations revised as a result of discussions.

Overall the changes to the draft Shire of Melton Heritage Study, include:

- Additions/changes to the historical content as a result from discussion with affected property owners and their families;
- Changes/updates to the description of a heritage place as a result from site inspections of places;
- Changes to the proposed heritage overlay extent as a result from site inspections;
- Removal of 1 dwelling from the list of recommended places for Heritage Overlay protection (*Place 288 – House at 30 Hickey Road*). As a result from a site inspection, it was evident that this dwelling was in such a deteriorated state to such a degree that the heritage significance of the building is no longer evident. However Council will continue to support the barn and peppercorn trees for heritage protection;
- Removal of 1 heritage place *205 Harkness Road Underground Tank*. The owners advised that tank was demolished in 2003, during the preparation of the Stage 2 recommendations;
- Removal of 1 dwelling place *407, 5 Judd Court, Rockbank*. The owner advised that substantial change had occurred to the property prior to listing on the schedule.
- Removal of 1 place for VHR listing (*Place 257 - Djerriwarrh Bridge*). This heritage place is already listed on the Victorian Heritage Register. The now recommends that this place be placed onto the Schedule to the heritage overlay, so it is identified under the Melton Planning Scheme; and
- Minor changes to the recommendations of Volume 1 of the study.

2.2.7 Amendment C71 and Panel Report

Amendment C71 proposed to introduce the Heritage Overlay to a total of 113 properties across the Shire. These sites had been identified as significantly contributing to the cultural heritage of the Shire through the preparation of the Melton Heritage Study, which was also adopted by Council in May 2007. Following exhibition of the amendment from May to July 2008, Council resolved to refer 25 submissions received to the amendment to an independent planning panel at its September 2008 meeting.

The planning panel was appointed to consider the 25 submissions, plus a further two late submissions. The panel hearing was held from 8 December to 10 December 2008. A total of ten submitters chose to further present their submissions to the panel over the course of the hearing

The panel report was received in late January 2009. The amendment was generally supported by the Panel, with the panel recommending adoption of the amendment, subject to a number of relatively minor changes: including the deletion of 3 places from the heritage overlay Schedule; the introduction of two incorporated plans; the incorporation of Volume 6 of the heritage study, containing only Statements of Significance, into the Planning Scheme; and the re-writing of the Melton Municipal Strategic Statement to include stronger references to heritage.

As a result of panel recommendations the total number of sites recommended for inclusion on the heritage overlay is now 109.

The Panel concluded:

“that the Melton Heritage Study met and often exceeded the expectations of a local heritage study and generally formed a good basis for the application of heritage controls.”

The amendment C71 was gazetted in August 2010.

3.0 Scope of Works & Assessment

3.1 Thematic Environmental History

The Thematic Environmental History component of the study identified historical themes within the Shire of Melton, and related these to the Principal Australian Historic Themes of the Australian Heritage Commission. These themes were used in the assessment of the heritage significance of places.

The historical themes and sub-themes utilised in the Environmental History, as revised in Stage 2 of the Shire of Melton Heritage Study, are as follows:

- Chapter One: Exploration
 - Grimes
 - Hume & Hovell
 - Batman
 - Wedge
 - Bourke
 - Mitchell
- Chapter Two: The Aboriginal People
 - The Pre-Contact Period
 - The Contact Period
- Chapter Three: Pastoralism
 - The Squatting Era
 - Pastoralism in the Late Nineteenth Century
 - Pastoralism in the Twentieth Century
- Chapter Four: Farming
 - The 1850s
 - The 1860s to 1890s
 - The 1890s to World War Two
- Chapter Five: Community
 - Melton
 - Aitkens Gap
 - Diggers Rest
 - Toolern Vale
 - Rockbank
 - Melton South
 - Small Settlements

- Individual Places
- Chapter Six: Transport
 - Squatting Era Main Roads
 - Goldrush Roads
 - Railways
 - Local Roads
- Chapter Seven: Other Industries
 - Timber Cutting and Forests
 - Quarrying
 - Gold
 - Vinegrowing
 - Bacon Curing`
 - Chaff Mills
 - Other
- Chapter Eight: Horses Hounds and Hares
 - The Hunt
 - Racehorse Training and Studs
 - Racecourses
 - General Horse Breeding; Workhorses
 - Greyhound Coursing
- Chapter Nine: Water and Fire
 - Bushfires
 - Floods
 - Watering Stock
 - Reclaiming Swamps
 - Domestic Water Supply
 - Town Water Supply
 - Recreation
- Chapter Ten: Developing Communications: Radio and Aviation
 - Radio
 - Aviation
- Chapter Eleven: Satellite City

3.2 Australian Historic Themes

The themes identified in the Shire of Melton Environmental History (above) relate to the Principal Australian Historic Themes. The relationship between the themes is outlined in Appendix No.1.

3.3 Heritage Places

3.3.1 Stage One Recommendations for Individual Places

Stage One of the Study identified 475 places of potential heritage significance. Of these:-

- **Victorian Heritage Register:-**

Seven (7) places were identified as being of State or National level heritage significance. It is recommended that these be nominated to Heritage Victoria for inclusion in the Victorian Heritage Register. These places are listed in Schedule No.1. Heritage citations for these places are provided in Volumes 3 to 5.

- **Heritage Overlay Controls:-**

One hundred and thirteen (113) places (including the places of State and National significance) have been identified, researched, assessed, documented and mapped in Stage Two. These places are recommended for individual inclusion onto the Schedule to the Heritage Overlay in the Melton Planning Scheme.

These places are listed in Schedule No. 2. Heritage citations for these places are provided in Volumes 3 to 5.

- **Conservation Desirable:-**

Fifty seven (57) heritage places have been listed as 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.

These places are listed in Schedule No.3.

- **Places which might be considered worthy of heritage protection in a future study**

Twenty-two (22) heritage places have been listed as sites worthy of heritage protection in a future study. These 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.

- **Historical and Potential Archaeological Places:-**

Sixty one (61) historical and potential archaeological places have been identified. These places are listed in Schedule No. 4.

It should be noted that not all of these places have been physically surveyed to verify that fabric exists, or is likely to exist. The purpose of this list is to trigger further assessment in the future. If a development application under the Melton planning scheme, or a consent application for a place on the Victorian Heritage Inventory, is required, it is recommended that these places be subject to (at least) preliminary archaeological and historical investigation as part of any development proposal that might impact on them or their contexts. If after this additional research has been undertaken it is determined that the place does not require conservation, the Council should consider requiring that the development permit, or requesting that the archaeological site consent, be conditional upon the full documentation of the place by the applicant prior to undertaking the proposed works.

Some of the places in this list are included in the Victorian Heritage Inventory. However, all archaeological places in Victoria are protected under the Heritage Act 1995, regardless of whether they are listed in the Victorian Heritage Inventory or not. No one can knowingly excavate or disturb an archaeological site without obtaining consent from the Executive Director. The Heritage Inventory Guidelines on the Heritage Victoria website further explain the controls over archaeological sites.

It is recommended that the Shire of Melton convey to the Executive Director of Heritage Victoria its belief that the places included in this list (once inspection has verified the existence of archaeological fabric) have the potential to contribute to the historical and archaeological knowledge of the Shire of Melton, and that no consent under Section 129 of the Heritage Act 1995 to uncover, move, deface, damage, endanger or sell any relic in such a place, be issued without referring the application to the Shire of Melton for formal comment.

These places have been assessed according to the Australia ICOMOS Burra Charter (see Section 4 and Appendix 3) and the criteria for the Register of the National Estate, as prescribed in the VPP Practice Note: Applying the Heritage Overlay (Appendices 4 and 5).

3.3.2 Individual Places

A total of 113 places have been identified for Heritage Overlay controls in the Shire of Melton Planning Scheme. The following breakdown provides an indication of the number of heritage places proposed for Heritage Overlay controls in the Shire, according to their location and level of significance:

Location	Total No. Heritage Overlay Places	State Significance Places	Local Significance Places
Brookfield	1		1
Burnside/Burnside			

Heights			
Caroline Springs	1		1
Diggers Rest	17	3	14
Exford	2		2
Eynesbury	2	1	1
Hillside			
Kurrung			
Melton	21	1	20
Melton South	7		7
Melton West	5		5
Mount Cottrell	6	1	5
Parwan	2		2
Plumpton	11	1	10
Ravenhall			
Rockbank	7		7
Taylor's Hill	1		1
Toolern Vale	28		28
Truganina	2		2
TOTAL	113	7	106

3.3.3 Proposed Heritage Overlay Places for which Further Investigation or Works are Recommended.

Many of the individual citations prepared for places identify further works as being desirable, or recommended. These works could be a Conservation Management Plan; an Archaeological Survey; or General Works (including further research, site monitoring, small restoration works, photographic analysis, or development of a longer term conservation policy).

The list of these places is included in Schedule No.5. More details of the works recommended are found in the Site Reports (citations) for the individual properties.

In summary:-

- For 13 places Conservation Management Plans were recommended;
- For 5 places an Archaeological Survey was recommended;
- For 11 places an Archaeological Survey was identified as being desirable;
- For 19 places further 'General Works' (of various types) were identified as being desirable.

3.4 Shire of Melton Heritage: Characteristics, Threats, Opportunities

3.4.1 Characteristics

The Environmental History identified that Melton Shire has a unique history, and a very distinctive heritage. At present this heritage is not generally well appreciated. While some of the characteristic Melton heritage places are exceptional (eg pastoral homesteads), others, such as pastoral dams, are not at present commonly regarded as heritage places. By contrast, the types of places that are commonly regarded as 'heritage' (eg, relatively intact nineteenth century small houses) are, for important historical reasons, particularly scarce in Melton compared to most other areas.

The Environmental History identified the following key characteristics of the heritage of Melton Shire:-

First Settlement

Together with the districts around the Maribyrnong, and to a lesser extent the Barwon and Moorabool Rivers, and the Merri, Deep and Jacksons Creeks, Melton's waterways were amongst the first settled by the pioneer pastoralists of Port Phillip. The remnants of this era are primarily archaeological, and beyond the scope of this Study. Nevertheless, some ruins of this era, at Strathulloh (already on the Victorian Heritage Register), and Surbiton Park (Pinkerton), are known to survive. There would appear to be remnants of the early Greenhills homestation garden, and similar remains of the Yuille, Pyke and other early pastoral stations could survive. An 'old hut' marked on an 1853 map near Mount Cottrell could be the site of a shepherd's hut at which Aboriginal women had been abducted, and which may have contributed to the infamous murder of Mr Franks and his shepherd by Aboriginal people; it may even have been the hut of Franks himself. As many of these (and other early) sites as could be found on historical maps have been recorded as part of this Study (Schedule 4) as a trigger for future archaeological survey.

Late Nineteenth Century Rural Places.

In the later nineteenth century the Shire was dominated by large pastoral enterprises, in particular the Rockbank, Exford, Eynesbury, and Overnewton estates. These massive pastoral places have already been considered for and included in the Victorian Heritage Register. This study instead considered smaller but historically important pastoral estates such as Greenhills, Mount Aitken, and Melton Park. And also other highly significant but previously unidentified heritage places associated on the larger estates, notably the Clarke pastoral dams (and greyhound coursing places), dry stone walls, and isolated graves.

As a consequence of the pastoral estates, there was comparatively little small-farming activity in the Shire during the nineteenth century. Nonetheless, some farmers did get a toe-hold in the land sales of the 1850s, and again in the 'Selection Acts' of the 1860s. Most were ruined by devastating seasons and markets, but some smaller farmers survived until the late nineteenth century and parts of their properties remain (although sometimes just as ruins):- for example the Hjorth, MacDonald, McIntosh, Scarborough, Kerr, Payne, Norton and Moloney sites. There are also a few more substantial (often stone) dwellings associated with the Selection Acts, for example the

Moylan, McGuinness, and Paine sites. Some early landowners, such as the Beaty, Moylan, Grant, Campbell, and Hopkin families, were able to establish substantial homesteads on successful large farms or small grazing properties, most of which survive today. These large farms also contributed much to the dry stone wall heritage of the Shire.

Break up of the Pastoral Estates.

The 'break-up' of the pastoral estates and the revival of farming in Australia around the turn of the twentieth century had an especially profound effect on the Shire of Melton. Throughout the nineteenth century many locals had blamed the huge pastoral estates for holding back the development of Melton, and the demise of these estates did indeed prove a boon to local development. It saw the rise of Melton's nationally acclaimed hay and chaff industry, and the construction of new roads, bridges and schools. Most of the estate break-ups were voluntary, but the government's Closer Settlement estates were an historically important expression of a major Australian historical movement that also motivated the earlier Selection Acts and the later Soldier Settlement Acts. Two of the first, largest and most publicized of the Closer Settlement estates - the Overnewton and the Exford estates - were located in Melton Shire.

Historically the break-up of the pastoral estates was a turning point in the Shire's history. In heritage terms, it left a legacy of the single largest type of heritage place in the Shire: a set of predominantly weatherboard early twentieth-century farming dwellings. Most (but not all) of these were small, in keeping with the social origins of the movement, particularly on the Closer Settlement estates. However many that remain around the Shire today are the larger examples, the poorer ones being more altered or deteriorated, and having been less valued for their heritage qualities. A major focus of the Melton Heritage Study was therefore the identification and assessment of the best and most representative remaining examples of this type of place.

Transport & Communications

Many of the most significant heritage places in the Shire are related to this theme. Being located between Melbourne and the rich western districts, important road and rail transport routes passed through the Shire. The Victorian gold-rushes to Ballarat and Mount Alexander were events of international significance. They transformed Victoria's first major inland roads, to Mount Macedon and Portland (which both passed through the Shire), into major thoroughfares to Ballarat and Bendigo. In their wake sprang up service towns such as Melton and Aitkens Gap. Two of the very few surviving early road bridges in Victoria are situated on the original Ballarat Road, over the Djerriwarrh and Kororoit Creeks (a third, the 'Corkscrew Bridge' on the Bendigo Road, is situated just outside the Shire). The advent of railways to the gold districts also left a legacy of State heritage places, in the shape of the Melton Viaduct, and the original bluestone platform on the Diggers Rest Railway Station. Other early places, such as the ford over the Kororoit Creek, also survive.

Not only the right-of-ways themselves, but also early wayside places are significant. Unfortunately most of these are now archaeological sites or ruins, such as the

Rockbank Inn, and the possible site of the Ben Nevis Inn. The present 'Honey Shop' in Melton is a partially intact building – possibly originally associated with an adjacent hotel, or else a shop in its own right – almost certainly has associations with the origins of Melton as a wayside service centre on a major goldfields road.

Later a major program of local road improvements, to some extent associated with the creation of farms at the turn of the twentieth century, saw many kilometres of 'cobbled' (Telford) roads constructed in Melton Shire. An extraordinary number of these roads survive in the Shire, particularly in the Rockbank and Plumpton districts.

In the early twentieth century the wide open plains of Melton also played a prominent part in the development of the technological 'miracles' of the age: radio, and to a lesser extent, aviation. The Rockbank Beam Wireless Station, which received radio telegraphs and pictures from around the world, and which was associated with Marconi and AWA, is of national heritage significance. It was followed by Army transmission and reception stations at Diggers Rest and Rockbank, which had been founded by the Americans in the early crisis months of the Pacific War. In aviation, world famous Harry Houdini made Australia's first controlled flight at Diggers Rest.

Water

The Melton plains are the driest region in Port Phillip, and the 'Melton Mallee' woodland along the Djerriwarrh Creek is the only place where mallee vegetation is found south of the Dividing Range. The implications of this in Melton were profound, firstly in terms of human survival: most early homesteads and cottages were situated adjacent to streams; surviving underground water tanks are also a significant part of the Shire's heritage. Lack of water stymied the development of Melton Township, which did not receive reticulated water until the 1960s. Until then, the need for drinking water preoccupied its citizens, who built a reservoir (now the duck pond in Hannah Watts Park), sunk bores, and developed the innovative (but unsuccessful) idea of building dams where bridges were planned, providing two aspects of infrastructure in one project (eg the McKenzie Street weir). The climate also spawned changes to received ideas about townscape aesthetics, exotic species in Melton's High Street having been replaced by hardy species (eucalyptus and peppercorns) well before natives became more widely fashionable.

Most notably, the climate required adaptation of traditional farming and pastoral practices. Watering of stock was critical, but the high bedrock of much of the Shire made excavating large 'tanks' (paddock dams) impossible. However the abundance of stone made dry stone dam construction practical. The largest, most refined in terms of construction, and the boldest strategically, of these shallow dams were the series built across the Shire (and into Wyndham) on the Clarkes' Rockbank estate. At this stage nothing similar is known elsewhere in Victoria.

A critical side-effect of the dry climate has been the susceptibility of the Shire to bush fires. Much of the already scant heritage of early homes and cottages has been wiped out by devastating fires, such as those (in living memory) at Toolern Vale and Truganina.

Miscellaneous Places: -

Dry stone walls.

The low bald mounts that rise above the Melton plains do not immediately impress as fuming volcanos. But Mount Cotterell had one of the biggest lava outputs of Victoria's Western District volcanic area – the largest volcanic area in Australia. Unspectacular 'shield volcanos' such as Mounts Cotterell and Kororoit are the origins of the fieldstone that was gathered up by early settlers and shaped into the walls that characterise much of the Melton landscape.

Melton Shire has a significant heritage of dry stone walls. At least 165 kilometres of walls have been identified in a parallel study of Melton's dry stone walls. Nearly half of these were associated with the Clarkes' Rockbank Estate, mostly 'composite' walls, half stone half post-and-wire, a type that characterises the Geelong – Melbourne area, and which probably relates to the quantity and shape of available fieldstone. Many (including some impressive and unique 'all-stone' walls) were built on the larger farms of the Beaty, Hopkins, and Moylan families, while about a third were built by smaller farmers and selectors.

Graves.

There is an extraordinary number of early isolated graves known to exist in Melton Shire. Reputed Aboriginal burials on early properties do not seem to have been marked and their locations are not known. Markers of some early European graves, and consequently their exact locations, have now been lost (eg, near the Rockbank Inn, on the former Kerr property, opposite the Hopkins' Rocklands, and downstream of the Diggers Rest-Coimadai Road bridge at Toolern Vale). Others of more substantial pastoral-era figures, such as the Pykes (Melton golf links), Pinkertons (Mount Cottrell), and the 'young woman' who was possibly John Batman's daughter (Greenhills), are all marked and tended. One of the most remarkable is the now relocated (with reconstructed headstone) grave of American gold seeker JA Sanger at Diggers Rest; despite the high number of deaths on Victorian goldrush roads, this is the only presently known surviving marked grave associated with this period.

Thoroughbred Horses

Since the late nineteenth century Melton has been celebrated as a location of thoroughbred horse studs and training facilities. These places have included Melton Park, Melton Stud and, in the mid twentieth century, places such as the Stockwell Stud (Emirates Park), Tara Stud and numerous harness racing studs. In the late twentieth century Melton Shire adopted the motif 'Thoroughbred Country'. However horse studs and training facilities are not unique to Melton, many having also been long-established in other fringe north-west Melbourne municipalities such as Hume and Whittlesea.

Relocated buildings

Weatherboard houses were regularly relocated in late nineteenth and early twentieth century Victoria, and it was not uncommon for the masonry in disused buildings to also be recycled in a building elsewhere. Melton is of interest however for the large

number of places that are known to have been relocated. At least 18 such places have come to light in the course of the Study; no doubt there are others. Relocated dwellings should then be regarded as *prima facie* historically justifiable heritage places in Melton Shire. Places (mainly dwellings) thought to have been relocated include Place Nos:- 009, 023, 043, 064, 068, 073, 150, 173, 193, 228, 229, 274, 276, 298, 305, 371, 374, 453.

Buildings that have been Altered

Places that have been subject to (reversible) alterations, and which don't represent the best heritage restoration principles, are sometimes the best of what little remains in Melton. These include the remnant of early houses now surviving in the town of Melton.

3.4.2 Threats

First Settlement Places

- Numerous first settlement archaeological sites are threatened by suburban expansion. For example, the site of the Pyke home station – the foundation of Melton township – on Toolern Creek, has recently been developed. A road over Kororoit Creek at Burnside is planned to pass through sites of woolsheds associated with Yuille and other early squatters.

Late Nineteenth Century Rural Places.

- Many of the buildings on the seminal Exford pastoral estate are in a serious state of disrepair.
- Many of the Shire's nineteenth century farm buildings are now ruinous, and subject to continued deterioration from weathering, and in some cases vandalism.
- Most of the Shire's dry stone walls date from this time. Most are in a deteriorated condition.
- Isolated graves require upkeep.

Break up of the Pastoral Estates.

- The smaller and more typical farm houses established as a result of the break-up of the pastoral estates are disappearing. On the Exford Closer Settlement estate very few remain in their original rural contexts, or visible from public roads.
- Being neither architect designed, nor lavish, most of these places would be regarded as having very little if any architectural design quality.
- They have often, as is usual, been subject to various repairs that would be regarded as diminishing their original design integrity.
- While in urban areas such places are often identified as 'significant' or 'contributory' parts of a heritage precinct and therefore protected, these rural places are not part of such a visual precinct.

Transport & Communications

- Places associated with the early inland and gold-rush era roads (eg, archaeological sites of reputed gold-rush hotels and shanties, remnant roads and fords) suffer from a general under-appreciation of the significance of the Victorian gold-rushes.
- As a result, remaining sites have not been properly surveyed or identified. Most (Rockbank Inn being the exception) are therefore insufficiently protected by statutory controls.
- Ongoing upgrades to the railway lines have resulted in removal of semaphore signals. There have also been alterations to significant platforms and bridges.
- Most of the Shire's surviving cobbled roads are situated in the areas of metropolitan suburban expansion. Most face total destruction due to the necessity of road upgrades.
- The maintenance of disused bridges, in particular the Djerriwarrh Bridge, is poor. Preventative maintenance works are neglected, and it is becoming a dumping place for rubbish.

Water

- The dry stone dams on the Clarke estate (in particular the outstanding Plumpton Dam) are subject to extensive rabbit burrowing, which will create major damage if left unchecked.

Miscellaneous Places: -

- Most of the dry stone walls in the Shire are in a deteriorated condition. Some important ones have been extensively undermined by rabbit burrows.
- The exact locations of many of the graves appears to be either recently lost, or on the verge of being lost, due to passing of older residents.
- Known graves need to be maintained.
- The original headstone of the Sanger grave has been mislaid.
- Places that have been subject to (reversible) alterations, and which don't represent the best heritage restoration principles may not be acceptable in the present heritage and planning systems.

3.4.3 Opportunities

Late Nineteenth Century Rural Places.

- Conservation Management Plans need to be prepared for all early pastoral stations and homesteads.
- The Clarke dry stone dams that were identified as being of State significance require Conservation Management Plans, and funds for works.
- A program of documentation and interpretation of the remaining nineteenth century farms identified in this study would be desirable. In some cases (notably

Scarborough's Mount Cottrell Yards and Ruin, Place No.293) Conservation Management Plans, and interpretation plans, would be appropriate.

Break up of the Pastoral Estates.

- Having been identified in the Environmental History as a critical part of the history of Melton, the small early twentieth century farm homesteads that were associated with the break-up of the pastoral estates became an important focus of the Melton Heritage Study. The Melton Heritage Study has identified what it considers to be the best and most representative remaining examples of this type of place.
- While most of these places would not be regarded as architecturally significant in municipal heritage studies, and some would be marked down further due to alterations, the specific circumstances of Melton's history need to be taken into account in considering their suitability for heritage overlay controls.

Transport & Communications

- Archaeological sites of reputed gold-rush hotels and shanties, remnant roads (especially over fords) and other ruins that might also be related to gold rushes, require a dedicated survey, with archaeological input.
- Impacts of proposed upgrades to railway platforms, stations, and bridges needs to be monitored.
- The exceptional heritage of cobbled roads of the Shire represents a resource of scientific significance for its ability to provide information about early road construction techniques in Melton and in Victoria. Investigation needs to be undertaken of roads that might be able to be at least partially (eg, by minor road deviation at a corner). Those examples that must be destroyed should be fully recorded by an archaeologist prior to their destruction.
- Only one remaining Second World War era building was identified in the former Australian Army's international radio communications facilities at Diggers Rest and Rockbank. This building may also be distinctive architecturally, and requires further comparative assessment at a national level.

Water

- Conservation Management Plans should be prepared for the Clarke dams.

Miscellaneous Places: -

- As a guide to priorities in resourcing and protection, the Shire of Melton Dry Stone Walls study will identify the most significant walls in the Shire.
- Most of the dry stone walls in the Shire are in a deteriorated condition. Opportunities are available to address this, by education, the engagement of an expert dry stone waller as part of a Shire heritage advisory service, and financial incentives.

- There is a high potential to develop an appreciation of the Shire's significant dry stone wall heritage through public interpretation, and tourism.
- Some of the better walls and precincts of walls, and those under threat from rabbits (for example those on the former Moylan Mount Kororoit Farm), require a full Conservation Management Plan.
- A formal project to survey and document 'lost' grave sites should be undertaken. This should fully record the knowledge of older residents as soon as possible.
- The possible survival of the original Sanger headstone should be investigated with the Bacchus Marsh monumental stonemason who replicated it.
- The status of relocated buildings needs to be appreciated in future heritage studies, and in proposed statutory controls.
- In terms of the history of Melton (as identified in the Environmental History) places that have been subject to (reversible) alterations, and which don't represent the purest of heritage restoration principles, are historically important to the heritage of Melton, and should be considered for statutory protection. Lower standards of integrity and condition of some places (such as early houses in Melton town) need to be assessed in accordance with their rarity in the Shire of Melton.

Many of the places identified as being 'Conservation Desirable' (Schedule No.3) should be considered in any future Melton Shire Heritage Study, at which time the relative scarcity, and value, of these places may have risen.

4.0 Assessment of Significance

4.1 Basis of Assessment Criteria¹

This study has used the principles of the *Australia ICOMOS Burra Charter* (1999) and its Guidelines as the basis to all of the assessments in this study. The Burra Charter defines cultural significance by aesthetic, historic, scientific, social and spiritual values. These values are also largely prescribed in the *VPP Practice Note: Applying the Heritage Overlay* (Appendix 6.04) that states:

“All places that are proposed for planning protection, including places identified in a heritage study, should be documented in a manner that clearly substantiates their scientific, aesthetic, architectural or historical interest or other special cultural or natural values ... The documentation for each place should include a statement of significance that clearly establishes the importance of the place.”

4.2 The Australia ICOMOS *Burra Charter* (November 1999)

The concept of cultural significance for this study is defined by four heritage values listed in the Burra Charter as follows:²

Article 2.2: Aesthetic (architectural) value: includes aspects of sensory perception for which criteria can and should be stated. Such criteria may include consideration of the form, scale, colour, texture and material of the fabric; the smells and sounds associated with the place and its use.

Places of aesthetic value may:

- Demonstrate a high degree of creative or technical accomplishment;
- Demonstrate important design or visual qualities.

Article 2.3: Historic value: encompasses the history of aesthetics, science and society, and therefore to a large extent underlies all of the terms set out in this section.

A place may have historic value because:

- It is of importance for its association with events, developments or cultural phases which have had a significant role in the occupation and evolution of the community;
- It illustrates part of the evolution or pattern of the cultural heritage;

¹ Reference has also been made to the Local Government Heritage Guidelines proposed by the Department of Planning and Housing, State Government of Victoria, April 1991 as referred to in Clause 15.11.2 State Planning Policy Framework (SPPF)

² The further dot point explanations to the *Australia ICOMOS Burra Charter* Articles have been added by the authors and is based on the Criteria for the Register of the National Estate administered by the Australian Heritage Council, Canberra.

- It is an example of rare, endangered or uncommon aspects of the cultural heritage;
- It has a strong association with the life or work of a person or group of people of significance to the cultural heritage;
- It is an important representative of the range of places which make up the cultural heritage of a community;
- It has been influenced by an historic figure, event, phase or activity.

Article 2.4: Scientific value: or research value of a place will depend upon the importance of the data involved, on its rarity, quality or representativeness, and on the degree to which the place may contribute further substantial information.

A place may have scientific value because:

- It illustrates some technological, creative, technical or scientific processes or advances;
- It is of importance for information contributing to an understanding of the history of human occupation and the cultural history of the area.

Article 2.5: Social value: embraces the qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group.

A place may have social value because:

- It is highly valued by a community for reasons of religious, spiritual, cultural, educational or social associations;
- It is recognised by the community as having public value or is held in high esteem for its associations with the whole or part of the community whose history or culture is interwoven with the history of the place;
- It forms a particular and significant component of the heritage of a local area;
- It demonstrates a distinctive way of life or custom that is no longer in use or is in danger of being lost or is of exceptional interest;
- It has potential for education and interpretation.

4.3 Assessment Criteria Used in this Study

The determination of heritage significance for each of the heritage places in this Study has relied on the more detailed Australian Heritage Commission Assessment Criteria Application Guidelines (Appendix 4 - Criteria for the Register of the National Estate).

This document provides detailed, clear and justifiable explanatory notes and inclusion and exclusion guidelines (with examples) relating to each criterion.

4.4 Levels of Significance

The definitions for each significance level adopted for each heritage place, in accordance with the Project Brief, are as following (Refer to Section 3.3.1 above):

State

Heritage places that are considered significant to the State of Victoria.

~~Seven~~ (7) Eight of these places were identified in the Study. (One added post-amendment C71)

These places meet the Criteria of the Heritage Council of Victoria and the Criteria for the Register of the National Estate.

Local

Heritage places that are considered significant to the Shire of Melton.

One hundred and thirteen (113) of these places were identified in the Study. 109 places were recommended for inclusion onto the Heritage Overlay schedule in the Planning Panel report of 2009.

These places meet the Criteria for the Register of the National Estate as they relate to the specific and unique cultural identity of the Shire of Melton. In achieving these thresholds the places have been compared architecturally and historically with other places in the study area, and we believe that they meet the criteria specifically for the Shire of Melton. These specific qualities are articulated in the Environmental History, and relate directly to the Statement of Municipal Significance recommended in this Report. These places are recommended for inclusion in the Heritage Overlay of the Shire of Melton Planning Scheme.

Conservation Desirable

Fifty seven (57) of these places were identified in the Study.

Places listed as Conservation Desirable contribute to the character of the study area. Some have not been researched due to the constraints of the study brief and therefore there is insufficient information to assess if they demonstrate the required criteria for inclusion in the planning scheme as individual places. Others are highly altered, but there may be opportunities for restoration and/or reconstruction that could elevate their heritage significance. It is recommended that the assessment of these places be included in a future review of this Heritage Study.

4.5 Municipal Statement of Significance

The Shire of Melton has a unique heritage. An understanding of this heritage needs to underlie all planning for heritage in the Shire. It is recommended that the following be adopted as Municipal Statement of Post-Contact Cultural Heritage Significance.

Exploration

The Melton district featured prominently in two of the most critical early explorations of Port Phillip. Hume and Hovells' (1824) good reports of the suitability of the open volcanic plains for sheep grazing motivated John Batman's later journey (1835) across the 'Plains of Iramoo', which resulted in the establishment of Melbourne. Names of topographical features, such as Mount Cotterell (named after one of Batman's sponsors) preserve this event, together with views such as that from Faulkners Road (on Mount Cotterell) across the still essentially undeveloped plains to the looming skyline of the city they inspired. Important remnants of the original landscape encountered by explorers and early settlers include the river red gums along some of the creeks; a few isolated specimens of casuarinas on the plains (which had been plundered by gold-rush bullockies for feed); and the 'Melton Mallee' and eucalyptus woodlands in the north of the Shire.

The Aboriginal People: Post-Contact History

Many post-contact era place names (eg Djerriwarrh, Yangardook, Kororoit) commemorate the Aboriginal heritage of the area. Properties associated with early conflict, such as at Mount Aitken, are known but, at this stage, the exact location of the murder of squatter Franks by natives at Mount Cotterell in early July 1836 – a watershed in relationships between the Aboriginal and European peoples in early Port Phillip – is not. Local history sources report Aboriginal burials on local properties, but no specific sites have yet been located.

The Pastoral Era

Exploratory expeditions across the Melton plains had played a significant role in the European settlement of Port Phillip. These plains were among the very first areas settled; John Aitken's run was the first inland run in Port Phillip. This seminal industry dominated the Shire's nineteenth century history, and some of its founders, notably WJT Clarke and Simon Staughton were some of Victoria's largest pastoralists. The evidence of their occupation include some early, architecturally significant or large pastoral homesteads such as Exford, Eynesbury and the Rockbank woolshed. Less well known are the remarkable and probably unique series of dry stone dams built by the Clarkes across the vast Rockbank estate. The great number of dry stone walls in the Shire (almost half of the Shire's dry stone walls were built on the Clarkes' Rockbank estate), and its unusually high number of isolated graves, also relate to the pastoral era.

Transport

Victoria's earliest and most important inland roads, to Portland and Mount Macedon and beyond, passed through the Shire. During the gold-rushes these roads thronged with traffic, during which they became known as the Ballarat and Mount Alexander

Roads. The most enduring impact of these roads was the establishment of the wayside services towns of Melton, Diggers Rest, and Aitkens Gap. Similarly, the railway lines to the gold regions also passed through the Shire, contributing to the establishment of townships at Diggers Rest (1859), Melton South (1884), and Rockbank. Railways also stimulated the timber, dairy and chaff industries. Surviving places associated with the gold era are early bridges (two of Victoria's earliest surviving bridges are situated in the Shire), evidence of early ford crossings, wayside places (hotels, and a store), and ruins and archaeological places. Because so little physical fabric of the colourful gold-rush era remains, any traces of this formative period must be considered of prime heritage significance, and worthy of closer survey.

The historic opening up of the Shire for farming in the early twentieth century resulted in new schools, roads and other infrastructure. Notably, this included many of the 'cobbled' (knapped) roads that would appear to remain in Melton to a much greater extent than any other Victorian municipality. The Monash designed Bridge Road concrete bridge was also built in response to lobbying from new Exford Estate farmers for this all-important direct link between farms and the nearest railway station (Melton South).

Farming

The land sales of the 1850s and the Selection Acts of the 1860s enabled some farms to be established. Many of these, particularly in the areas of good soils and higher rainfall to the north, were immediately successful, and Toolern Vale wheat won awards at major international exhibitions. But wretched seasons and markets saw most small farmers fail, especially in the areas of lower rainfall to the south, and their land was resumed by pastoralists. The mostly ruinous sites of this pioneering generation of small farmers who did survive the nineteenth century are instructive regarding early settlement and lifestyles in Melton, and sometimes also in terms of their construction. In addition, a small group of larger farmers / small pastoralists did succeed, and their homesteads survive, often within extensive complexes of dry stone walls.

The break-up of the pastoral estates at the turn of the twentieth century was a turning point in the history of the Shire. The vast 'sheep-runs' that many Meltonians believed had obstructed the progress of the district gave way to small farms growing hay and dairying. Most of the pastoral estate subdivisions were voluntarily, but some were undertaken through legislation: the Shire's Overnewton and Exford subdivisions were two of the earliest and most famous of the government's 'Closer Settlement' Estates. These historic changes coincided with major improvements in the practice of farming, with new grains, fertilisers, and cream separating and refrigerating technology becoming available. Out of these changes emerged the Melton chaff industry which became renowned as the best in Australia; unfortunately none of the chaff mills that situated at local stations survive. The break-up of the pastoral estates also created the largest single type of heritage places in the Shire: early twentieth century farm homesteads. These mostly unprepossessing weatherboard buildings express a major and long-running theme in Australian history: the contest between pastoralists and farmers for 'the land'. Due to the former dominance of the pastoral estates in Melton, they also symbolise a watershed in the history of the Shire, and a crucial part of its heritage.

Community

Local government built roads and bridges, and perennially attempted to address the issue of water supply. The State provided services such as schools and a courthouse at Melton, while the community established churches, Mechanics Institutes, and attempted to ornament Melton's parched main street. The tiny community established sporting clubs, including the shooting and bicycle riding clubs, in which fields Melton produced several world champions. The largest of these communities, Melton, was however only a hamlet, and now only a handful of early township houses, three churches, and two early public buildings survive. Their scarcity contributes to their historical importance. Any as-yet unknown archaeological relics of smaller 'settlements', such as the long-gone schools that might tell of early short-lived farming communities in isolated areas, would also contribute to the story of Melton. The Willows Historical Park is a manifestation of the strong interest and pride in local history and heritage within the local community.

Horses Hounds Hares

In the 1840s Pykes squatting station at Melton was a popular venue for hunts organised by 'Gentleman' Pyke. The Melbourne and Oaklands hunt clubs continued the tradition into the mid twentieth century. The area around Melton golf course was also the scene for the first of many Melton race meetings; a dedicated course and stand were later erected elsewhere by the racing club but have long since been demolished. From the earliest time, Melton identities such as WC Yuille had prominent associations with horses: selling, breeding and training riding and workhorses, and in the twentieth century thoroughbreds for racing, harness racing and pony clubs. Due to the number of horse studs by the late twentieth century, Melton Shire adopted the motif 'thoroughbred country'. A few historic stud properties survive.

The sport of greyhound coursing was extraordinarily popular in the Shire in the nineteenth and early twentieth centuries, with public and private events held on many properties. In 1874 Sir WJ Clarke inaugurated the 'St Ledger Stakes', a nationally celebrated greyhound trophy, near Diggers Rest, which soon became the premier venue of the Victorian Coursing Club. In 1882 Australia's first greyhound 'plumpton' (enclosed course) was built at Diggers Rest near Plumpton Road. While only plantings would appear to remain of this today, remnants of Clarke's stone hare enclosures survive.

Other Industries

The cutting of Melton's mighty grey box timbers for Melbourne firewood received a huge impetus with the opening of the Melton railway. The forests and properties to the north also supported timber cutters. A major industry to which Melton was especially suited was radio. The wide bare volcanic plains, good for signalling, close to Melbourne, and providing vast areas for construction of arrays, were prominent in the pioneering of Australian 'wireless'. The 1926 Amalgamated Wireless of Australasia (AWA) Beam Radio receiving station at Rockbank is (together with the transmitting station at Ballan) of national significance as Australia's first direct

international 'wireless' communication with Britain and the dominions, an acclaimed historic achievement. The Army also established both of its first international receiving and transmitting stations in the Shire, at Rockbank and Diggers Rest (initiated by the USA forces at the beginning of the Pacific War). The Shire also has a place in the history of aviation, that other great early twentieth century communications miracle. In 1910 world famous escapologist Harry Houdini claimed the first powered flight in Australia when he flew for over three minutes over paddocks at Diggers Rest. In 1936 Australia's 'Great Race' aviation hero Jimmy Melrose was killed when he crashed his small plane on the outskirts of Melton. Memorials mark both sites.

Water and Fire

Melton is an extremely dry place:- the Melton-Werribee plains has the lowest rainfall in the Port Phillip district; plants that are otherwise confined to the Mallee grow in the area; and there was no reticulated water in Melton until the 1960s. The theme of water conservation pervaded most of the Shire's history, and gave rise to local innovations. It is evident:- in the location of most early pastoral stations and farms beside watercourses; in domestic underground tanks and cisterns that survive on early farm sites; in the exceptional and probably unique series of large and finely built dry stone dams built on the Rockbank pastoral estate, and in other smaller dry stone dams throughout the Shire; in the community's enterprising but ultimately unsuccessful efforts to provide a town water supply (including the 'original' idea of combining bridge and dams, realised in the McKenzie Street weir); in the failed popular campaign for irrigation in the Shire; and in the early but hard-won realisation of the futility of attempting a formal avenue of exotic ornamental trees in Melton's High Street, and their replacement with informal plantings of native species and hardy peppercorns.

Related to this dryness is the part that bushfires have played in the Shire, from north to south, from early to recent times. They virtually wiped out the town of Toolern Vale in 1965, destroying most houses, its bluestone school, Mechanics Institute, church, post office and general store. Isolated chimneys tell of bushfires' impact on farms. They have destroyed many heritage places, further diminishing the already quite small number of such places in a Shire that was so lightly populated in the nineteenth century.

Satellite City

The advent of the motor car and the town planning profession were the background to the 1960s declaration of Melton as Victoria's first 'Satellite City'. This suburbanisation represented another fundamental turning point in the history of the Shire. Melton's population spiralled during the 1970s as new housing estates were built for commuters. Commuter suburbs and rural residential subdivision also contributed to the decline of farming in the area. Prominent legacies of Melton's 'satellite city' status are however few, the civic centre being the most notable. This is still a living, growing chapter in Melton's history.

5.0 Heritage Program

Reference to the Municipal Strategic Statement (MSS) and Local Policy in the Melton Planning Scheme has been made as part of the following broader recommendations for heritage in the Shire of Melton.

5.1 High Priority (6 – 12 months)

5.1.1 Statutory Registers

- It is recommended that the heritage places identified, assessed and documented according to the ICOMOS Burra Charter (November 1999) and the Criteria for the Register of the National Estate (as prescribed in the VPP Practice Note: Applying the Heritage Overlay) be nominated for the following statutory registers:
 - 113 places for the Melton Planning Scheme;
 - 7 places for the Victorian Heritage Register.

5.1.2 Melton Shire Policy Review & Implementation

- It is recommended that that an amendment to the Melton Planning Scheme be prepared that alters the following municipal heritage policies and provisions, as follows:
 - - Municipal Strategic Statement- Heritage (Clause 21)
 - Municipal Statement of Significance
 - Local Planning Policy Framework:
 - Municipal Heritage Policy
 - Local Planning Policies (Clause 22)
 - Clause 43.01 Heritage Overlay
 - Inclusion of 113 nominated individual heritage places identified in the Melton Shire;

Municipal Strategic Statement

- It is recommended that Council review the current Municipal Strategic Statement (MSS) to reflect the outcomes of the Shire of Melton Heritage Study. When preparing amendments to this scheme and before making decisions about permit applications, the Responsible Authority must take the MSS into account. It is therefore essential that the MSS reflect the Shire's Vision, Objectives and Strategies regarding cultural heritage. The revised MSS should be in accordance with the VPP Practice Note: *Format of Municipal Strategic Statements*.

- It is recommended that the Local Policy Context in the MSS include a brief overview of the extent, type and location of the heritage places of cultural significance within the Shire.
- It is recommended that a Heritage subsection of the MSS be considered and that the Key Influences and Strategies in this section briefly examine the potential impacts of commercial, residential, rural, tourism and other developments on cultural heritage in the Shire, and the importance of retaining, enhancing and managing the Shire's cultural heritage as part of its identity. The Key Influences section may also briefly explain the importance of the Melton Shire Heritage Study as a critical tool in providing an understanding and appreciation of the Shire's heritage assets, together with the importance of establishing the Shire's Heritage Advisory Service to assist both the Shire and owners/managers/occupiers of heritage places with conservation and new development. Additional funding requirements may also be stipulated.
- It is recommended that the Objectives, Strategies and Implementation of any new Heritage section in the MSS:
 - Promote the conservation and enhancement of places of cultural heritage significance within the Shire;
 - Promote the conservation and enhancement of identified heritage areas of cultural heritage significance within the Shire;
 - Discourage demolition of heritage places;
 - Promote other measures of conserving and understanding the significance of heritage places through the preparation of Conservation Management Plans and community awareness programs;
 - Promote the retention of places considered to be of Conservation Desirable Status where possible;
 - Promote the importance of identifying archaeological sites within the Shire;
 - Promote opportunities for the interpretation of heritage places through local publications, the Council web-site, historical society events and exhibitions and the like;
 - Promote awareness of types of places or projects requiring further investigation in the future.
- It is recommended that the Council consider the Municipal Statement of Cultural Heritage Significance incorporated in this report for inclusion in the Municipal Strategic Statement.

Local Planning Policy Framework

- It is recommended that a Local Heritage Policy in Clause 22 in the Local Planning Policy Framework (LPPF) of the Melton Planning Scheme be introduced. This policy should be prepared in accordance with the *VPP*

Practice Note: Writing a Local Planning Policy and may be divided into an overall Heritage Policy with objectives and policy statements within the Municipality;

- These objectives will also set out how Council will exercise its discretion in the consideration of planning permit applications. Additional objectives should ensure appropriate protection and control of the significant individual heritage places and should include (but not be limited to):-
 - An explanation of the number of individual heritage policies and the extent of the heritage policies and objectives (as an introduction);
 - A cross reference to the Municipal Strategic Statement, and the Municipal Statement of Cultural Significance, in the policy basis, to reinforce the Shire's commitment to cultural heritage;
 - A more comprehensive policy basis, based on the information of this Report and the Shire of Melton Heritage Study;
 - Objectives and policies that encourage the retention of significant heritage places;
 - A specific policy on archaeological places which are automatically protected under the Heritage Act 1995;
 - A reference to all new developments within heritage overlays to be carried out in accordance with the ICOMOS Burra Charter (November 1999) as part of the objectives;
 - Objectives and policies on the conservation and enhancement of heritage places;
 - A local Demolition Policy that considers the processes required and establishes guidelines for demolition proposals of heritage places;
 - A local Subdivision Policy that considers the processes required and addresses the question of possible exemptions to planning where this might assist preservation of a place with Heritage Overlay controls;
 - A local Dry Stone Walls Policy, based on this heritage study and the study into Dry Stone Walls in the Shire of Melton, which identifies measures by which the conservation of these places can be encouraged, and to which their significance can be more broadly appreciated;
 - Reference to Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications (August 2000) to assist applicants and planners with proposed works, subdivision and demolition applications;

These additional heritage policies and objectives are required to support the conservation and retention of heritage places of cultural significance within the Shire, especially at VCAT hearings. The additional policies and objectives will also complement and reinforce the specific policies and objectives for heritage precincts, as recommended in the Shire of Melton Dry Stone Walls Study.

5.1.3 Recommended Planning Scheme Amendment Process

It is recommended that the Melton Shire Council undertake the following process in order to carry out an amendment to the Planning Scheme as a result of the recommendations of this study, including:

1. After careful review of the final draft of the Report, the Council should form an independent opinion of the study, and consider any alterations deemed necessary. Consideration could be given to an informal exhibition of the Heritage Study, to seek feedback from the respective owners about the outcomes of the study and any further information that may be used in any revision of the heritage citations in the Study;
2. It is recommended that the individual heritage places which have been researched, assessed and developed according to the ICOMOS Burra Charter (November 1999), and the Criteria for the Register of the National Estate (as prescribed in the VPP Practice Note: Applying the Heritage Overlay), be nominated for inclusion onto the Melton Planning Scheme, subject to the normal statutory amendment processes provided under the Planning and Environment Act 1987;
3. Preparation of the Schedule to the Heritage Overlay in Clause 43 of the Melton Planning Scheme. Reference to the Shire of Melton Heritage Study for recommended controls for each place in the Schedule will be required. The Schedule should be prepared in accordance with the *VPP Practice Note: Applying the Heritage Overlay*;
4. Preparation of heritage overlay maps for each of the heritage places recommended for inclusion as a heritage overlay.

It is recommended that the extent of heritage controls to all objects & monuments (but not buildings) also apply to an area of 5 metres from the object or monument. The extent of heritage controls should also include the earthworks and abutments of bridges, and land 30 metres on both sides of the carriageway. The extent of the heritage overlay for heritage buildings should be carefully assessed particularly for places in rural areas. Views of the place from the street are important and should be included as part of the heritage overlay where possible.

5. Preparation of policies and objectives in accordance with 5.1.2 above.

It is recommended that Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications (August 2000) form a Reference Document in the Melton Planning Scheme, until final Heritage Guidelines have been prepared and endorsed by Heritage Victoria. The draft Guidelines provide a highly valuable resource to assist owners and Council officers with the management of heritage places, and provide parameters for additions, new buildings in heritage areas, subdivisions and demolition applications.³

³ The draft Guidelines were considered favourably by the Ministerial Panels Reports for Amendment C58 to the Ballarat Planning Scheme (January 2004) and Amendment C49 to the Greater Geelong Planning Scheme

6. Consideration should be given to available resources for administering and implementing the proposed amendment, and whether all or part of the list of heritage places identified in the Heritage Study are to be proposed for amendment. Once this has been resolved, the Council should subsequently seek authorization for formally exhibiting the amendment from the Minister for Planning. This is in accordance with the amendment process under the Planning and Environment Act 1987 and as amended by the Planning and Environmental (General Amendment) Act 2004.
7. If approval for the exhibition of the amendment is given, then the Council should proceed to public exhibition;
8. Under the formal planning scheme amendment, if no objections have been received and Council agrees with the Study recommendations, Council should forward the exhibited amendment to the Minister for Planning requesting approval;
9. If Council does receive submissions objecting to the planning scheme amendment, it is recommended that Council should not automatically remove the particular heritage place/s recommended as heritage overlays, but where appropriate, negotiate with the objector. Council should refer objecting submissions to its Heritage Advisor or independent Heritage Consultant for review and to make comment where appropriate. If an objecting submission cannot be accommodated to the satisfaction of the objector and Council in the Amendment, then the submission should be referred to an Independent Panel (appointed by the Minister for Planning) for assessment. Council will then consider the Panel's recommendations and decide to change the Amendment, adopt it unchanged or abandon it. Unless Council decides to abandon the proposal, the amendment is then sent to the Minister for Planning and Local Government requesting approval.

5.1.4 Additional Planning Issues to be Considered by Council

- It is recommended that a briefing paper be prepared (by Council officers) for the consideration of Council. This paper should outline the recommendations of the Study and direction to be undertaken;
- It is recommended that the Town Planner notify the relevant Council staff affected by the outcomes of the Melton Shire Heritage Study including (but not limited to):

Planning & Development

(February 2004). Interestingly, the C58 Panel recommended that the draft Guidelines be included as an Incorporated Document in Clause 81 of the Ballarat Planning Scheme. However, the Panel Report for Amendment C15 to the Surf Coast Planning Scheme (May 2005), p.78, did not support the draft Guidelines being included as a reference document in the Surf Coast Planning Scheme, which was contrary to the recommendations in the previous Panel Reports.

- Planning department - the conservation of all sites of historical significance;
- Engineering - the recommendations on street construction details, and maintenance and upgrades of Council roads and bridges;
- Environmental Department - the conservation of historical vegetation & historically significant cultural landscapes;
- Civil contract – the maintenance of Council roads and bridges; and
- Building Department - regarding demolition inquiries and applications regarding places identified in the Study, including dwellings and outbuildings of historical significance.

Community Services

- Parks & Gardens - maintenance of Council's historical trees;
- Tourism & Leisure – the potential development of heritage trails, and other promotional work of the study outcomes; and
- Community Infrastructure - regarding the maintenance of historical sites on public land.
- It is recommended that a workshop be provided about the Study and its outcomes, for the benefit of Councillors and key Council officers;
- It is recommended that a meeting be held with affected property owners to explain the outcomes of the Study, prior to any planning scheme amendment process.
- It is recommended that in the short term that Council map the sites identified in Stage Two of the Melton Heritage Study on its internal mapping system (Intramaps), to ensure that all officers are aware of the heritage places identified. It is also recommended that Council should then consider mapping the sites identified in Stage One of the Study on Intramaps.
- It is recommended that Council liaise with Heritage Victoria regarding entering the heritage data on places identified in this Study on its Hermes database. This would enable internet access to this information, and enable the heritage of Melton to be better appreciated on a comparative basis.

5.1.5 Heritage Incentives

One of the thrusts of the Shire of Melton's Heritage Program should be to provide practical incentives to those responsible for heritage places, who are mainly private property owners.

- It is recommended that Council engage the services of Heritage Adviser. It is recommended that this position become a regular weekly or fortnightly position to strengthen links with the community, property owners and council officers. This will assist owners of heritage properties with provision of basic advice on restoration, reconstruction, and alteration.

The availability of Council's Heritage Adviser should be well promoted.

- It is recommended that the Melton Shire Council consider developing financial and other incentives to assist owners of places with heritage overlays. These incentives may include (but are not be limited to):
 - Developing a discount rates scheme for owners of properties listed on the Heritage Overlay who undertake approved conservation works. This is recommended as strategy to encourage owners of heritage places to undertake restoration, reconstruction or refurbishment of heritage places;
 - Planning permit fee exemptions for heritage works to places listed in the Heritage Overlay;
 - Development of a local heritage revolving heritage fund, administered by Council staff and community representatives, following advice from Council's Heritage Adviser. Council should consider:-
 - Small grants (say, up to \$500) for approved works to Heritage Overlay places;
 - Small low interest loans (say, up to \$1000) for modest restoration works to improve the visual amenity of places.

Such low interest loans can act as incentives to achieve works that would not otherwise be considered by owners of heritage properties, and may include painting, roof repairs and other urgent works to buildings; or repair of dry stone walls that are identified as being significant, or included in the dry stone wall driving trail.

- Council should provide information to owners of properties listed on the Victorian Heritage Register and on the Heritage Overlay regarding the Heritage Council's Financial Assistance Program, including *Victoria's Heritage – Strengthening Our Communities*, administered by Heritage Victoria.
- Council should also consider other concessions to owners of heritage listed properties. These would generally provide for a more flexible approach to the administration of Council's own regulations and practices where this would assist the preservation of a place on the heritage overlay. These concessions might include:-
 - Allowing land uses other than those prescribed by the planning scheme if this can be shown to be necessary for the preservation of a heritage overlay place;
 - Waiving requirements relating to a single dwelling on a large rural allotment if this regulation demonstrably threatens a heritage overlay place;

- Waiving fees for planning and other permit fees for approved conservation works to a heritage listed place.

5.1.6 Public Awareness Program (Stage One)

- In addition to the exhibition of the Shire of Melton Heritage Study to the public, and the formal notification to affected owners, it is recommended that the Melton Shire Council conduct information sessions for the benefit of owners effected by the study;
- Council may wish to have an official launch of the study. Presenting the study to residents can allow them to fully understand the Heritage Study objectives and recommendations and give feedback to the Council about residents' requirements for the protection of the Shire's heritage;
- It is recommended that the information regarding heritage places gathered during the study be made available to owners and ratepayers. Understanding the history and significance of a building or place can assist owners to retain and protect the site.

This can be achieved by making copies of the study available at the Council, library, historical societies, and other local interest groups. A précis of the information in the study or select parts of the study such as the Environmental History could be provided at cost to interested people. The study could be published in full or part on the Council web site. As the study can be made available in Adobe Acrobat form, this could be achieved with ease, and has been implemented by other municipalities in Victoria

5.2 Medium Priority (12-24 months)

5.2.1 Public Awareness Program (Stage Two)

It is recommended that the Melton Shire Council consider other ways of promoting and interpreting the heritage values within the Shire. Types of promotion include (but are not limited to):

- Development of heritage walks and driving trails;
- Annual heritage awards for appropriately restored and reconstructed heritage places;
- Inclusion of heritage citations on the Shire's website;
- Local heritage awards, judged by locals and outside experts, for categories such as best heritage restoration, heritage tourism work, or other work (such as research, publications);

5.3 Low Priority (24-36 months)

5.3.1 Public Awareness Program (Stage 3)

- The Shire may wish to publish, or support community organisations to publish parts of the study or walking tours and information booklets based on the information gathered in the Heritage Study.

These publications are very powerful in interpreting the Shire's heritage and can assist with community awareness of the history and heritage in the Shire.

- As some other municipalities have done, the Shire may wish to consider adapting the Environmental History section of the Shire of Melton Heritage Study for publication. This would update and complement earlier histories including 'Plains of Promise' by Joan Starr, and enable the unique history of the Shire to be better, and more widely, appreciated. It would contribute a basis for the promotion of the Shire's history and heritage beyond the municipality.
- The Shire should continue to provide support to the Melton & District Historical Society, which has an enviable record of caring for and promoting the local history and heritage. Similarly, Council assistance for the Diggers Rest and any other local historical societies that might develop should be encouraged.
- Consideration might be given to encouraging the formation of 'Friends' groups to complement the activities of the historical societies. These could focus on specific places, particular types of places, or Melton's heritage in general. The Council might provide assistance for their materials, meetings, and perhaps some small seeding funding.

This Study could be used to develop projects for such a group, eg: work on places that are in need of care; general educational field work and tours; or research of places listed as 'Conservation Desirable'. Oral history projects with Melton's senior citizens might also be possible.

- The Shire should encourage the formation of a 'Friends of Melton's Dry Stone Walls' group, by continuing education and wall-repair training days in the Shire. Such a group would help promote an awareness of the value of dry stone walls in the Shire, and perhaps be able to contribute physical assistance to owners in repairing road boundary walls on private properties.
- Cultural tourism: the Shire might consider developing a program of cultural heritage tours for the Shire. Pastoral places, dry stone walls, isolated graves, gold-rush road sites, cobbled roads, heritage bridges, or other specialist fields might be suitable candidates. In addition, there may be opportunities to combine with Wyndham and Hume (and perhaps Moorabool) municipalities to develop joint tours, for example of nineteenth century pastoral places. The western Melbourne fringe was significant as the gateway to the rich pastoral areas of Victoria, and in the reverse direction, a fattening respite for stock *en route* to Newmarket saleyards and abattoirs. Associated with this, its more picturesque waterside locations became places, within the pale of civilisation, that pastoralists chose to settle, in the process building some of the first,

largest, and most interesting pastoral mansions in Victoria. Notable examples were Werribee Park and Rupertswood, but places such as Exford, Eynesbury, Glenara and Greystones are also of very high significance. Subject to access, Melton's pastoral houses, or the Rockbank woolshed, might be incorporated into such a tour. Other opportunities also exist for municipalities to jointly develop their shared histories (eg gold-rush roads - bridges and wayside places) into well interpreted, unique and most interesting 'Exploring the Western Fringe' cultural tourism programs, with special points of interest in each municipality.

- The Shire should consider liaising with local primary and secondary schools to provide resource material for teachers and encouragement to use the heritage of the Shire for field trips, research topics and other special projects. The Council or local businesses could sponsor small prizes for a school heritage poster competition. Assistance with resources and guidelines for school teaching is also available through the Heritage Victoria's education officer.
- The Shire should consider liaising with local or regional arts and community groups to promote the use of heritage sites as settings or subjects for theatre, paintings, writing etc. (A number of the private properties in the area have already been used as film settings.)

The Shire might also be interested in producing a professional film/video on the history and heritage of the area that could be shown in tourist facilities, schools, and arts venues. Or it might consider sponsoring such a documentary by students in secondary or tertiary courses, perhaps by offering prizes.

- Media: heritage can be a rich source of human interest and history stories. A Council heritage officer might present local media with material for an occasional story, or even a series, on heritage sites. They might then run stories on local restoration achievements, heritage awards, special events, excursions etc. The wider media – daily newspapers or specialist journals (eg, heritage tourism, magazine articles) – might occasionally be interested in some stories.
- It may be feasible for Council to produce professional posters, or calendars with photographs of local heritage places.
- It is recommended that the historic names in an area should be retained. The argument for this is well made by David Bannear and Robyn Annear in their *Assessment of Historic Mining Sites in the Castlemaine - Chewton Area*:-

'An area's historic place names (virtually every bump or hollow in the landscape was named) provide one of the sturdiest links with its early and ongoing history. People and events that were never recorded on paper live on in the names of creeks, gullies, flats, hills, reefs, roads and tracks. These names have largely survived, despite some massive changes in the actual landscape. Retention of these historic names should be promoted - in the form of appropriate street names where

new housing estates are established on old flats and hills, where new roads are cut, where name changes are proposed for roads with existing historic names, or when mining operations are proposed.'

An awareness of historic names could be even more actively promoted by a campaign of signposting, directing residents' and visitors' attention to the location of historic localities throughout the district.

- Many excellent books on building styles and restoration have been published. It is suggested that the Shire purchase a selection of these for use by building owners and Council officers. These could be kept at the Council or be made available through the Shire library system. A list of restoration publications follows. This list is not exhaustive as suitable books are being published regularly.

- Peter Marquis-Kyle & Meredith Walker, *The Illustrated Burra Charter: Good Practice for Heritage Places*, Australia ICOMOS, 2004
- Heritage Victoria, draft *Guidelines for the Assessment of Planning Applications*, August 2000
- National Trust of Australia (Victoria) Technical Bulletins.
This series provides technical information about the care and maintenance of many aspects of buildings and landscape. New titles are added regularly. The bulletins are available from the National Trust in Melbourne.

'Exterior Paint Colours for Buildings of the Victorian Period'

'Lettering and Signs on Buildings c1850-1900'

'Principles of Cleaning Masonry Buildings'

'Plantings c1850-1900'

'Damage to Buildings on Clay Soils'

'Decorating with Wallpapers c1840-1914'

'Wood deterioration in Buildings'

'Fences and Gates c1840-1925'

'Physical Investigation of Buildings'

'Our Inter-War Houses'

'Conservation of Roofs'

- Helen Lardner for the Historic Buildings Council, *Caring for Historic Buildings, guidelines for alterations and additions to historic buildings*, Melbourne, 1993
- Celestino Sagazio, editor, *The National Trust Research Manual: Trace the History of Your House or Other Places*, Halstead Press, National Trust of Australia (Victoria), 2004
- Ian Stapleton, *How to Restore the Old Aussie House*. John Fairfax Marketing, 1984

- Ian Evans, Clive Lucas and Ian Stapleton, *Colour Schemes for Old Australian Houses*, Flannel Flower Press.
- Ian Evans, Clive Lucas and Ian Stapleton *More Colour Schemes for Old Australian Houses*, Yeronga, Qld: Flannel Flower Press, 1992.
- Ian Evans, *Restoring Old Houses*, Artarmon, 1979
- Ian Evans, *The Australian Old House Catalogue, The Complete Where to Get It Guide for the Home Restorer*.
- Ian Evans *The World of Old Houses – A guide to caring for and restoring your old house*. (Website: www.oldhouses.com.au)
- Department of Planning, NSW, *Getting the Details Right - Restoring Australian Houses 1890s -1920s*.
- Peter Cuffley, *Cottage Gardens in Australia*, Five Mile Press, Melbourne 1983
- Peter Cuffley *Australian Houses of the 20s and 30s*, Fitzroy: Five Mile Press, 1989.
- Peter Cuffley *Australian Houses of the 40s and 50s*, Knoxfield, Vic: Five Mile Press, 1993.
- Des Regan and Kate Press, *How To Trace the History of Your House*, Penguin, 1990
- Robert Moore, Sheridan Bourke and Ray Joyce, *Australian Cottages*, J. Hamlyn, 1989
- Terence Lane and Jessie Serle, *Australians at Home – a documentary history of Australian domestic furnishings 1788-1914*, Melbourne: Oxford University Press, 1990.
- Kevin Fahy and Andrew Simpson, *Australian Furniture: Pictorial History and Dictionary 1788-1938*, Woollahra: Casuarina Press, 1998.
- Richard Apperly, Robert Irving, Peter Reynolds, *A Pictorial Guide Identifying Australian Architecture:- Styles and terms from 1788 to the present – Identifying Australian Architecture*, North Ryde, NSW: Angus & Robertson, 1989.
- Richard Aitken & Michael Looker, *The Oxford Companion to Australian Gardens*, South Melbourne: Oxford University Press, 2002.

- Gary Vines, *Built to Last: An historical and archaeological survey of Dry Stone Walls in Melbourne's Western Region*, Melbourne's Living Museum of the West Inc, 1990
- Corangamite Arts Council, *If These Walls Could Talk*, Report of the Corangamite Dry Stone Walls Conservation Project, Terang, 1995
- Colonel F Rainsford-Hannay, *Dry Stone Walling*, Stewartry of Kirkcudbright Drystone Dyking Committee, Gatehouse-of-Fleet, Kirkcudbrightshire, 1972
- The Dry Stone Walling Association of Britain:-
 - R Tufnell, *Building and Repairing Dry Stone Walls*, 1982
 - R Tufnell, *Better Dry Stone Walling*, 1991
 - *Technical Specifications for Dry Stone Walls*, nd

Electronic Information

With the advent of easier access to the Internet, there is a vast array of information available regarding heritage, restoration and research information.

Some useful sites are:-

- Heritage Victoria – www.heritage.vic.gov.au
This site has downloadable technical advice sheets, Historic Gold Mining Sites, publications and updated information on funding programs.
- Register of the National Estate – www.heritage.gov.au
- National Trust of Australia (Victoria) – www.natrust.com.au
- International Commission on Monuments and Sites – www.icomos.org.australia
This has updated copies of the Burra Charter
- The Dry Stone Wall Association of Australia - www.dswaa.org.au
- 'A Stone Upon a Stone', Travelling Exhibition – www.astoneuponastone.com/contib.html

5.4 Future Review

It is recommended that the present study be reviewed in 5 - 7 years. This review would assess the effectiveness of the Heritage Strategy, and address gaps in the current Study, including places that remain to be assessed.

6.0 SCHEDULES OF PLACES

SCHEDULE NO. 1

**LIST OF HERITAGE PLACES RECOMMENDED FOR INCLUSION ON THE
VICTORIAN HERITAGE REGISTER**

SIGNIFICANCE	PLACE No.	PLACE NAME	ADDRESS	POSTAL DISTRICT
National	311	Former Beam Station	653-701 Greigs Road East	Mt Cottrell
State	66	Diggers Rest Railway Station (original platform)	Old Calder Highway	Diggers Rest
State	82	Dam	544-618 Diggers Rest-Coimadai Rd	Diggers Rest
State	151	Plumpton Dam	412-518 Plumpton Rd	Diggers Rest
State	272	Warrawong	1182 – 1250 Exford Road	Eynesbury
State	210	Melton Court House	323-329 High St	Melton
State	443	Rockbank Dam	1205-1231 & 1233 - 1287 Taylors Rd	Plumpton
State N.B: This site was added to this schedule after exhibition of Amendment C71, when it was realised it was not included in the VHR.	265	Melton Viaduct	Clarkes Road (S of), Exf.Res./Werribee River	Melton

SCHEDULE NO. 2

LIST OF HERITAGE PLACES RECOMMENDED FOR INCLUSION ON THE MELTON SHIRE PLANNING SCHEME

LISTED ALPHABETICALLY BY DISTRICT AND STREET ADDRESS

**N.B. ITEMS DELETED FROM THE HERITAGE OVERLAY SCHEDULE (AS A RESULT OF PANEL
RECOMMENDATIONS) ARE INDICATED BY STRIKETHROUGH**

POSTAL DISTRICT	ADDRESS	PLACE No.	PLACE NAME	SIGNIFICANCE
Brookfield	Clarkes Rd, No.398-446	241	Melrose Cairn	Local
Caroline Springs	Rockbank Middle Road	341	Rockbank Middle Road	Local
Diggers Rest	Diggers Rest-Coimadai Rd, No.2389-2485	18	Cornwall Park Stud	Local
Diggers Rest	Calder Freeway	65	Aitken's Gap Pine Plantation	Local
Diggers Rest	Old Calder Highway	66	Diggers Rest Railway Station	State, Local
Diggers Rest	Calder Hwy, No.1434-1466	67	Diggers Rest Hotel	Local
Diggers Rest	Calder Hwy, No.1286-1292 & 1290	68	Diggers Rest School	Local
Diggers Rest	Calder Hwy, No. 1286-1292	69	Sanger Grave	Local
Diggers Rest	Calder Hwy, No.1376-1432	73	House	Local
Diggers Rest	Davis Rd, No.2-180	75	House	Local
Diggers Rest	Plumpton Rd, No.209-247	77	Murphy Dam	Local
Diggers Rest	Diggers Rest-Coimadai Road, No. 107-127	80	Former Army Radio Station	Local
Diggers Rest	Diggers Rest-Coimadai Rd, No. 544-618	82	Dam	State
Diggers Rest	Holden Rd, No.932-1036	103	House	Local

POSTAL DISTRICT	ADDRESS	PLACE No.	PLACE NAME	SIGNIFICANCE
Diggers Rest	Mt Aitken Rd, No.211-241	133	Rocklands	Local
Diggers Rest	Mt Aitken Rd, No.740-794	136	Mount Aitken	Local
Diggers Rest	Plumpton Rd, No.412-518	151	Plumpton Dam	State
Diggers Rest	Plumpton Rd, No.412-518	152	'Plumpton Park'	Local
Diggers Rest	Townships Rd, No.131-199	164	Rocklands Dam	Local
Exford	Exford Rd, No.865	276	House	Local
Exford	Hickey Rd, Nos.30 & 35	288	Trees & Dairy	Local
Eynesbury	Exford Rd, No. 1182-1250	272	Warrawong	State
Eynesbury	Exford Rd, No.1180	274	Former Dairy	Local
Melton	Centenary Av	181	Melton Cemetery	Local
Melton	Darlingsford Bvd, No.13-15	188	Darlingsford Barn	Local
Melton	High St	208	Melton Reservoir	Local
Melton	High St, No.323-329	210	Melton Court House	State
Melton	High St	211	War Memorial	Local

POSTAL DISTRICT	ADDRESS	PLACE No.	PLACE NAME	SIGNIFICANCE
Melton	High St	212	Staughton Memorial	Local
Melton	High St, No.222-230	213	Melton Mechanics Institute	Local
Melton	High St, No.222-230	214	Walnut Tree	Local
Melton	High St	216	Coronation Tree	Local
Melton	Yuille St	220	Melton Golf Links	Local
Melton	High St, No.7-9	221	'Honey Shack'	Local
Melton	Nixon St	226	The Willows	Local
Melton	Nixon St	227	Melton Weir	Local
Melton	McKenzie St	228	Dunvegan	Local
Melton	McKenzie St	229	Macs Cottage	Local
Melton	O'Neills Rd, No.32	230	House	Local
Melton	Palmerston St, No.66-76	232	Former Wesleyan Church	Local
Melton	Melton Hwy, No.2120-2224	237	House	Local
Melton	Smith St	240	St Dominics Church	Local

POSTAL DISTRICT	ADDRESS	PLACE No.	PLACE NAME	SIGNIFICANCE
Melton	Station Rd, No.160	242	House	Local
Melton	Unitt St	254	Melton State School	Local
Melton South	Bridge Road	168	Bridge	Local
Melton South	Exford Rd, No.34-46	189	Melton South School	Local
Melton South	Exford Rd, No.2	193	House	Local
Melton South	Exford Rd, No.54-56	195	House	Local
Melton South	Abey Rd, No.148-200	199	Parklea	Local
Melton South	Brooklyn Rd	245	Melton South Railway Station	Local
Melton South	Mt Cottrell Rd, No.1200-1220	298	House	Local
Melton West	Bulmans Rd, No.488-514	475	House	Local
Melton West	Bulmans Rd, No.429-455	177	Kippenross	Local
Melton West	Shamrock Place	251	John Campbell Miles Site	Local
Melton West	The Bullock Track, No. 122-142	252	Water Tank	Local
Melton West	Western Freeway	257	Djerriwarrh Bridge	State

POSTAL DISTRICT	ADDRESS	PLACE No.	PLACE NAME	SIGNIFICANCE
Mt Cottrell	Greigs Road East, No.77-207	282	Glengallan	Local
Mt Cottrell	Mt Cottrell Rd, No.1884-1908	292	Moloney's Water Tank	Local
Mt Cottrell	Mt Cottrell Rd, No.1520-1570	293	Mount Cottrell Rd Ruins	Local
Mt Cottrell	Greigs Road East, No.653-701	311	Former Beam Station	National
Mt Cottrell	Mt Cottrell Rd, No.1970-2180	359	Kerr Farm Site	Local
Mt Cottrell	Faulkners Rd, No.167-177	360	Mt Cottrell Homestead	Local
Parwan	Nerowie Rd, No.155	263	Nerowie	Local
Parwan	Nerowie Rd, No.285	305	House	Local
Plumpton	Holden Rd, No.77-347	102	Arrunga	Local
Plumpton	Holden Rd, No.625-833	110	Dam	Local
Plumpton	Melton Hwy	117	Bridge	Local
Plumpton	Melton Hwy, No.974-1048	119	House	Local
Plumpton	Melton Hwy, No.1366-1496	120	Gollers Court	Local
Plumpton	Melton Hwy, No.1912-1962	125	Norton Ruin	Local

POSTAL DISTRICT	ADDRESS	PLACE No.	PLACE NAME	SIGNIFICANCE
Plumpton	Melton Hwy, No.829-909 & 911-935	127	House	Local
Plumpton	Leakes Road, No.2-88	144	Bluestone Cottage	Local
Plumpton	Mt Cottrell Road, No.2-88	146	Mount Kororoit Homestead	Local
Plumpton	Tarletons Rd, No.339-365	438	Bonnie Doone	Local
Plumpton	Taylor's Rd, No.1205-1231	443	Rockbank Dam	State
Rockbank	Greigs Road East, No.638-688	373	Paynes Cottage	Local
Rockbank	Leakes Rd	404	Rockbank Hall	Local
Rockbank	Water Reserve Rd, No.107-121	457	House	Local
Rockbank	Western Hwy, No.1957-1963	460	House	Local
Rockbank	Western Hwy, No.2057-2083	461	Former Rose & Crown Hotel	Local
Rockbank	Western Hwy, No.2341-2421	462	House	Local
Taylor's Hill	Hume Drive	476	Dalgook	Local
Toolern Vale	Bensons Rd, No.477-569	2	Lynuilg	Local
Toolern Vale	Blackhill Rd, 518-610	5	Glencoe	Local

POSTAL DISTRICT	ADDRESS	PLACE NO.	PLACE NAME	SIGNIFICANCE
Toolern Vale	Blackhill Rd, No.546-560 & 562-570	6	Angus Downs	Local
Toolern Vale	Porteous Rd, No.2-200	7	Braemar	Local
Toolern Vale	Bulmans Rd, No.691-801	8	Melton Park	Local
Toolern Vale	Chapmans Rd, No.152-176	9	Paines Cottage	Local
Toolern Vale	Diggers Rest-Coimadai Rd, No.1377-1395	19	Condons Dairy	Local
Toolern Vale	Diggers Rest-Coimadai Rd, No.1658-1672	20	Toolern Park	Local
Toolern Vale	Diggers Rest-Coimadai Rd, No.2187-2225	24	Kuloomba	Local
Toolern Vale	Diggers Rest-Coimadai Rd	27	War Memorial	Local
Toolern Vale	Gisborne-Melton Rd, No.1229-1279	29	Farm Complex	Local
Toolern Vale	Gisborne-Melton Rd, No.1374-1404	30	House	Local
Toolern Vale	Gisborne-Melton Rd, No.1618-1642	32	Creighton	Local
Toolern Vale	Gisborne-Melton Rd, No.310-360	35	Pine View	Local
Toolern Vale	Gisborne-Melton Rd, No.687-777	36	McIntosh Ruin	Local
Toolern Vale	Gisborne-Melton Rd,	37	Cottage	Local

POSTAL DISTRICT	ADDRESS	PLACE No.	PLACE NAME	SIGNIFICANCE
	No.575-685			
Toolern Vale	Gisborne-Melton Rd, No.779-859	38	The Elms Ruin	Local
Toolern Vale	Gisborne-Melton Rd, No.766-858	39	Glen Elgin	Local
Toolern Vale	Hjorths Rd, No.163	41	Hjorth Farm	Local
Toolern Vale	Hoggs Rd, 178	43	Norwood	Local
Toolern Vale	McCorkells Rd, No.126-196	44	House	Local
Toolern Vale	McPhersons Rd, No.117-125	48	Wattle Grove	Local
Toolern Vale	Diggers Rest-Coimadai Rd, No.1260-1398	55	Greenhills	Local
Toolern Vale	Blackhill Rd, No.783-829	59	Pinewood	Local
Toolern Vale	Blackhill Rd, No.189-193	61	Cottage	Local
Toolern Vale	Blackhill Rd, No.847-1071	62	House	Local
Toolern Vale	Blackhill Rd, No.847-1071	63	Plumpton Hare Enclosure	Local
Toolern Vale	O'Connell Av, No.36-49	477	Grave & Ruin Sites	Local
Truganina	Hopkins Rd, No.65-543	372	House & Outbuildings	Local
Truganina	Hopkins Rd, No.619-653	391	Rocklands	Local

SCHEDULE NO. 3

'CONSERVATION DESIRABLE' PLACES

N.B. PLACES DEMOLISHED ARE INDICATED BY STRIKETHROUGH

SCHEDULE NO. THREE

A ‘CONSERVATION DESIRABLE’ PLACES

Places listed as Conservation Desirable have not been included in this Study, but nevertheless contribute to an understanding of the heritage values of the Melton Shire.

A total of 57 places have been identified. It is recommended that they be subject to further investigation, either prior to development proposals, or in a future review of this Heritage Study.

Some of these places have not been examined for inclusion in the recommendations for planning scheme controls due to the Study’s limitations in terms of resources. Other places have been considered not to meet the relevant Assessment Criteria and Significance Thresholds to warrant inclusion as a heritage overlay in the Melton Planning Scheme at this stage. However they contribute to an appreciation of the development of the Shire's history, and further research into, or restoration / reconstruction of these places may raise their heritage value to meet the threshold of local level significance.

Place No.	Name of Place	Location
001	House, (Hillview)	332 Benson Rd, W side, N end
003	Ruin	Bensons Road, South side
012	Outbuilding (dairy?) of former <i>Inwood Park</i>	1967 Coburns Road (east side, near Diggers Rest-Coimadai Road).
023	Cottage (stone, relocated)	2130 Diggers Rest-Coimadai Road (N side, W Hjorth Rd)
025	House (<i>Biranbiran</i> in 1938).	738 Diggers Rest-Coimadai Rd, N side, E of Ryans Rd
028	Site: <i>Brookfield</i> (Kitson farm)	Gisborne-Melton Rd (Missens Rd extension).
031	‘Whittington’ Cottage	1546 Gisborne-Melton Road TV (NW cnr DR-C Rd).
034	Farm Ruin (<i>The Oaks</i> homestead).	1809-1859 Gisborne-Melton Rd, NE cnr Minns Rd-Toolern Ck
053	House (<i>The Cottage</i>)	267 Missens Rd, S side, E of McCorkells Rd.
057	House (<i>Hilton Brae</i>), including ruins of possible outstation.	Ryans Road (west side), TV.
064	House	786 Blackhill Road, Diggers Rest

076	House	3 Diggers Rest-Coimadai Road, S side.
080	Diggers Rest Army housing Estate	Diggers Rest-Coimadai Road (south side): houses 1-13; houses 14-18 in unnamed court behind.
081	Reputed 'Shepherd's Enclosure':- stone fences and cave.	Cliff-face on W bank of Kororoit Ck East Branch. Off Diggers Rest-Coimadai Road.
086	Chimney, in eucalpyts etc square	Diggers Rest-Coimadai Rd, N side (W of No. 219)
091	Emirates Park (Stockwell Stud)	DR-Coimadai Road.
093	House (<i>Athenry</i>)	13-17 Diggers Rest-Coimadai Road, S side.
097	Bridge/causeway (drystone)	Finchs Rd (N of, over old track).
099	Bridge, timber, ruin, historic site	Holden Road crossing of Kororoit Creek
116	Bypassed ford and track, dating to Portland & Ballarat Roads	Melton Highway, former road crossing of Kororoit Creek c.400 m. north of bridge, to end of Highett Rd.
122	House (<i>Roseview</i>)	1498 Melton Hwy, N, Syd W
123	House (<i>Shirley</i>)	1646 Melton Hwy, N side Syd. West
143	House (<i>Corvette</i>).	638? Mt Aitken Rd, E of W Branch of K Ck
148	House (<i>Etrick Bank?</i>)	198 Napier St, The Gap
150	House	357-365 Plumpton Rd (opp Plumpton Park).
156	Archaeological site/underground tank of former Bald Hill (later Millett's) hotel.	Raglan Street (west side), the Gap. (presently <i>Teppo Park</i>)
157	Archaeological site: former (famous) Gap Inn.	2 Regent Street, The Gap (west side of Calder Highway, south of Regent Street.)
158	Dam/waterhole	Ryans Road (E side, and N east of bend)
173	House	16 Brooklyn Road.
174	House	161 Bulmans Rd, (Garden Supplies)
180	Mowbray College	Centenary Avenue, Melton
183	<i>Melton Stud</i> (former)	Clarke's Road, Melton South
219	High St Plantations	High St
222	Bridge, timber, no longer in use	Minns Road, over Toolern Creek

231	Dam/ water soak, possibly associated with original Portland Rd.	NE Old Park Rd Killarney subdiv: Ryans Ck
239	'Tara Stud' & house	168? Sherwin Court, Melton
243	Site of former Welkin memorial horse trough; windmill & bore.	Station Street (south-east corner of Brooklyn Road), Melton South.
258	Reputed site of Ben Nevis Inn	Western Highway (Former), north side.
264	<i>Surbiton Park</i> Station sites.	Butlers Rd, Mt Cottrell
271	House	Exford Road, E side, opp Exford main gate.
291	Graves, Pinkerton family	Mt Cottrell Road (west of); <i>Surbiton Park</i>
312	Water Reserve	Beattys Road, crossing of Kororoit Creek
316	Cottage (former <i>Fulham Park</i>).	1267 Beattys Rd, S side
318	Beattys Bridge, timber derelict	Beattys Road, over Kororoit Ck, Rockbank
327	House (<i>Evansdale</i>) & farm complex.	678 Boundary Rd, (N side), Truganina.
348	House: <i>Kintbury</i>	318-386 Faulkner Rd
371	House	405 Greigs Rd, S side, E Troups Rd North.
392	House (<i>Tibbermore</i>), and farm.	687 Hopkins Road, N W corner of Boundary Rd.
403	House	Leakes Road, Rockbank
393	Archaeological site of goldrush hotel/shanty (and 2 reputed graves).	622-688 Hopkins Road, Truganina. (Paddock on south east corner of Middle Road.)
402	Rockbank General Store	Leakes Road, Rockbank
408	Ruin (reputed hotel)	Melton Hwy, c.150 m south of road, c.400 m east of Plumpton Rd
424	Ruin of concrete house assoc. with former Cockbill quarry.	Paynes Rd (c.500m E of), adjacent to rlwy.
435	<i>Stoneleigh</i> (Stud) homestead.	196 Sinclairs Road, west side.
452	House (<i>Stoneleigh</i>)	Troups Road, E side, N cnr Boundary Rd.
458	Army small housing estate, Rockbank	Western Highway and Koroit Road, Rockbank
463	School, Rockbank No.919	Western Highway, Rockbank

**B 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.

Place No.	Name of Place	Location
072	Former Tame Wire Fence Company	Calder Highway, south-west side, south of bowling club, Diggers Rest.
083	House	2 Diggers Rest-Coimadai Road, west side.
084	House	219 DR-Coimadai Rd, S side, W Plumpton Rd, DR
121	Cottage	Melton Highway, No.?, S side, E of Plumpton Rd
134	House (Now <i>Boomera</i> Gate No.1)	Mt Aitken Road (N side, E of West Branch of K Ck).
135	House (original <i>Boomera</i> ?)	Mt Aitken Rd, N side, on E bank of W Branch of K Ck
142	House (<i>Menindee</i>)	638? Mt Aitken Rd N side, E of W Branch of K Ck
170	Melton Produce / Trethowan's grain store	Brooklyn Road, Melton
185	Melton Indoor Recreation Centre	Coburns Road, Melton
192	House	14 Exford Road, Melton South
196	House	201-243 Ferris Rd, E side, c.150 m S railway
203	House	Hardy's Road, north side, W of Harkness Rd.
217	House	404 High Street, Melton. (N side, E of O'Neill's Rd)
275	House	570 Exford Road, Parwan
299	House (<i>Penlee</i> Farm)	Mt Cottrell Road, west side, north of Boundary Road
304	Well/tank/windmill. (Govt. bore)	85 Murphy's Road, Exford
315	House	1232 Beattys Road, N side (opp. former Fulham Park)

367	House	716 Greigs Road Rockbank (N side, W Paynes Rd)
374	House	845 Greigs Road, SW cnr Faulkner Rd
402	Rockbank General Store	Leakes Road, Rockbank
453	House (<i>Camelot Lodge</i>)	230 Troups Road, W side, 5.8 km N of Boundary Rd.
456	House	Water Reserve Road, east side. Rockbank

C PLACES THAT ARE ALREADY INCLUDED IN THE VICTORIAN HERITAGE REGISTER, OR THE SHIRE OF MELTON HERITAGE OVERLAY, AND WHICH ARE INCLUDED AS A STATEMENT OF SIGNIFICANCE ONLY, IN VOLUME 6.

These places, being already subject to statutory protection, were not considered in this Heritage Study.

Place No.	Name of Place	Location
286	<i>Strathtulloh. (VHR-H317)</i>	Greigs Rd, No.1402-1600, N side, E of Ck.
281	<i>Eynesbury Homestead and Station.(VHR-H362)</i>	Eynesbury Road, Exford; <i>Eynesbury</i> Estate.
269	<i>Exford Homestead and Station.(VHR-H316)</i>	Exford Road, east side, Melton South.
428	<i>Deanside Sheepstation. (VHR-H810)</i>	Reed Court, No.96-103, Deanside Dr K Ck.
317	Rockbank Inn(VHR-H1933)	Beattys Road, Nside, W bank of Kororoit Ck
257	Djerriwarrh Bridge (VHR-H1658)	Disused section of Western Highway over Djerriwarrh Creek
253	Christ Church Sunday school/parish hall	Unitt Street, Melton
250	Former Presbyterian Church and Hall	Yuille Street, Melton

SCHEDULE NO. 4

HISTORICAL SITES AND POTENTIAL ARCHAEOLOGICAL SITES

SCHEDULE NO. FOUR

HISTORICAL SITES AND POTENTIAL ARCHAEOLOGICAL SITES

The following list of 61 sites has been mainly obtained from surveying 'Put Away' (P/A) or 'Historical' maps at Lands Victoria's Land Information Centre. A few references have been obtained from the State Library of Victoria map collection; these are prefixed with 'SLV'. The sites have been mapped (see Maps of Schedule No.4)

The sites are of potential heritage significance due to their age and historical associations. They were examined principally because of the importance of the study area in the first settlement of Port Phillip; many are early squatting sites. Sites that are known to have been subject to extensive redevelopment and which are therefore unlikely to exist were not mapped.

The site positions indicated are approximate only, often a median point between positions on different early maps. For the best fix on a site prior to a physical search, consult all of the maps cited. For early pastoral sites, early surveyors' field-books might also be consulted prior to field survey. Other primary sources also provide evidence of early sites.

The sites are listed as a guide to further archaeological and if necessary historical survey and assessment. It is recommended that they be surveyed prior to proposed new development on the sites or their environs. The most significant potential archaeological sites are those related to early squatting development. Survey of these sites is of the highest priority.

PARISH OF MOORADORANOOK

Site No.	Map	Map description [& comments]	Feature cited on the map (and comments)
1	Sydney M35	Malcolm, 1850	Staughton's Station
	P/A M175	1854	'Home Station'
2	Sydney M35	Malcolm, 1850	'Stockyard'
3	Sydney M35	Malcolm, 1850	'Woolshed'
	P/A M174	1854	'Wool Shed'
4	Sydney M3	Malcolm, 1850	'Sheep Wash'
	Sydney M3 (ii)		'Sheep Wash'
	P/A M174	1854	'Sheep Washing Yards'
	P/A M175	1854	'Sheep Washing Yards'
5	P/A M174	1854	'Sheep Drafting Yards'
	Sydney M3 (ii)		'Stock Yards'
6	P/A M175	1854	'Sheep Dipping Yards'
7	Sydney M3 (1)		'From Geelong'
8	P/A M177		'Dray Road to Exford'
	GSV	Selwyn, 1861	'Track' (over gully, possibly with hut)
			(Tracks shown through Eynesbury, to 'Wool Shed', and across Toolern Creek north of ruin.)
9	Sydney M3	Malcolm, 1850	'Bryan's Outstation'
10	P/A D62B	Mott, 1907	'Cottage', 'Yards' & 'Stone Woolshed' (Existing at time of Exford estate subdivision)
11	P/A D62B	Mott, 1907	'W.B. House'; 'Cowshed & Yards' (Existing at time of Exford estate subdivision)

PARISH OF YANGARDOOK

Site No	Map	Map Description	Feature cited on the map (and comments)
12	Sydney H3	Wedge & Darke 1842	'Hyde' (Greenhills headstation)
	Roll 113	1839	'Hyde' (paddock only-homestead site)
	Feature Plan 66		(Buildings, and fenced paddocks)
	Rail 81	1866	'Hyde' (homestead & paddocks)
	Feature Plan 365	1854	'Messrs Dennistown's' homestead; paddocks; garden
	Shire Map Series	Parish of Yangardook, 1892	'Homestead', 'Garden' (Browne)
13	Feature Plan 66	Part of Yangardook, 1866	'Sheepfold', 'Spring' (and probably two huts)
	Shire Map Series	Parish of Yangardook, 1892	'Huts'
14	Feature Plan 66	Part of Yangardook, 1866	'Graves'
15	Feature Plan 66	Part of Yangardook, 1866	'Grave'
16	SLV 'Co of Bourke corrected up to 1857'	T Bibbs, 1855	'Paddock, Dennistoun'
	Feature Plan 66	Part of Yangardook, 1866	'Paddock' ('George Urquhart')
	Shire Map Series	Parish of Yangardook, 1892	'Browne' (paddock)
17	Roll 113	1839	'Hyde' (paddock only – probable outstation.)
	Sydney H3	Wedge & Darke 1842	'Hyde'
18	Feature Plan 365	1854	C & J Smith's outstation
	Shire Map Series	Parish of Yangardook, 1892	'Outstation'
19	Feature Plan 365	1854	C & J Smith's outstation
	Shire Map Series	Parish of Yangardook, 1892	'Outstation'
20	Feature Plan 365	1854	'Huts'
	Sydney H3	Wedge & Darke 1842	'Hydes station'
	SLV 'Co of Bourke corrected up to 1857'	T Bibbs, 1855	'Hydes Sta'
21	Feature Plan 365	1854	'Beatty [sic] homestead'
22	Feature Plan 365	1854	'Woolshed' (Urquhart's)
	Shire Map Series	Parish of Yangardook, 1892	'Woolshed' (Browne)

Site No	Map	Map Description	Feature cited on the map (and comments)
23	P/A Y34	Gibbins, 1857	'Stockyard'
24	P/A Y32	Nixon, 1857	'Roman Catholics – 2 acres', 'State School' (1861)
	L.7010	Yangardook, Co. Bourke	'RC Church', 'Water Res', 'State School'
	P/A Y24(A)	Sutton, 1928	????????????????
25	P/A Y24	J. Beaty, 1862	Huts
	Sydney H3	Wedge & Darke 1842	'Hyde' (four huts)
26	P/A Y30	J.T. Breen, 1856	Track or fence connecting Urquhart's sheepfold & station; graves & outstation

PARISH OF DJERRIWARRH

Site No	Map	Map Description	Feature cited on the map (and comments)
27	OR K7	Urquhart, 1847	'To the Green Hills'
	SLV 'Co of Bourke corrected up to 1857'	T Bibbs, 1855	(Greater length of track shown)
28	OR K7	Urquhart, 1847	'Water Hole Dug' [NB, this is in Parish of Kororoit.]
29	NR 598A	Murray/Hargreave, 1874	(Ballarat Road crossing place over Djerriwarrh Creek)
30	RS 12 (b)	Urquhart, 1847	(Line of original tracks between Kororoit and Djerriwarrh creeks)
	SLV Vale, v.2, p.146	'Village of Melton, No.54'	'Present Track' (Line of track through Melton, southerly route.)
	P/A K71 (a)		(Line of track crosses Toolern Creek below Pykes station)
31	P/A D 62 B	Mott, 1907	'Cattle Pits'
32	P/A D62 B	Mott, 1907	'Ford' & 'Stone Wall'
33	P/A D62 B	Mott, 1907	'Trough', 'Pipe', 'Tank', 'Windmill', 'Flat'. (Pre-dating the Exford estate.)
34	P/A M101	M. Callaman, 1857	Melton Hotel
	SLV, Vale v.4, p.49	1867	'Melton Hotel' (shows detail of buildings).

Site No	Map	Map Description	Feature cited on the map (and comments)
35	P/A Y34A		'Homestead', 'W.B House', 'House', 'Stables & Sheds', 'Stock Yards', 'Dam', 'Sheds', 'Tanks'. (These were pre-existing Melton Park homestead sites.)
36	P/A Y34A	'Melton Park Estate', 1920	'Old Fence' (long fence close to and all east bank of Djerriwarrah Creek).
37	P/A Y34A	'Melton Park Estate', 1920	'School Site'
	P/A D 62 A	'Melton Park Estate', 1928, Campbell	'S. School Site', 'W.B House', 'Shed', 'Tank, Bore & Windmill'.
38	SLV Vale, v.2, p.146	'Village of Melton, No.54'	'Hut' (on west bank of Toolern Creek, probably assoc. with Pykes Station)

PARISH OF PYWHEITJORRK

Site No	Map	Map Description	Feature cited on the map (and comments)
62	Sydney M3 (ii)	Malcolm, 1850	'Pinkerton'
	Sydney M3 (ii)	Malcolm, 1850	'Wool Shed'
39	PR E20	1853	Sherwin's Road to Melbourne
40	PR E20	1853	'Old Hut' (Perhaps built by Sherwin; or the shepherds who preceded Franks; or Franks' own hut).
41	ROLL 108	1839	(Bridge; Patterson's)

PARISH OF DERRIMUT

Site No	Map	Map Description	Feature cited on the map (and comments)
42	MD 8C	Selwyn, 1864	'Pinkerton' 'Huts' (x3, one in Parish of Maribyrrong)
	P/A D39 (2)	1852	'Mr Pinkerton', (x3 groups of huts)
	P/A M46	1852	'Hut' (x2)
	P/A D17	Darke, 1842	'Pinkerton'

PARISH OF MARIBYRNONG

Site No	Map	Map Description	Feature cited on the map (and comments)
43	[P/A: M41?, D38?]		'Yuille Hut'
	Sydney	Darke, 1842	'Hyde'
	P/A D17	Darke, 1842	'Hyde'
	P/A D38 (1a)	1854	'Woolshed'
	P/A MD 8C	Selwyn, 1864	'Woolshed' (3 buildings marked)
	P/A MD M46	P. Howell, 1852	'Scales (Pre-emptive)'; 'Woolshed', 'Huts' (x2), 'Stones and Drench' (x2).
44	P/A: M41 or D38		'Scales'
	Sydney D17	Darke, 1842	'Scales'
	MD 8C	Selwyn, 1864	'Water'

PARISH OF KOROROIT

Site No	Map	Map Description	Feature cited on the map (and comments)
45	P/A K71	Gibbons, 1854	'Homestead' (2 buildings – Yuilles homestation)
	Run Plan 1114	Hoddle, 1839	'Station' (Yuille - his pastoral run marked)
	P/A K74 (B)	1862	'Rockbank Ho' (3 buildings marked)
	P/A MD 8C	Selwyn, 1864	'Rockbank' (Inn)
	P/A K 74C	E. Daniell, 1876	'Rock Bank late Hotel'
46	P/A K73a	1856	'Bridge'
	P/A MD 8C	Selwyn, 1864	'Bridge' (at Rockbank Inn)
47	OR K7	Urquhart, 1847	'Pyke's'; 'Grass Paddock'
	Feature 439	Russell, 1852	Pyke's Woolshed; Hut; 6 Buildings; Fences
	P/A K71 (a1)	1852	'Mr Pyke's Head Station'; 'Woolshed'; (& 5 other buildings)
48	P/A K71 (a1)	1852	(Early line of road to southerly crossing of Maribyrnong River, north of present Western Highway; leads towards Taylors Rd.)
49	RS 12	Urquhart, 1847	(Keilor Bridge Road crossing of Kororoit Creek)

Site No	Map	Map Description	Feature cited on the map (and comments)
	OR K7	Urquhart, 1847	(Kororoit Creek crossing)
	OR K8	Urquhart, 1847	(Kororoit Creek crossing)
	P/A Plan K74(2)	1852	(Kororoit Creek crossing)
	RS 12(b)	1852	(Kororoit Creek crossing)
	PR 47	1855	(Kororoit Creek crossing)
	PR 104	1859	(Kororoit Creek crossing)
50	P/A K74 A	1861	'Quarry', 'Water Reserve' (and 'House' – The Willows)
	P/A D60 B	M. Callaman, 1872	Quarry & Water Reserve (on Toolern Creek, Melton)
51	P/A K74D	Summers Estate, 1909	
	P/A K74 2 (aii)	Summers Estate	'Water Reserve'
	P/A M46	Summer's Estate, 1921	'Water Reserve'; 'Ford' (x2); 'Windmill'

PARISH OF HOLDEN

Site No	Map	Map Description	Feature cited on the map (and comments)
52	Rail 9A	1856	'The Diggers Rest' (Hotel), 'Stock Yard'
	MD 7D (1a)	GSV, Selwyn	'The Diggers Rest'
53	Rail 9A	1856	'Stock Yards' (and a large complex of walls; on Murphy land)
54	M/DEF 94	1908	Coursing Ground (adjacent Eastern Kororoit Crk)
55	SLV: Shire Map Series	Parish Holden: 1892	'Milletts Hotel'
	M/DEF 94	1908	'Hotel'
	MD 76 (2)	Selwyn	'Bald Hill Hotel'
56	Rail 9A	Upland, 1856	'Shelter Shed'. (This is probably a mistake, as site is marked 'Trig Station' on other maps.)

PARISH OF BUTTLEJORK

Site No	Map	Map Description	Feature cited on the map (and comments)
57	Roll Plan 113	1839	'Aitken'
	Feature 483	Survey of Gisborne & Sunbury (1839?)	'Aitken's Encroachment Fence'
	Sydney H3	Darke, 1842	'Aitken'
	Sydney H3	1846	'J Aitken's Homestead'; 'Woolshed'; 'Paddock'; 'Road to Melbourne'
	Loddon 27 1(b)	Urquhart, 1854	'Aitken's Woolshed'; 'Aitken's Fence'.
	MD 76 (2b)	(c.1866)	'J Aitken's Homestead'; 'Woolshed'; 'Paddock'
	Rail 81	1866	Aitken's Homestead
	Loddon 27 B	Urquhart, 1854	Aitken's Woolshed & Paddock
58	Sydney H3	1846	'Road to Melbourne'
	OR K9	Urquhart, 1847	'Road to Mount Aitkin'
	NR 22	1856	(Gisborne – Keilor track near Aitkin's Homestead)
58a	P/A B 536 (1)	c.1851	(Road to Melbourne)
	SLV 'Co of Bourke corrected up to 1857'	T Bibbs, 1855	(Road to Melbourne)
59	Feature 483	Survey of Gisborne & Sunbury (1839?)	'Shepherd's Hut'
	Roll Plan 113	1839	'Shepherd's Hut'
60	Feature 485	1853	(Owen Fisher's) 'Inn', 'Well', 'Yard', Cart Shed', 'Stable', 'Garden', 'Hay Stack', 'Brick Field', and other buildings. (The Gap hotel)
	SLV: Vale v.4a, f.131	1854	'Inn', 'Well', 'Yard', Cart Shed', 'Stable', 'Garden', 'Hay Stack', 'Brick Field', and other buildings.
	P/A H98 (bi)	1868	'Inn'
61	Feature 485	1853	'Police Station'
	P/A H98 (bi)	1868	'Police Station'; 'Police Paddock'

SCHEDULE NO. FIVE

PLACES RECOMMENDED FOR FURTHER INVESTIGATION OR WORKS

PLACES RECOMMENDED FOR FURTHER INVESTIGATION OR WORKS

For numerous places recommended for Heritage Overlay controls, further works were also identified as being desirable, or were recommended. These works could be:-

- A Conservation Management Plan (ranging from rudimentary to more comprehensive) or an Incorporated Plan;
- An Archaeological Survey (of greater and lesser priority); or
- General Works (including further research, site monitoring, small restoration works, photographic analysis or development of a longer term conservation policy).

Further details about these works are included in the Site Reports (citations).

1.0 Places for which a Conservation Management Plan or Incorporated Plan is Recommended:-

- 002 *Lynuilg*, 447 – 569 Bensons Road, Toolern Vale
- 067 Diggers Rest Hotel, Calder Highway, Diggers Rest
- 082 Former Clarke Dam, Coimadai - Diggers Rest Road
- 144 Bluestone Cottage and Ruinous Timber House, 2-88 Leakes Road, Plumpton
- 146 Mount Kororoit Farm, 2-88 Leakes Road, Plumpton
- 151 ‘The Plumpton’ Dam, 412-518 Plumpton Road, Diggers Rest
- 181 Melton Cemetery, Centenary Avenue and O’Neills Road, Melton
- 220 Melton Golf Course, Melton Valley Drive, Melton.
- 226 The Willows Historical Park, Nixon & McKenzie Roads, Melton
- 257 Djerriwarrh Bridge, Old Ballarat Road over Djerriwarrh Creek.
- 293 Mount Cottrell Stock Yard and Ruins, 1520-1570 Mount Cottrell Road, Mount Cottrell
- 311 Former Rockbank Beam Wireless Station, 653 Greigs Road, Rockbank
- 443 Rockbank Headstation Dam, Taylors Road Plumpton

It is also recommended that a Conservation Management Plan be prepared as a matter of high priority for Place No.269, *Exford* (which is already on the Victorian Heritage Register).

2.0 Places for which An Archaeological Survey is Recommended

- 041 Hjorth’s Farm, 93-161 Hjorths Road, Toolern Vale

- 136 Mount Aitken Site and Ruin, 740-749 Mt Aitken Road, Diggers Rest
- 272 *Warrawong*, Exford Road, Exford
- 341 Rockbank Middle Road, in POS near Caroline Springs Boulevard, Caroline Springs
- 359 Kerr Farm Site, Downing Street (north-west corner of Boundary Road, Mount Cottrell

3.0 Archaeological Survey Desirable

- 055 *Greenhills*, 1260-1398 Diggers Rest to Coimadai Road, Toolern Vale
- 059 *Pinewood*, 783-829 Blackhill Road Diggers Rest
- 061 Stone Cottage, 189-193 Blackhill Road, Toolern Vale
- 062 House, 847 Blackhill Road, Diggers Rest
- 077 Murphy Dam, 13-17 Diggers Rest-Coimadai Road Diggers Rest
- 125 Norton Ruin, 1912-1962 Melton Highway, Plumpton
- 237 *Balmoral Farm*, 2120 Ryans Road, Melton
- 251 John Campbell Miles Farmhouse Site, Allot. A1 Sec. 6 Parish of Djerriwarrh (Melton West)
- 252 Former Robinson House Tank, 110 The Bullock Track, Melton West
- 292 Moloney's Farm Site and Water Reserve, 1884-1908 Mount Cottrell Road Mount Cottrell
- 477 *Greenhills* Grave, Ruin and Archaeological Site, 36-49 O'Connell Avenue Toolern Vale

4.0 Further Works Recommended (Including research, monitoring of structure, restoration works, photographic analysis, or a longer-term policy.)

- 002 *Lynuilg*, 447 – 569 Bensons Road, Toolern Vale
- 005 *Glencoe*, 416 Blackhill Road, Diggers Rest
- 043 *Norwood*, 78 Hoggs Road, Toolern Vale
- 065 Aitken's Gap Pine Avenue, Calder Freeway, Aitken's Gap
- 069 Sangers Grave, Reserve, Calder Highway, Diggers Rest
- 117 Bridge, Melton Highway crossing of Kororoit Creek
- 119 House, No.974 Melton Highway, Sydenham
- 133 Rocklands, 211 Mount Aitken Road, Diggers Rest
- 168 Bridge Road, over Toolern Toolam Creek, Melton South
- 175 House, 488 Bulmans Road, Melton
- 195 House, 56 Exford Road, Melton South

- 213 Former Melton Mechanics Institute, High Street, Melton
- 214 Walnut Tree, High Street, Melton
- 216 Coronation Tree, High Street, Melton

- 263 House, Nerowie Road, Parwan
- 276 House, 865 Exford Road, Exford
- 360 Mount Cottrell Homestead, 167-177 Faulkners Road Mount Cottrell
- 391 Rocklands Homestead and Farm, 619-649 Hopkins Road, Truganina
- 461 Former Rose and Crown Hotel, 2057 Western Highway, Rockbank

7.0 MAPS

7.1. MAPS TO SCHEDULE NO.2

**HERITAGE PLACES RECOMMENDED FOR INCLUSION ON THE
MELTON SHIRE HERITAGE OVERLAY**

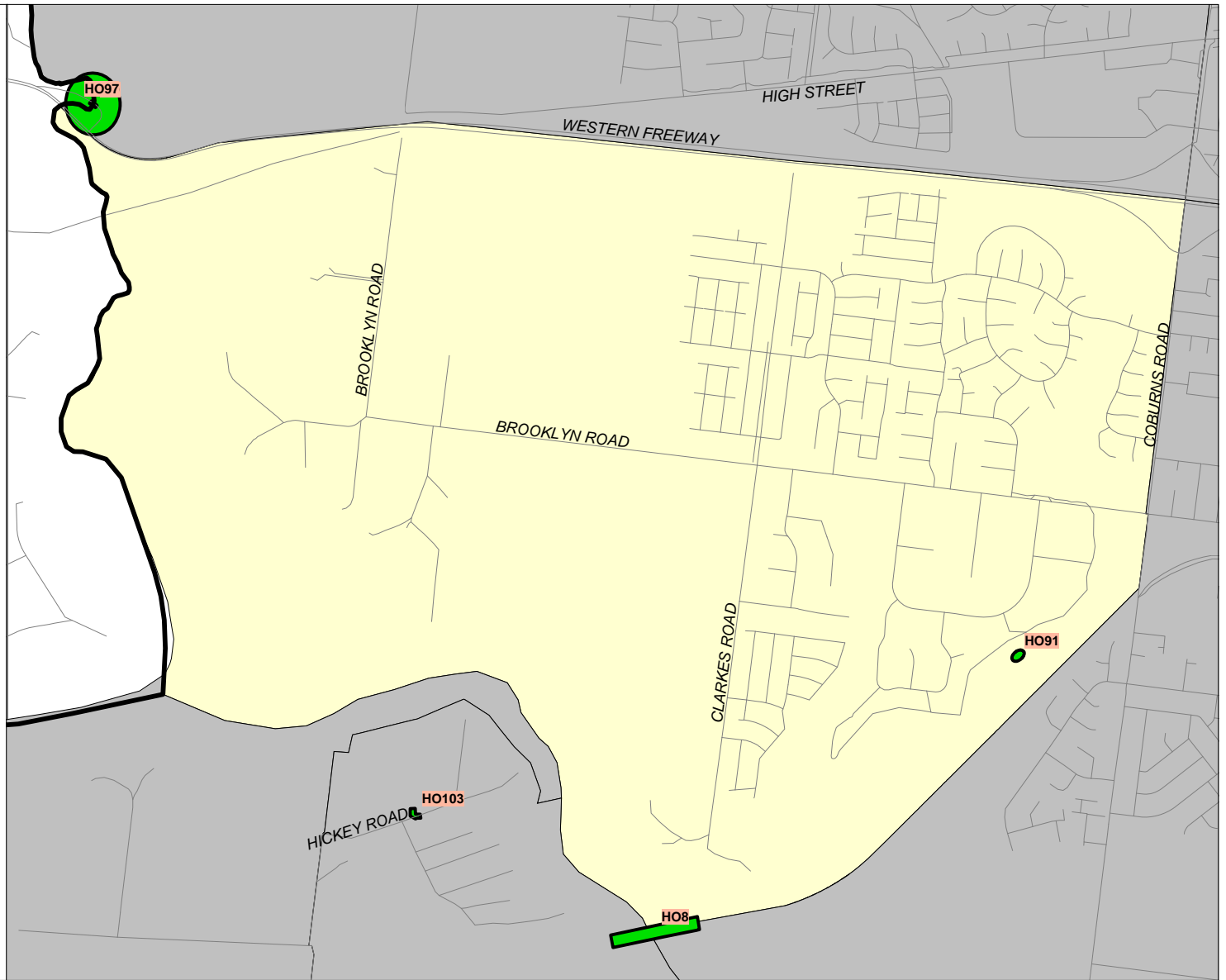
BY DISTRICT

Shire of Melton - Heritage Study

Brookfield

Legend

- Heritage Overlay
- Brookfield
- Other Suburb/District
- Shire Boundary
- Road



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Base Map Data Source: Victorian Department of Sustainability and Environment- Vicmap Admin, Vicmap Property and Vicmap Transport.

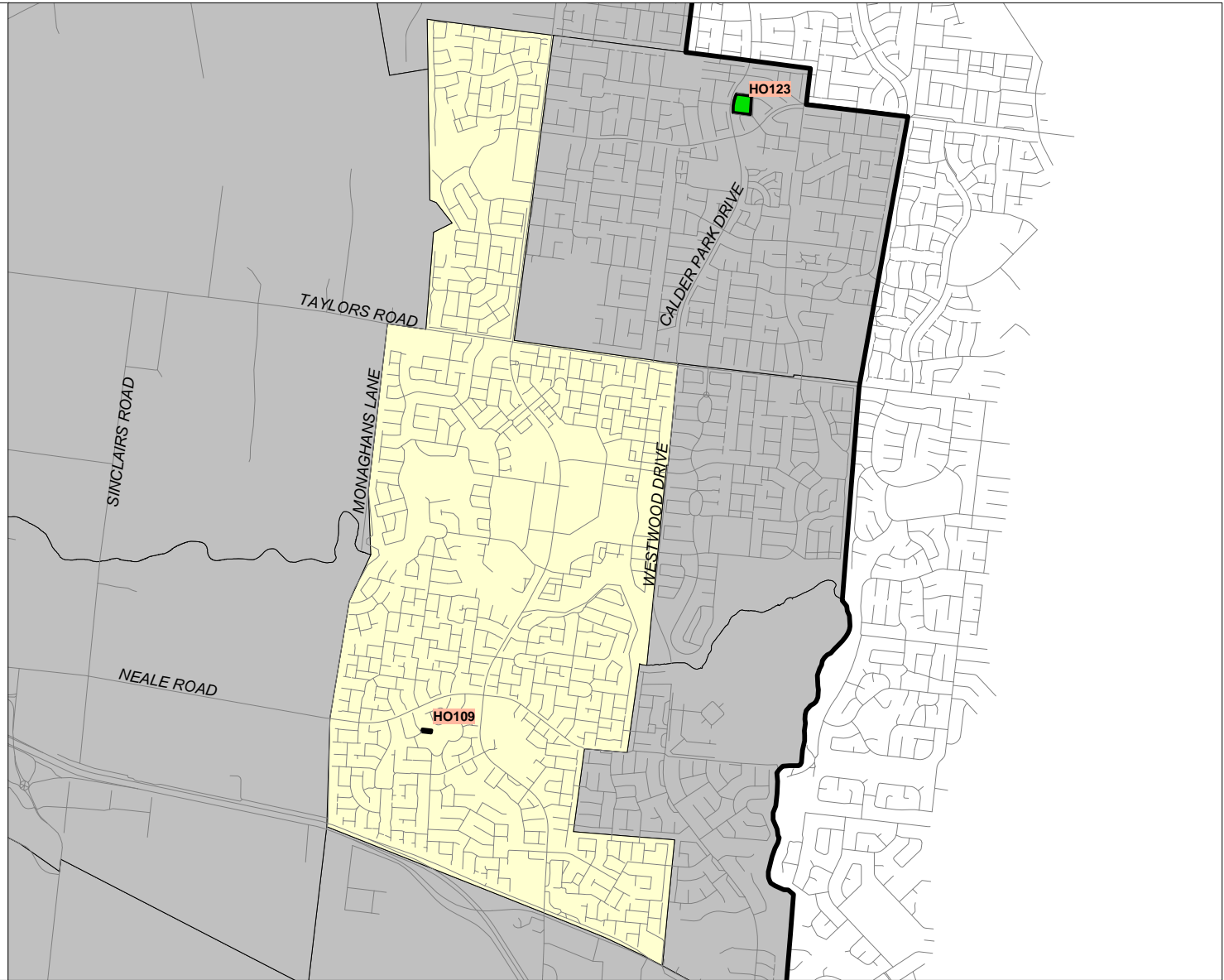


Shire of Melton - Heritage Study

Caroline Springs

Legend

- Heritage Overlay
- Caroline Springs
- Other Suburb/District
- Shire Boundary
- Road



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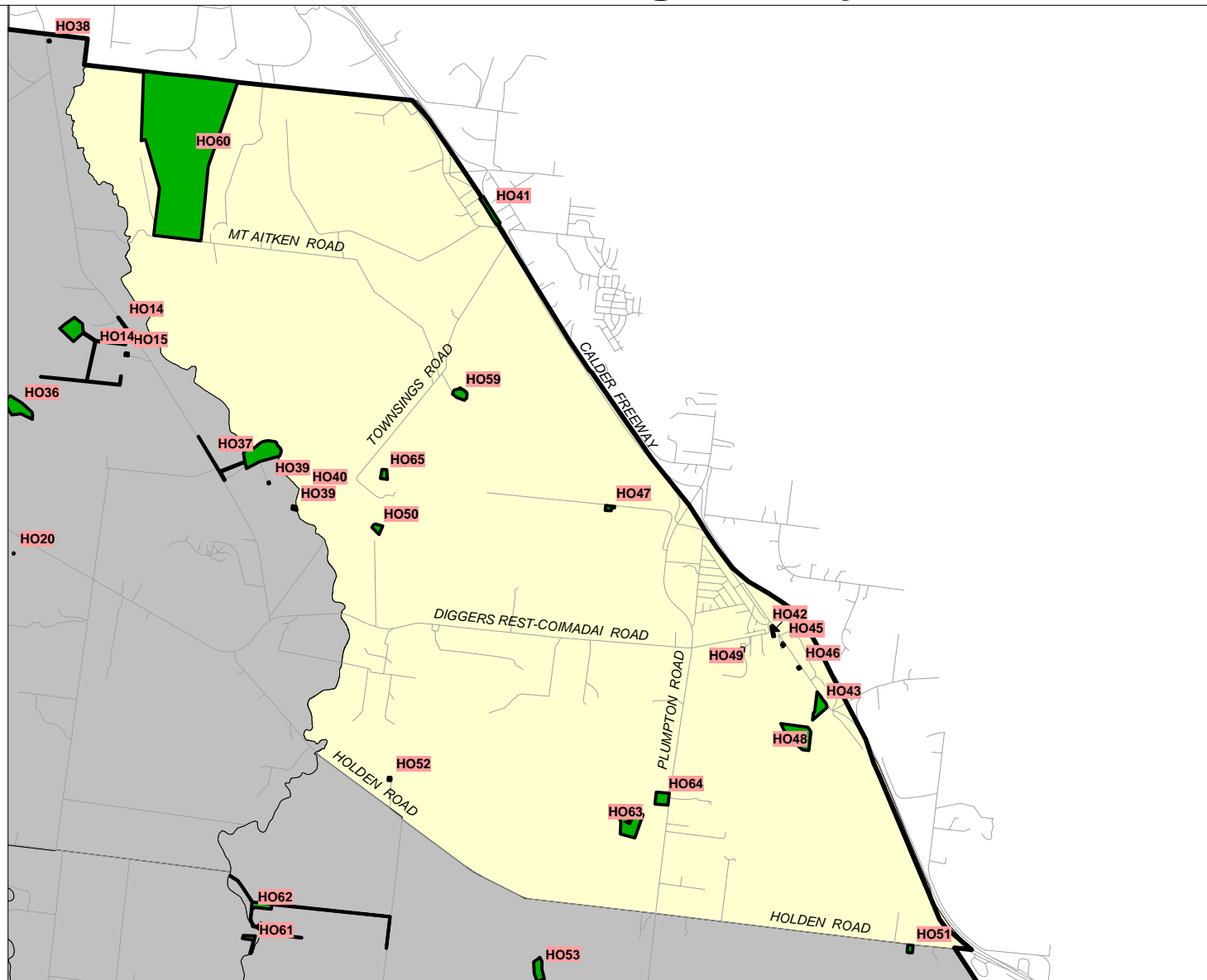


Shire of Melton - Heritage Study

Diggers Rest

Legend

-  Heritage Overlay
-  Exford
-  Other Suburb/District
-  Shire Boundary
-  Road



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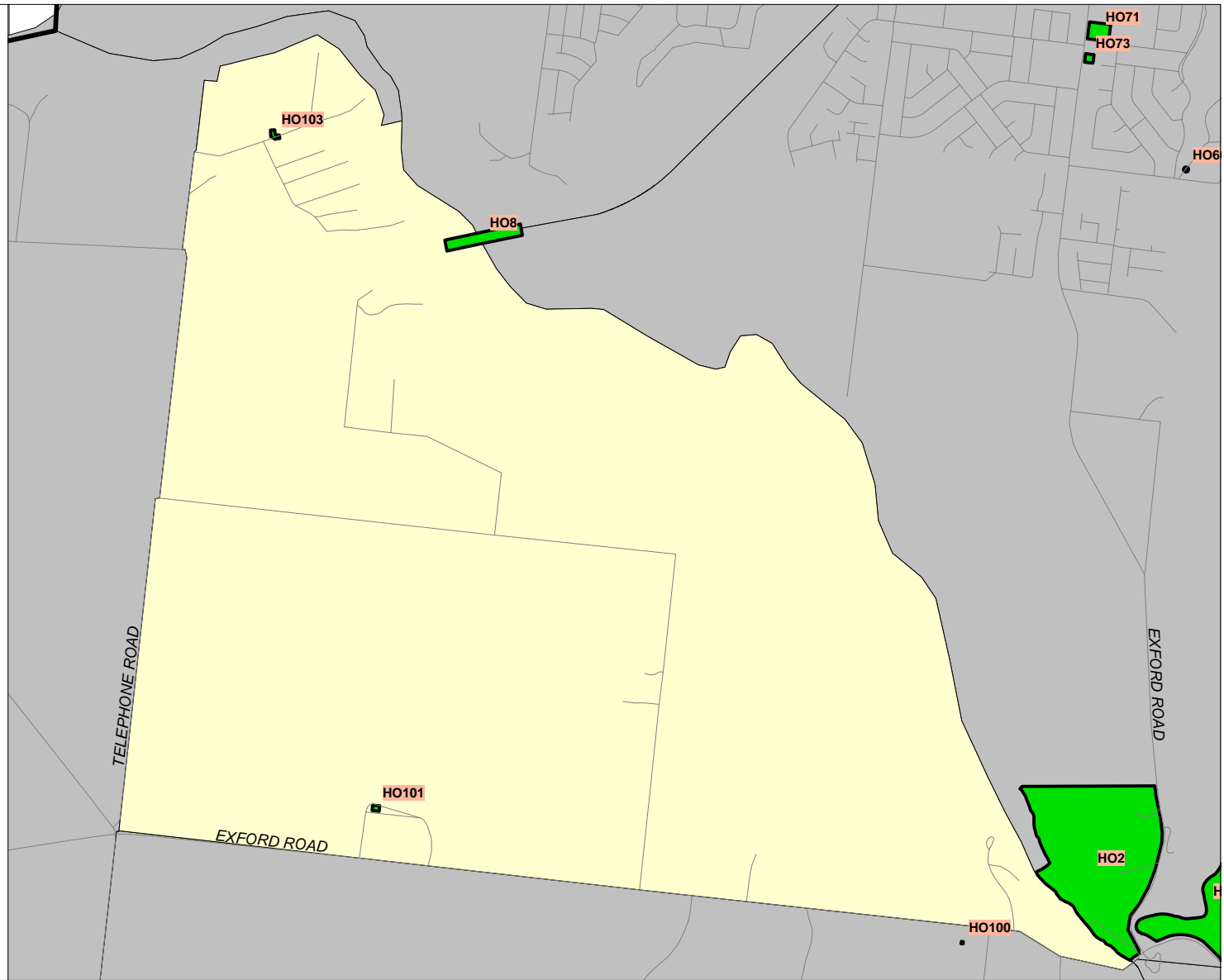


Shire of Melton - Heritage Study

Exford

Legend

- Heritage Overlay
- Exford
- Other Suburb/District
- Shire Boundary
- Road



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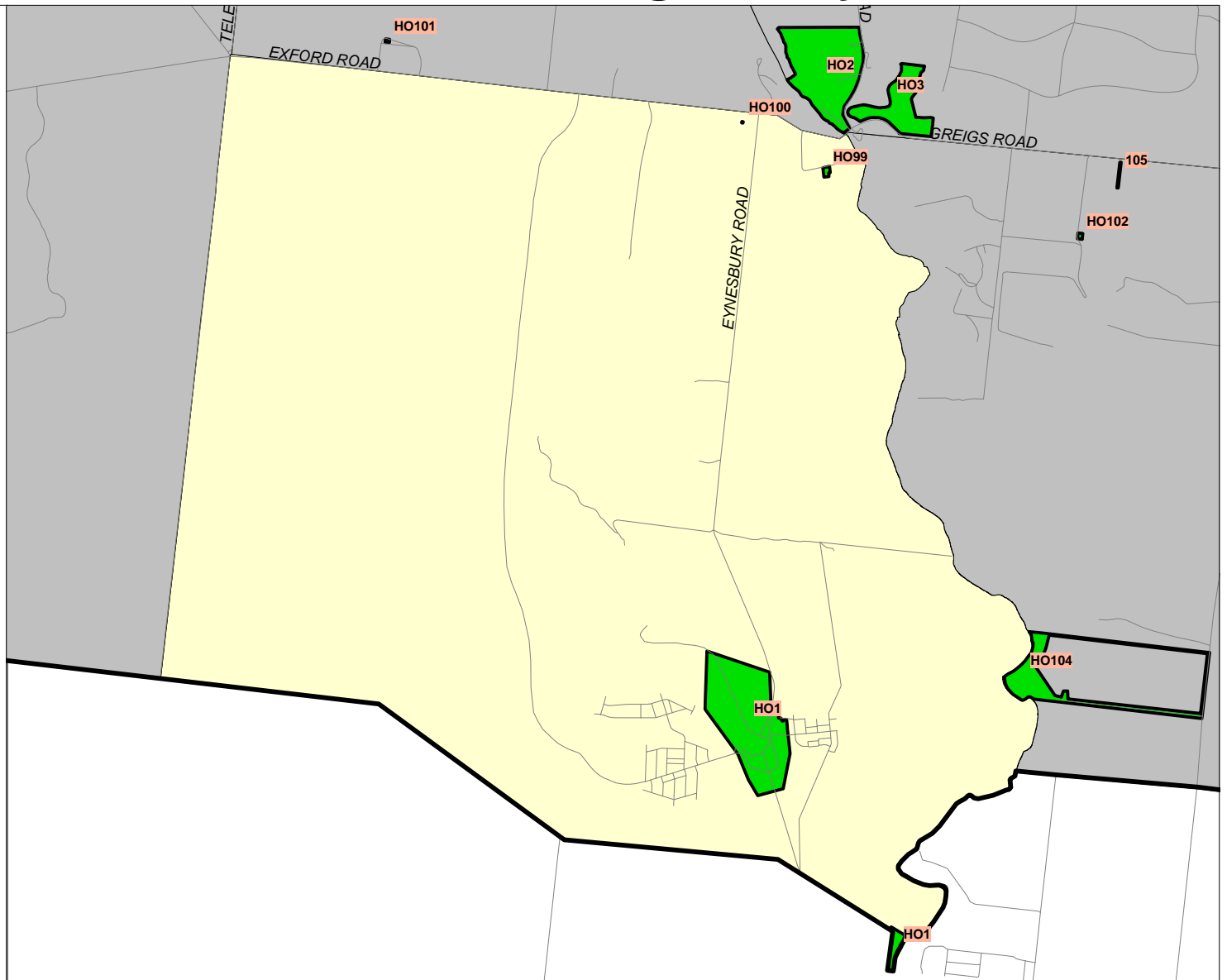


Shire of Melton - Heritage Study

Eynesbury

Legend

- Heritage Overlay
- Eynesbury
- Other Suburb/District
- Shire Boundary
- Road



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



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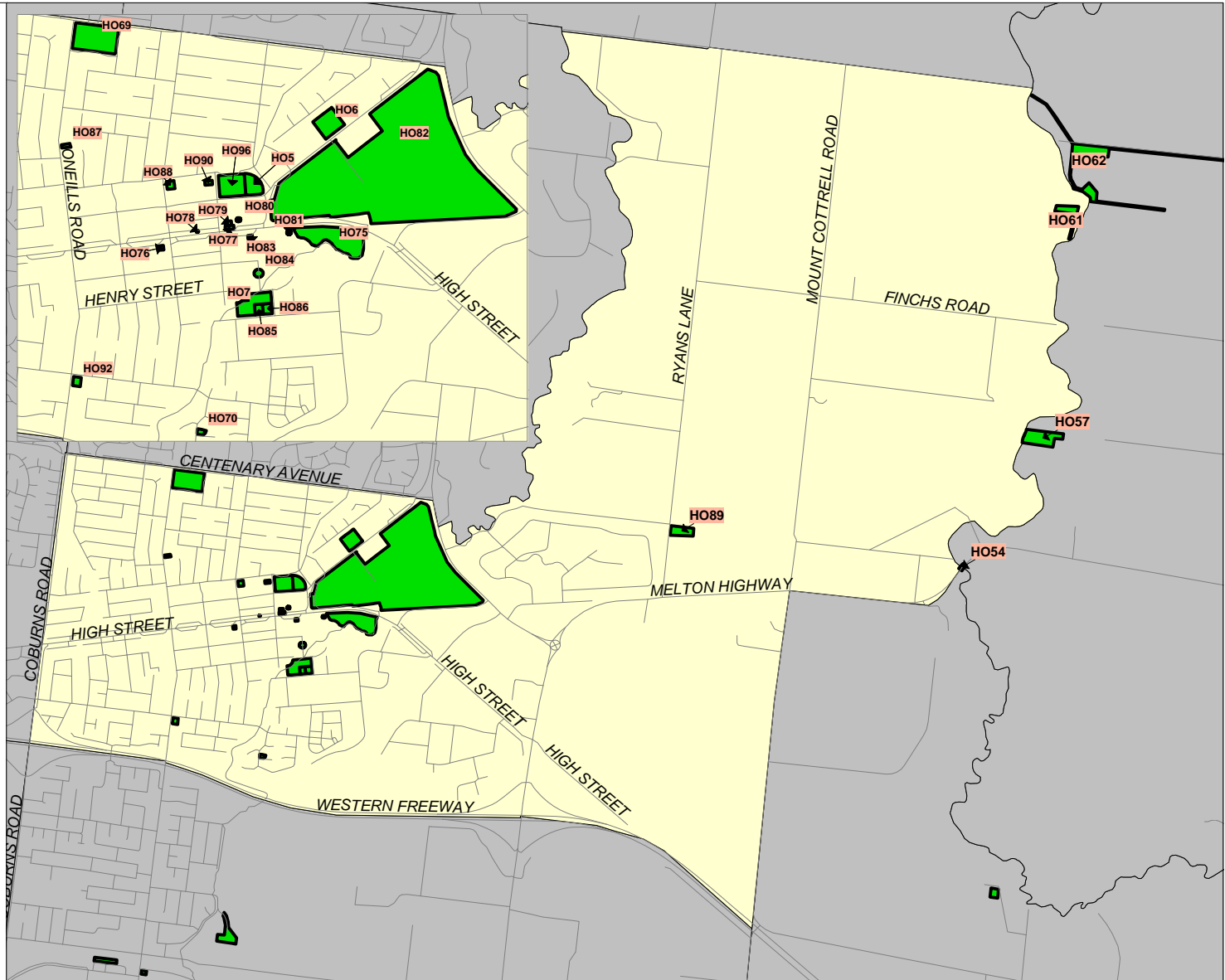


Shire of Melton - Heritage Study

Melton

Legend

-  Heritage Overlay
-  Melton
-  Other Suburb/District
-  Shire Boundary
-  Road



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



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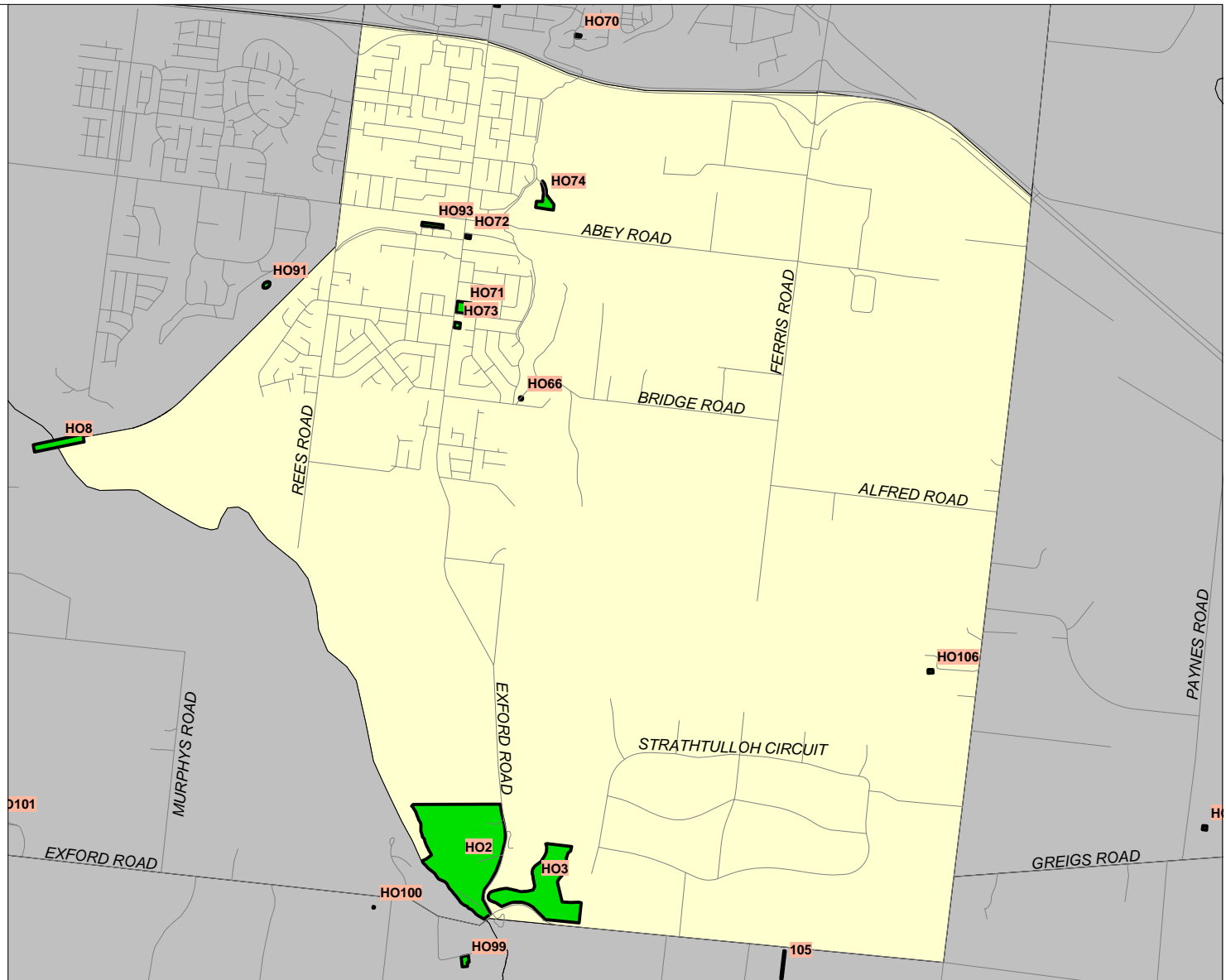


Shire of Melton - Heritage Study

Melton South

Legend

-  Heritage Overlay
-  Melton South
-  Other Suburb/District
-  Shire Boundary
-  Road



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



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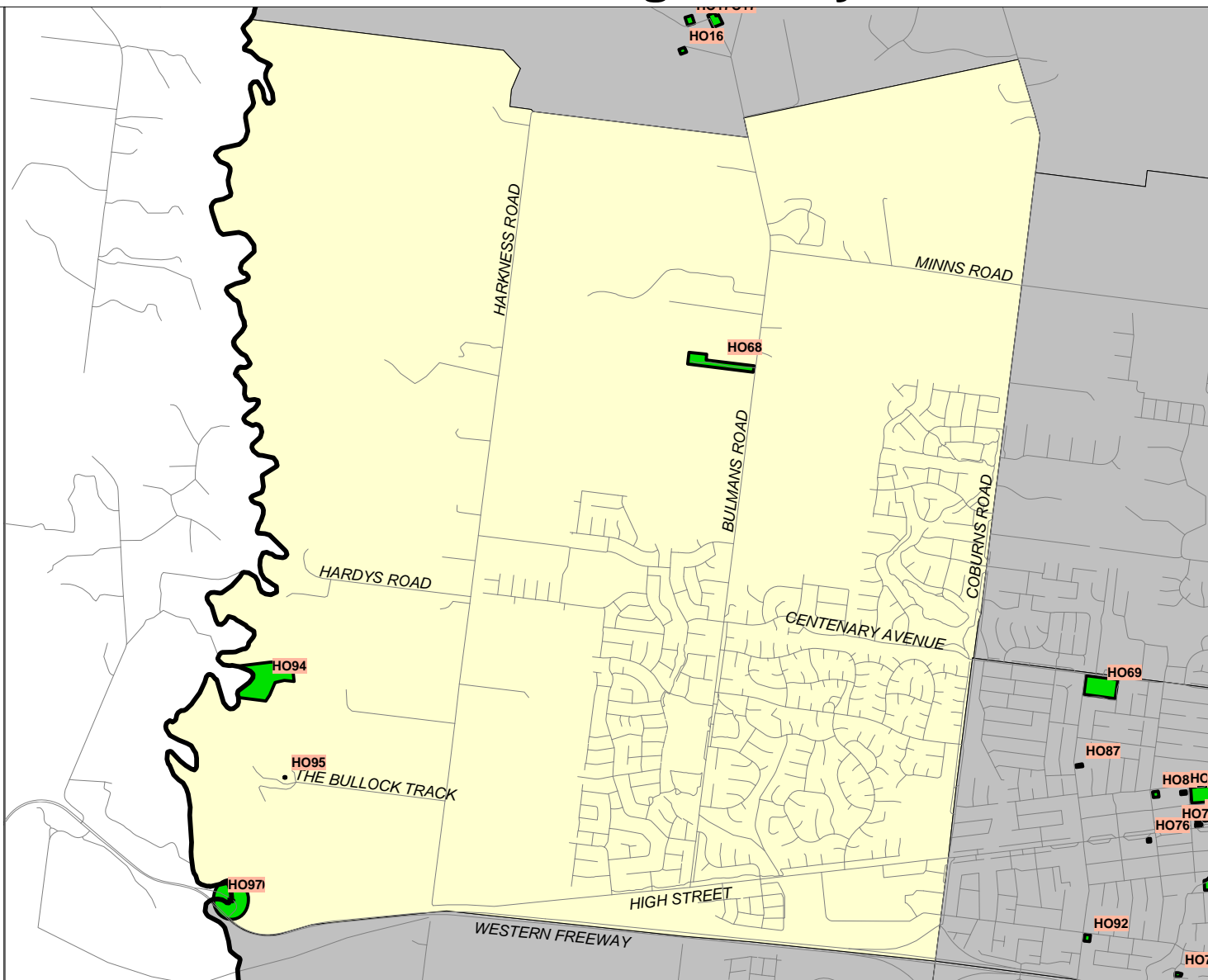


Shire of Melton - Heritage Study

Melton West

Legend

-  Heritage Overlay
-  Melton West
-  Other Suburb/District
-  Shire Boundary
-  Road



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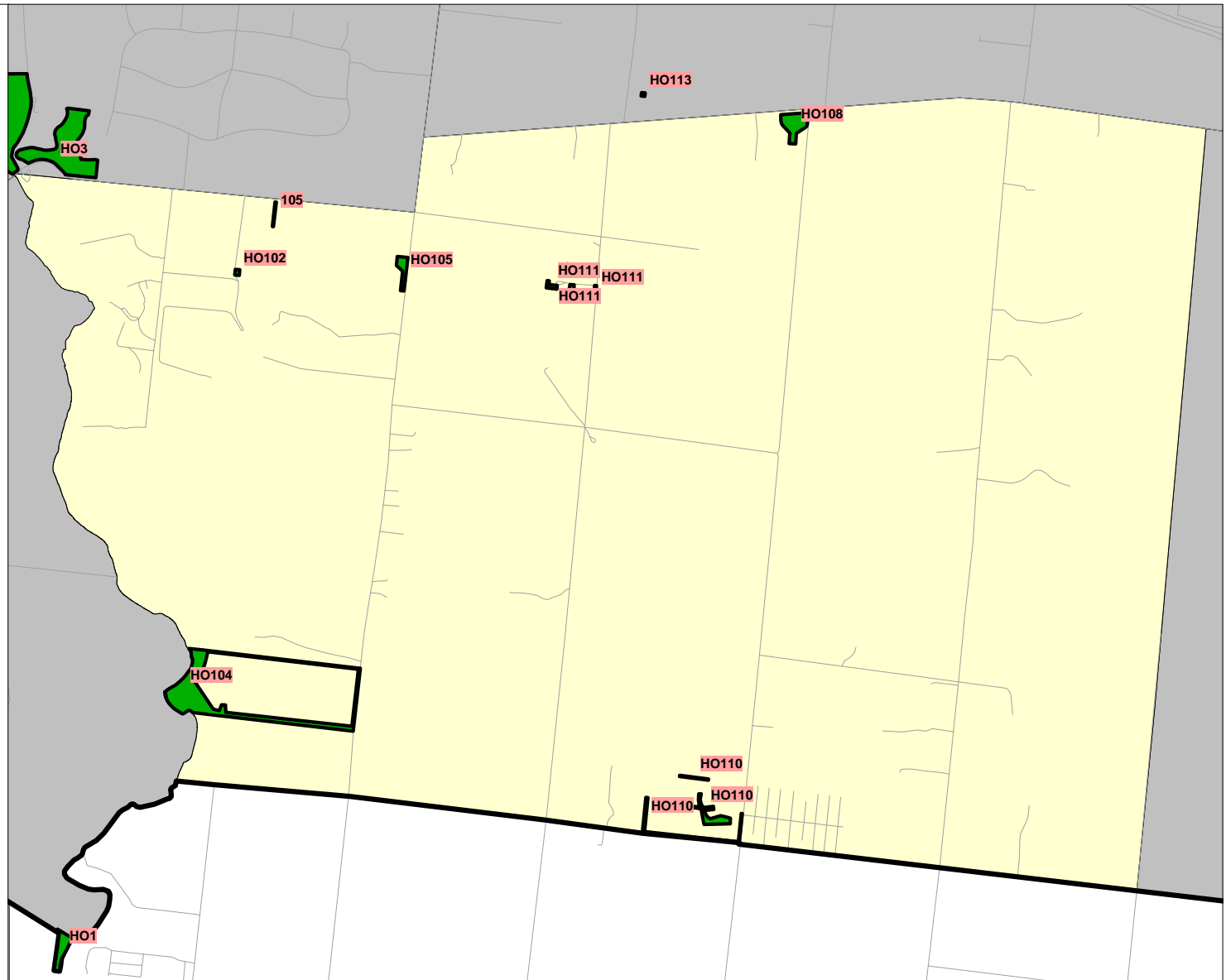


Shire of Melton - Heritage Study

Mount Cottrell

Legend

- Heritage Overlay
- Mount Cottrell
- Other Suburb/District
- Shire Boundary
- Road



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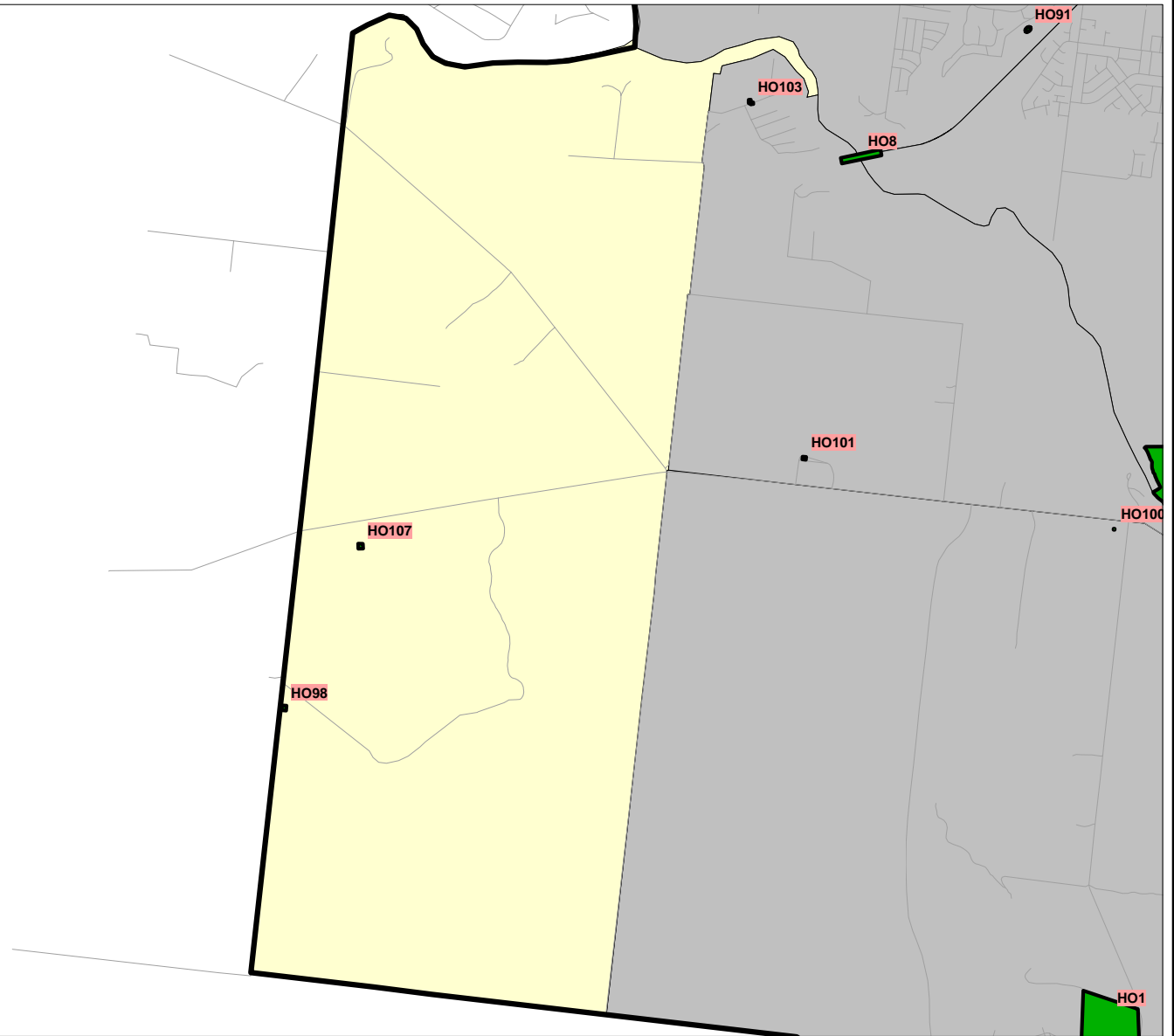


Shire of Melton - Heritage Study

Parwan

Legend

-  Heritage Overlay
-  Parwan
-  Other Suburb/District
-  Shire Boundary
-  Road



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



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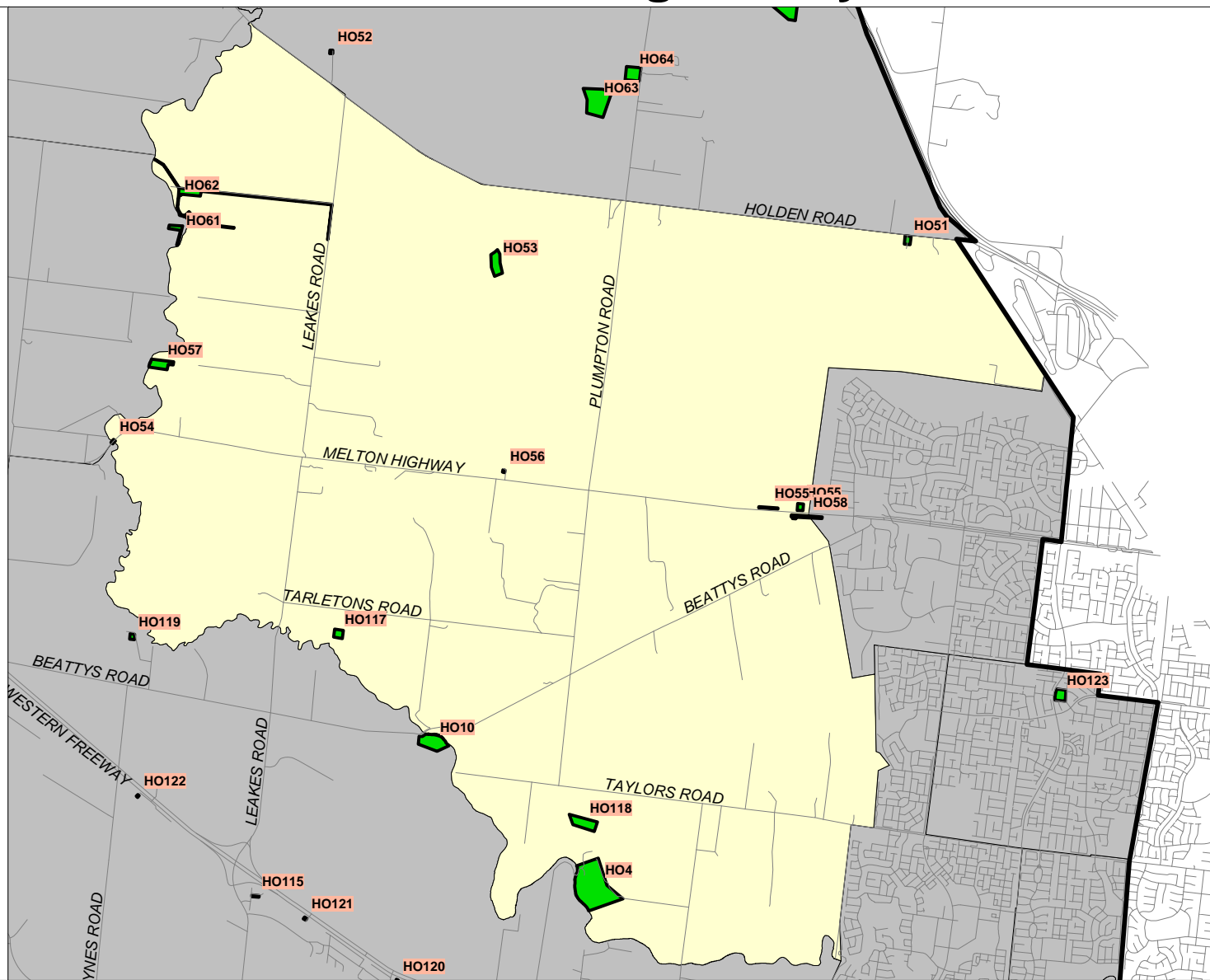


Shire of Melton - Heritage Study

Plumpton

Legend

-  Heritage Overlay
-  Plumpton
-  Other Suburb/District
-  Shire Boundary
-  Road



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



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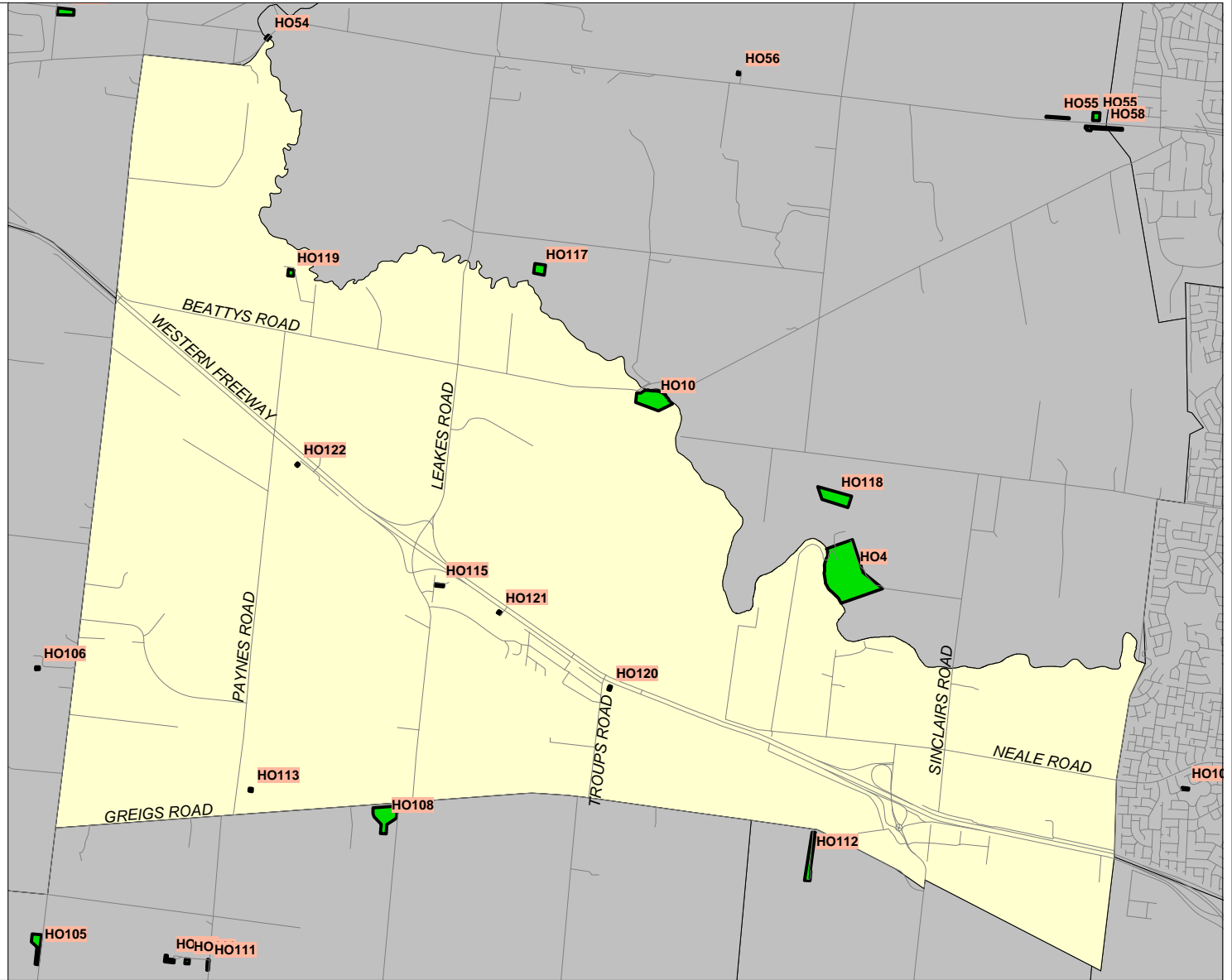


Shire of Melton - Heritage Study

Rockbank

Legend

-  Heritage Overlay
-  Rockbank
-  Other Suburb/District
-  Shire Boundary
-  Road



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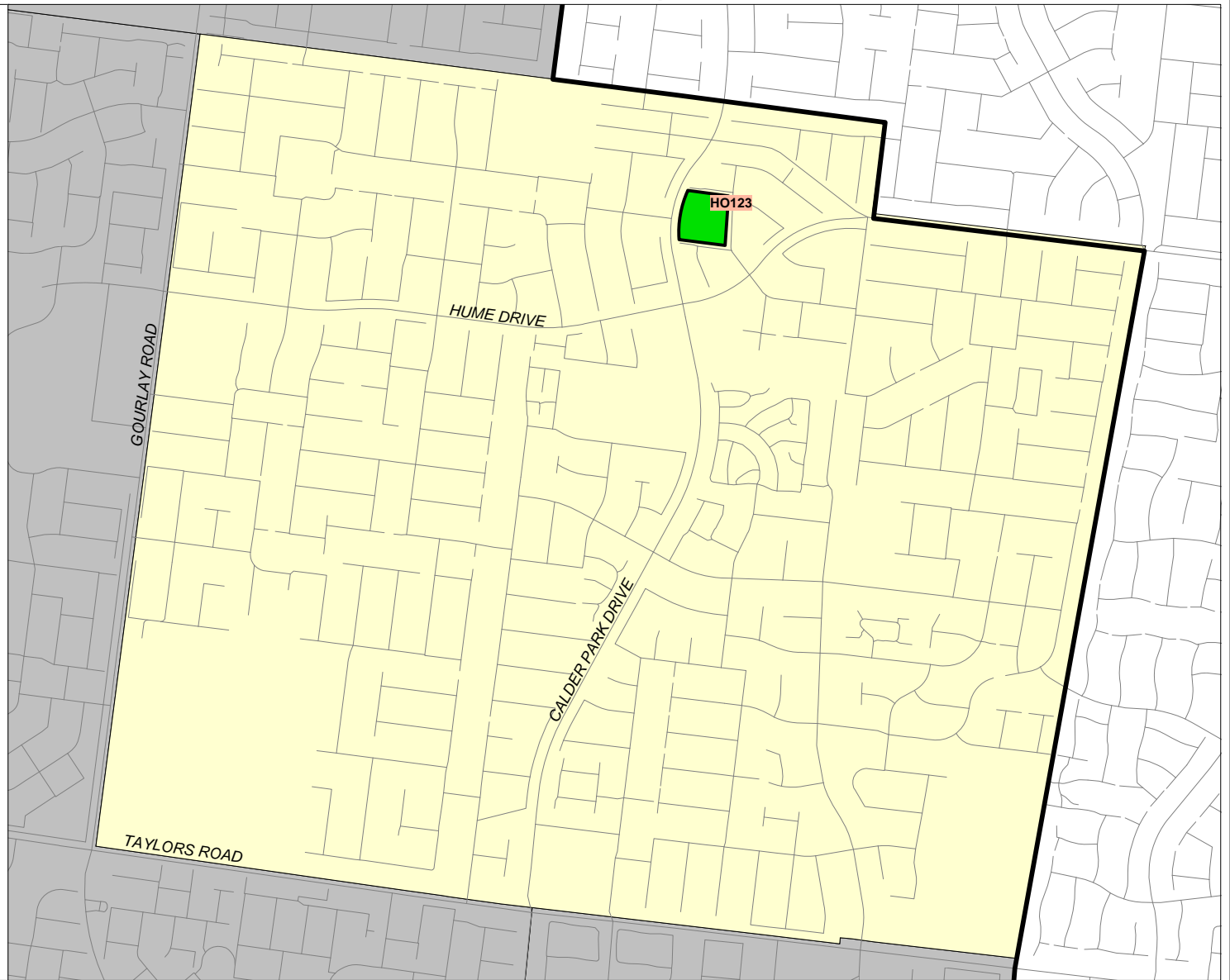


Shire of Melton - Heritage Study

Taylor's Hill

Legend

- Heritage Overlay
- Taylor's Hill
- Other Suburb/District
- Shire Boundary
- Road



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



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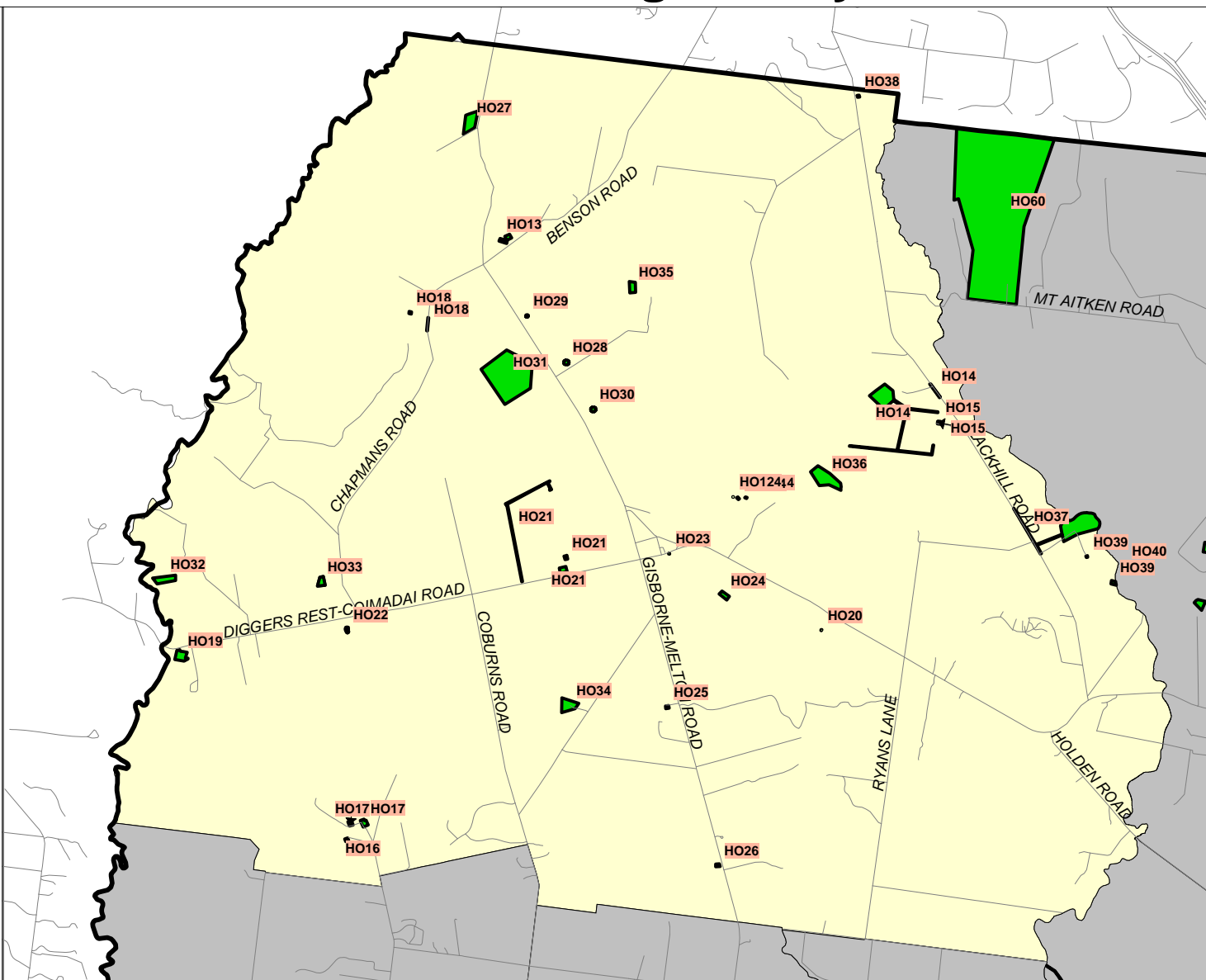


Shire of Melton - Heritage Study

Toolern Vale

Legend

-  Heritage Overlay
-  Toolern Vale
-  Other Suburb/District
-  Shire Boundary
-  Road



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



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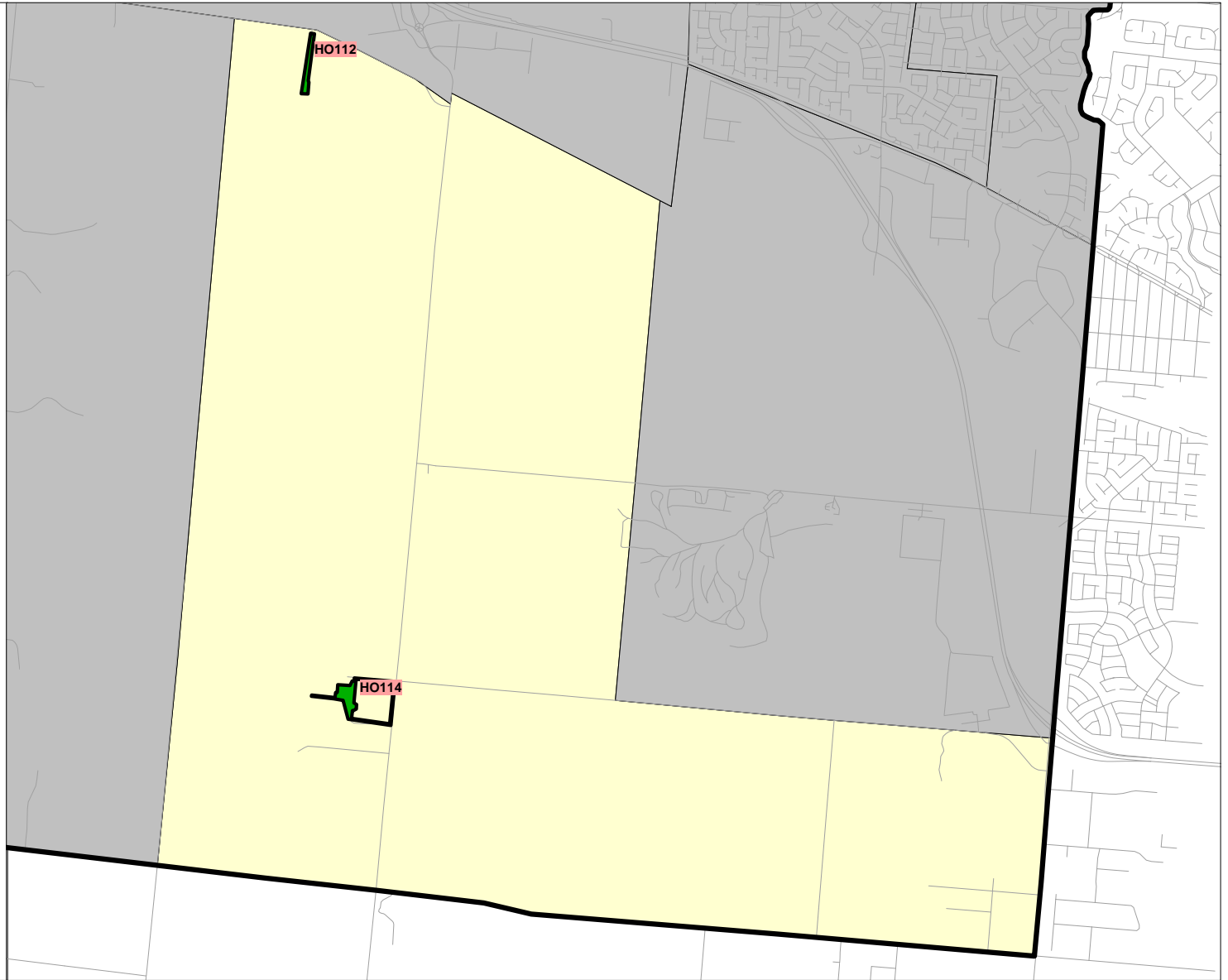


Shire of Melton - Heritage Study

Truganina

Legend

-  Heritage Overlay
-  Truganina
-  Other Suburb/District
-  Shire Boundary
-  Road



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7.2 **MAPS TO SCHEDULE No.4**

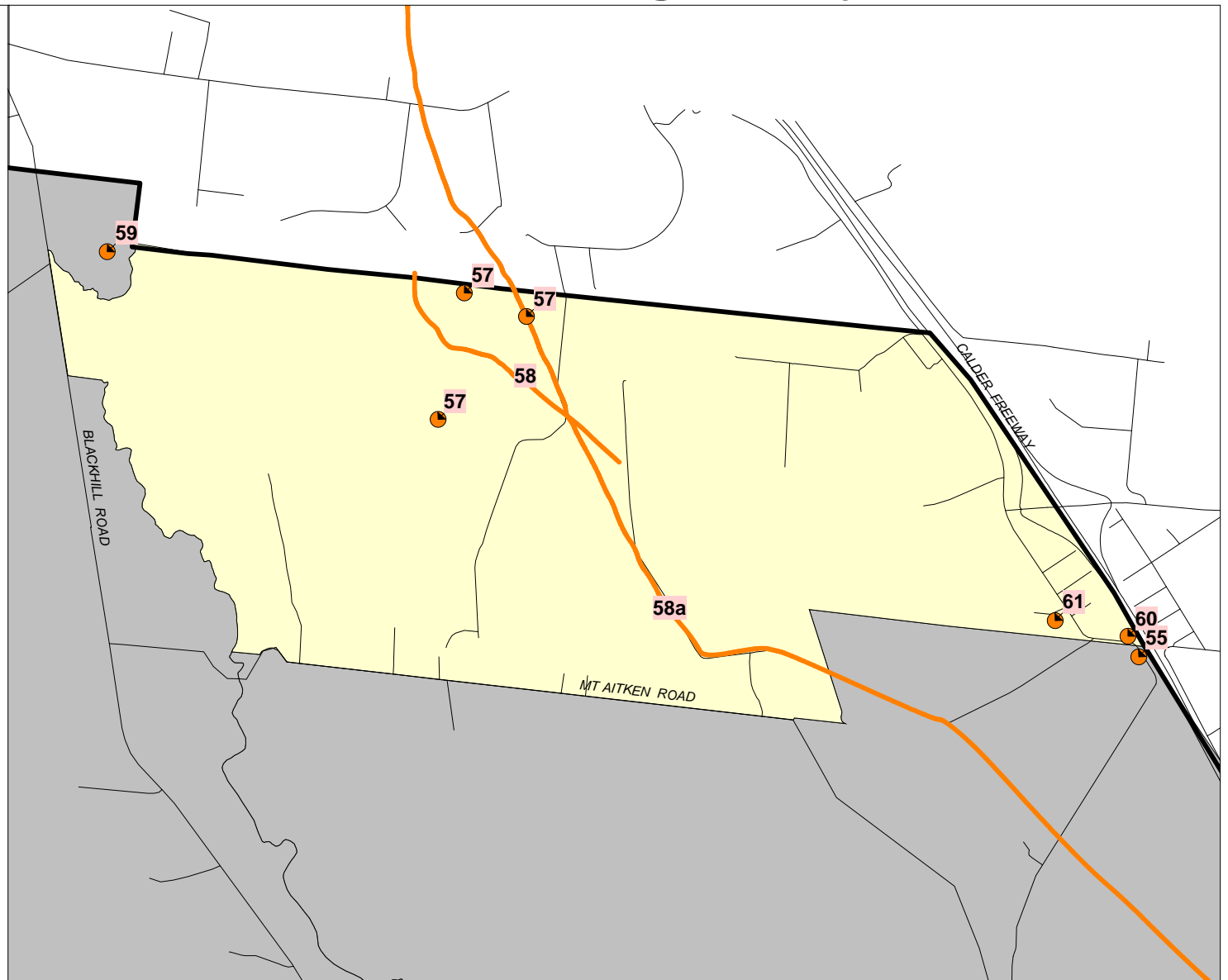
PLACES OF HISTORICAL AND
POTENTIAL ARCHEOLOGICAL SIGNIFICANCE

Shire of Melton - Heritage Study

Buttlejork

Legend

-  Historical Sites & Potential Archaeological Sites
-  Buttlejork
-  Other Parish
-  Shire Boundary
-  Road

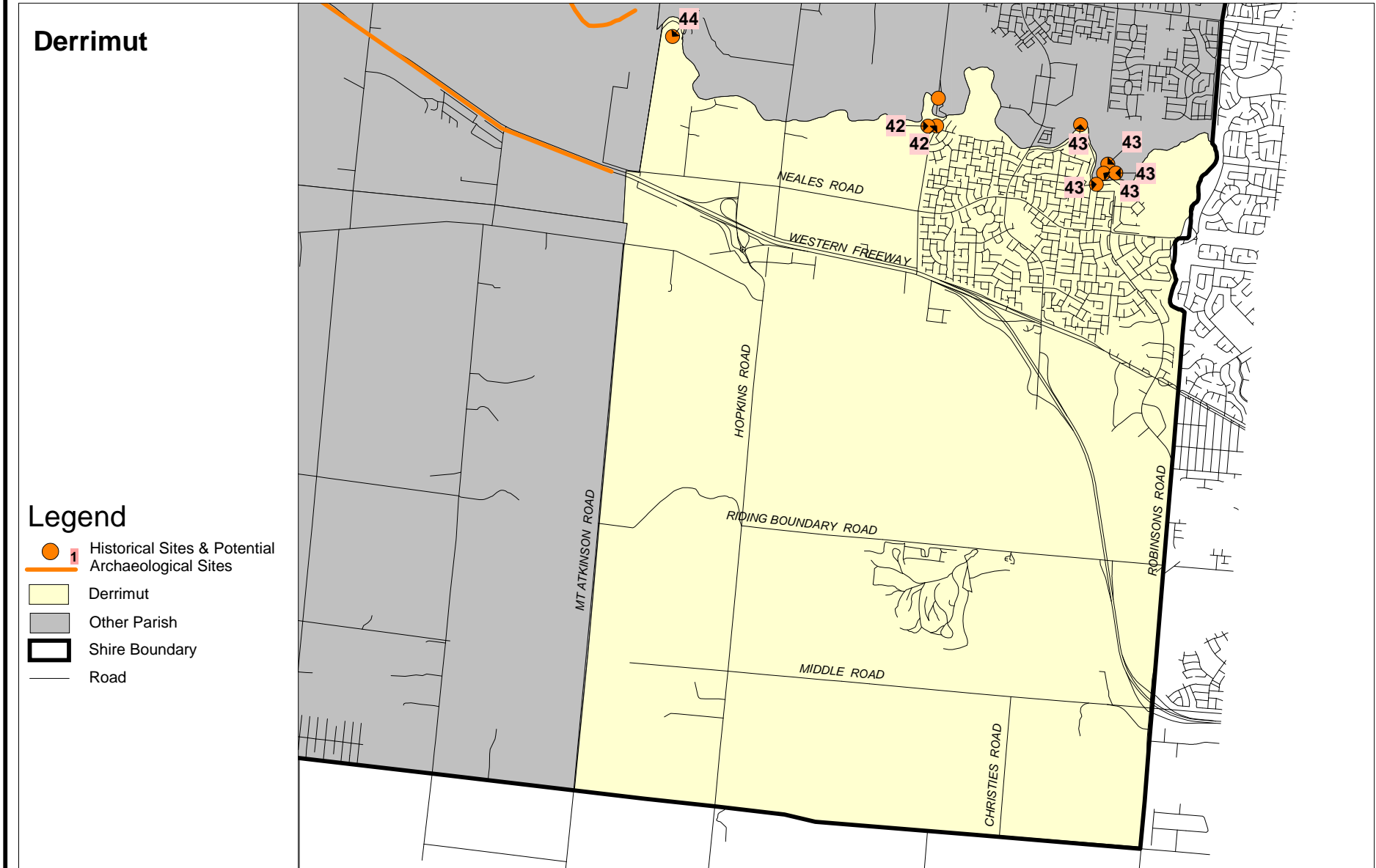


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Shire of Melton - Heritage Study



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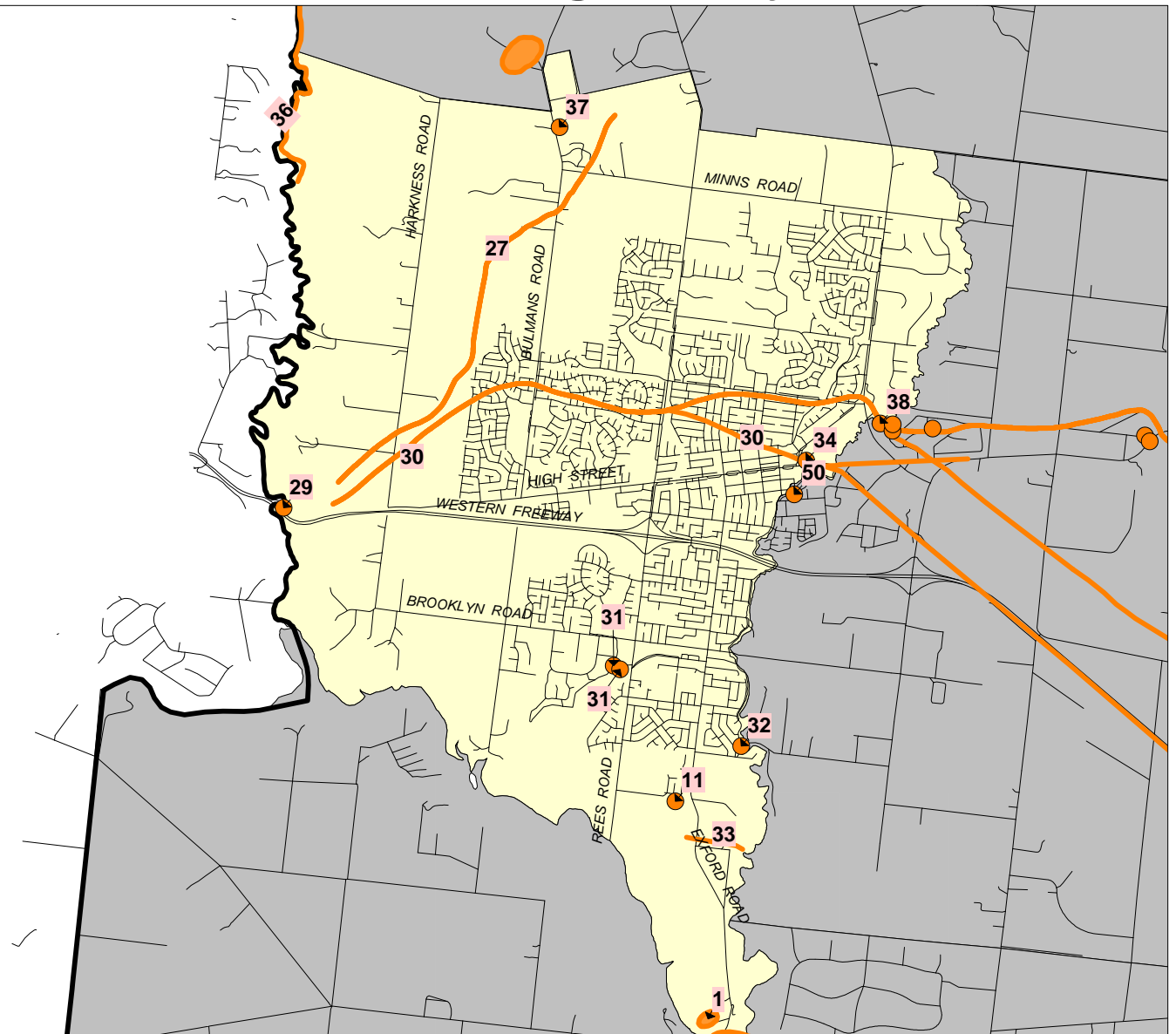


Shire of Melton - Heritage Study

Djerriwarrh

Legend

-  Historical Sites & Potential Archaeological Sites
-  Djerriwarrh
-  Other Parish
-  Shire Boundary
-  Road



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



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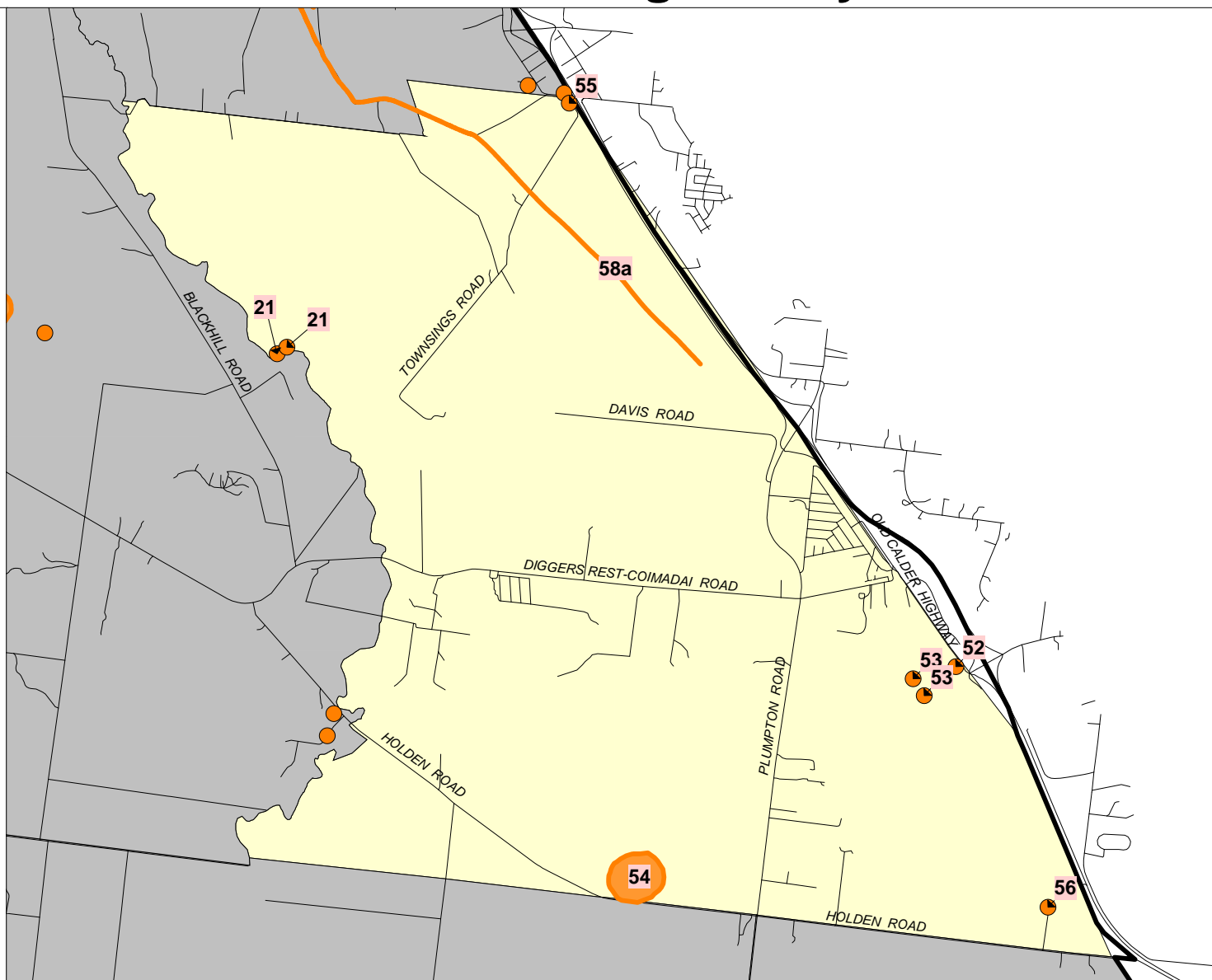


Shire of Melton - Heritage Study

Holden

Legend

-  Historical Sites & Potential Archaeological Sites
-  Holden
-  Other Parish
-  Shire Boundary
-  Road



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Shire of Melton - Heritage Study



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


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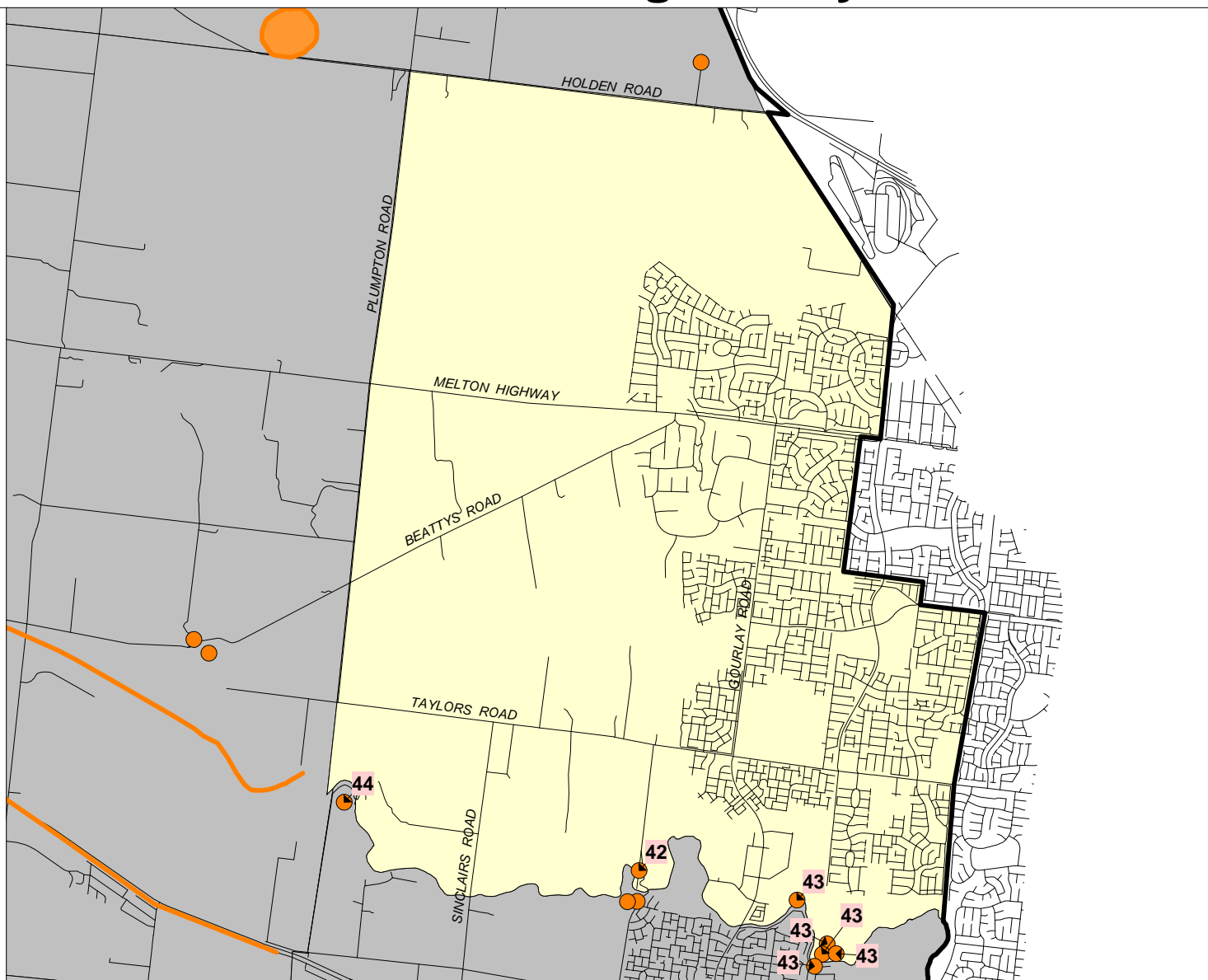


Shire of Melton - Heritage Study

Maribyrnong

Legend

-  Historical Sites & Potential Archaeological Sites
-  Maribyrnong
-  Other Parish
-  Shire Boundary
-  Road



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Base Map Data Source: Victorian Department of Sustainability and Environment- Vicmap Admin, Vicmap Property and Vicmap Transport.

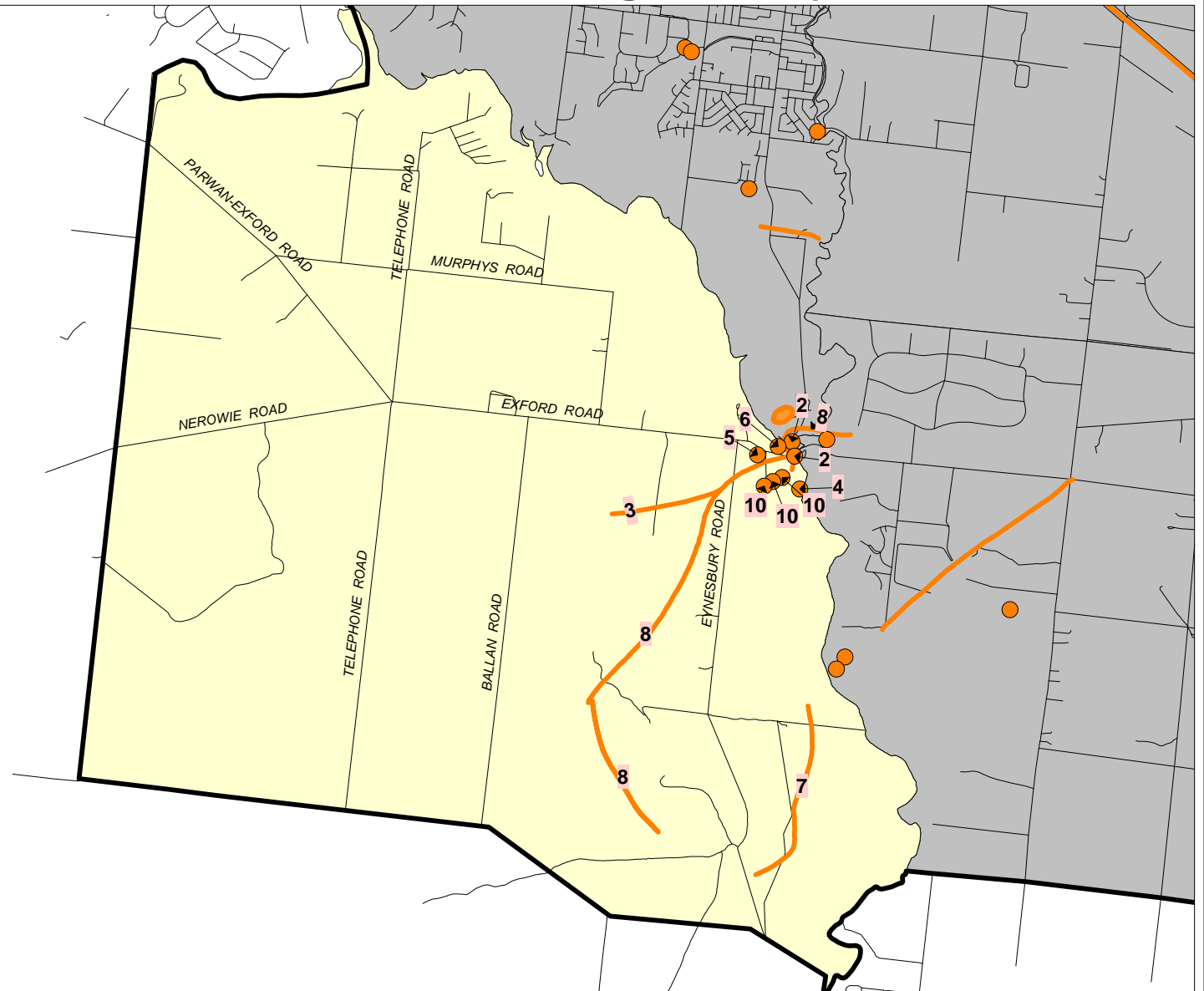


Shire of Melton - Heritage Study

Mooradoranook

Legend

-  Historical Sites & Potential Archaeological Sites
-  Mooradoranook
-  Other Parish
-  Shire Boundary
-  Road



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Base Map Data Source: Victorian Department of Sustainability and Environment- Vicmap Admin, Vicmap Property and Vicmap Transport.

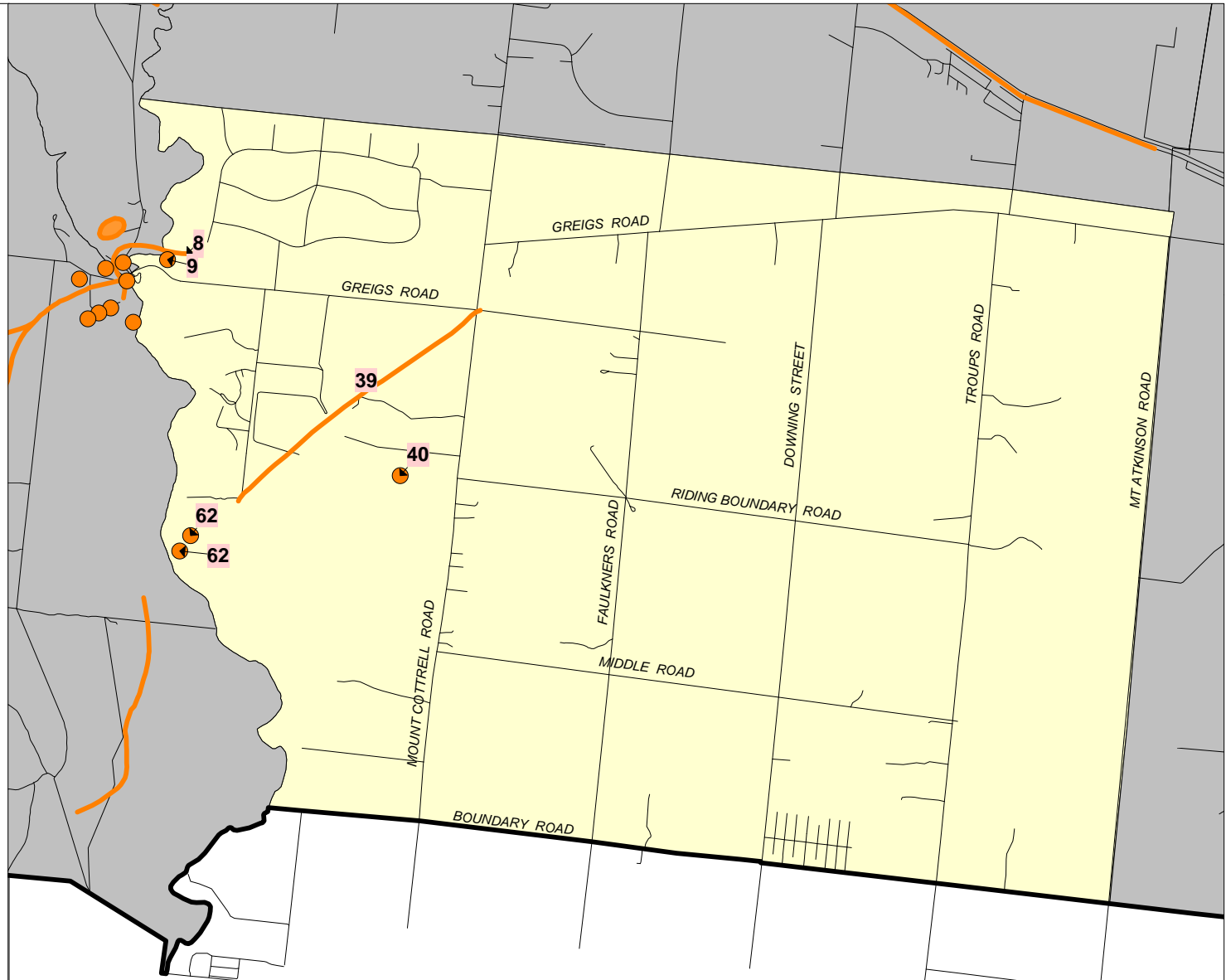


Shire of Melton - Heritage Study

Pywheitjorrk

Legend

-  Historical Sites & Potential Archaeological Sites
-  Pywheitjorrk
-  Other Parish
-  Shire Boundary
-  Road



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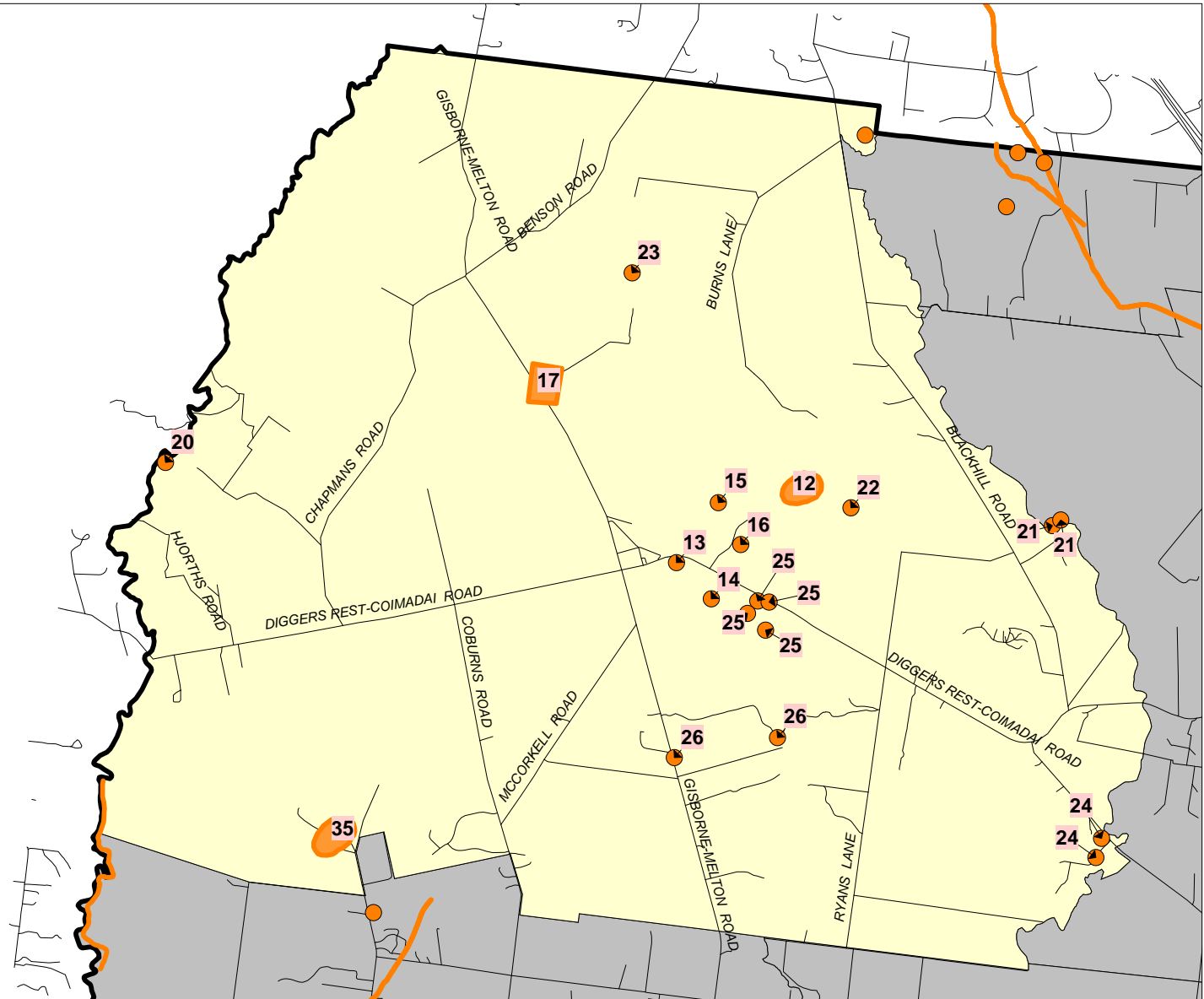


Shire of Melton - Heritage Study

Yangardook

Legend

-  Historical Sites & Potential Archaeological Sites
-  Yangardook
-  Other Parish
-  Shire Boundary
-  Road



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Base Map Data Source: Victorian Department of Sustainability and Environment- Vicmap Admin, Vicmap Property and Vicmap Transport.



8.0 APPENDICES

8.1 HISTORICAL THEMES USED IN THE STUDY

AUSTRALIAN HISTORIC THEMES

The themes identified in the Shire of Melton Environmental History relate to the principal Australian Historic Themes. These themes underlie the assessment of places in this Study.

The Shire of Melton themes (chapter headings) are in bold. The corresponding Australian Historic Themes are listed under these headings.

1.0 ‘Exploration’

- ‘Peopling Australia’
 - 2.2 ‘Adapting to Diverse Environments’
 - 2.4 ‘Migrating’
 - 2.4.5 ‘Changing the face of rural and urban Australia through migration’
- ‘Developing Local, Regional and National Economies’
 - 3.3 ‘Surveying the Continent’
 - 3.3.4 ‘Looking for land with agricultural potential’
 - 3.5 ‘Developing Primary Production’
 - 3.5.1 ‘Grazing stock’

2.0 ‘The Aboriginal People’

- ‘Peopling Australia’
 - 2.6 ‘Fighting for Land’
 - 2.6.2 ‘Displacing Indigenous People’
- ‘Working’
 - 5.7 ‘Surviving as Indigenous people in a white-dominated society’

3.0 ‘Pastoralism’

- ‘Developing Local, Regional and National Economies’
 - 3.3 ‘Surveying the Continent’
 - 3.3.4 ‘Looking for land with agricultural potential’
 - 3.5 ‘Developing Primary Production’
 - 3.5.1 ‘Grazing stock’
 - 3.5.2 ‘Breeding animals’
 - 3.9 ‘Farming for commercial profit’

4.0 'Farming'

- 'Developing Local, Regional and National Economies'
 - 3.5 'Developing primary production'
 - 3.5.1 'Grazing stock'
 - 3.5.2 'Breeding animals'
 - 3.5.3 'Developing agricultural industries'
 - 3.9 'Farming for commercial profit'
 - 3.11 'Altering the environment'
 - 3.11.2 'Reclaiming land'
 - 3.11.4 'Clearing vegetation'

5.0 'Community'

- 'Developing Local, Regional and National Economies'
 - 3.14 'Developing an Australian engineering and construction industry'
 - 3.14.1 'Building to suit Australian conditions'
 - 3.14.2 'Using Australian materials in construction'
 - 3.20 'Informing Australians'
 - 3.20.1 'Making, printing and distributing newspapers'
 - 3.26 'Providing health services'
 - 3.26.1 'Providing medical and dental services'
 - 3.26.2 'Providing hospital services'
- 'Building Settlements, Towns and Cities'
 - 4.1 'Planning urban settlements'
 - 4.1.1 'Selecting township sites'
 - 4.1.2 'Making suburbs'
 - 4.2 'Supplying urban services'
 - 4.3 'Developing institutions'
 - 4.5 'Making settlements to serve rural Australia'
 - 4.6 'Remembering significant phases in the development of settlements, towns and cities'
- 'Working'
 - 5.4 'Working in offices'
 - 5.6 'Working in the home'
 - 5.8 'Working on the land'
- 'Educating'
 - 6.1 'Forming associations, libraries and institutes for self-education'
 - 6.2 'Establishing schools'

- 6.5 'Educating people in remote places'
- 'Governing'
 - 7.2 'Developing institutions of self-government and democracy'
 - 7.6 'Administering Australia'
 - 7.6.1 'Developing local government authorities'
 - 7.6.4 'Dispensing justice'
 - 7.6.6 'Providing services and welfare'
 - 7.6.9 'Conserving fragile environments'
 - 7.6.12 'Conserving Australia's heritage'
 - 7.8 'Establishing regional and local identity'
- 'Developing Australia's Cultural Life'
 - 8.1 'Organising recreation'
 - 8.1.1 'Playing and watching organised sports'
 - 8.1.2 'Betting'
 - 8.1.3 'Developing public parks and gardens'
 - 8.4 'Eating and drinking'
 - 8.5 'Forming associations'
 - 8.5.1 'Preserving traditions and group memories'
 - 8.5.3 'Associating for mutual aid'
 - 8.5.4 'Pursuing common leisure interests'
 - 8.6 'Worshipping'
 - 8.6.1 'Worshipping together'
 - 8.6.2 'Maintaining religious traditions and ceremonies'
 - 8.6.4 'Making places for worship'
 - 8.6.5 'Evangelising'
 - 8.7 'Honouring achievement'
 - 8.8 'Remembering the fallen'
 - 8.9 'Commemorating significant events'
 - 8.9.1 'Remembering disasters'
 - 8.10 'Pursuing excellence in the arts and sciences'
 - 8.10.1 'Making music'
 - 8.10.2 'Creating visual arts'
 - 8.10.4 'Designing and building fine buildings'
 - 8.14 'Living in the country and rural settlements'
- 'Marking the Phases of Life'
 - 9.1 'Bringing babies into the world'
 - 9.1.1 'Providing maternity clinics and hospitals'
 - 9.1.2 'Promoting mothers' and babies' health'
 - 9.7 'Dying'
 - 9.7.1 'Dealing with human remains'
 - 9.7.2 'Mourning the dead'

- 9.7.3 'Remembering the dead'

6.0 'Transport'

- 'Developing Local, Regional and National Economies'
 - 3.8 'Moving goods and people'
 - 3.8.5 'Moving goods and people on land'
 - 3.6.6 'Building and maintaining railways'
 - 3.6.7 'Building and maintaining roads'

7.0 'Other Industries'

- 'Developing Local, Regional and National Economies'
 - 3.3 'Surveying the continent'
 - 3.3.3 'Prospecting for precious metals'
 - 3.11 'Altering the environment'
 - 3.11.2 'Clearing vegetation'
 - 3.13 'Developing an Australian manufacturing capacity'
 - 3.4 'Utilising natural resources'
 - 'Making forests into a saleable resource'
- 'Developing and Australian manufacturing capacity'

8.0 'Horses Hounds and Hares'

- 'Developing Local, Regional and National Economies'
 - 3.4 'Utilising natural resources'
- 'Working'
 - 5.8 'Working on the land'
- 'Developing Australia's Cultural Life'
 - 8.1 'Organising recreation'
 - 8.1.1 'Playing and watching organised sports'
 - 8.1.2 'Betting'

9.0 'Water and Fire'

- Tracing the Evolution of the Australian Environment
 - 1.1 'Tracing climactic and topographical changes'
- 'Peopling Australia'
 - 2.2 'Adapting to diverse environments'

- ‘Developing Local, Regional and National Economies’
 - 3.11 ‘Altering the environment’
 - 3.11.2 ‘Reclaiming land’
 - 3.11.4 ‘Clearing vegetation’
 - 3.11.5 ‘Establishing water supplies’
 - 3.16 ‘Struggling with remoteness, hardship and failure’
 - 3.16.1 ‘Dealing with hazards and disasters’

10.0 ‘Developing Communications’

- ‘Developing Local, Regional and National Economies’
 - 3.7 ‘Establishing communications’
 - 3.7.2 ‘Developing electric means of communication’
 - 3.8 ‘Moving goods and people’
 - 3.8.5 ‘Moving goods and people by air’
 - 3.20 ‘Informing Australians’
 - 3.20.2 ‘Broadcasting’

11.0 ‘Satellite City’

- ‘Building Settlements, Towns and Cities’
 - 4.1 ‘Planning urban settlements’
 - 4.1.1 ‘Selecting township sites’
 - 4.1.2 ‘Making suburbs’
 - 4.1.3 ‘Learning to live with property booms and busts’
 - 4.2 ‘Supplying urban services’

8.2 THE PROJECT BRIEF



SHIRE OF MELTON

HERITAGE STUDY BRIEF

STAGE 2

Assessment and Documentation of Places of Potential Cultural
Significance Identified in the Stage 1 Survey.

30 May 2003

1. INTRODUCTION

The purpose of this Heritage Study is to identify, assess and document all post-contact places of cultural significance within the municipality and to make recommendations for their future conservation.

This Heritage Study has been divided into two stages. Stage 1 involved the preparation of a thematic environmental history and the identification of all places of potential cultural significance across the study area. Stage 1 also involved an estimation of the time and resources required to undertake Stage 2 of the study. Stage 2 will involve the actual assessment of significance and documentation of those places that were identified to be of potential cultural significance in the Stage 1 survey.

Expressions of interest are now sought to undertake Stage 2 of the Heritage Study.

1.1 Definitions

Place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, objects, spaces and views. A place may include memorials, trees, gardens, parks, places of historical events, urban areas, towns, industrial places, archaeological sites and spiritual and religious places.

Post-contact means the period since first contact between Aboriginal and non-Aboriginal people.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present, or future generations.

1.2 The consultant and the assessment of significance

It is expected that the Heritage Study will include a holistic assessment of significance in terms of place types, periods and heritage values. Experts in particular fields may be engaged at the appropriate point of time depending upon the nature of the places that are identified and require assessment. Where a place is identified, a coherent and coordinated assessment against all the heritage criteria is expected.

In assessing the cultural significance of heritage places, the following extract from James Semple Kerr's *The Fifth Edition Conservation Plan* (National Trust of Australia NSW 2000) is relevant:

Australia ICOMOS, ICOMOS New Zealand and English Heritage all emphasise the need for a multi-disciplinary approach to the assessment of significance. On the other hand, the more people involved, the more difficult it is to obtain coordinated, coherent and useful assessments. Successful assessment is a matter of balance. Assessors should be chosen with

particular regard to the relevance of their actual range of skills, experience and contextual knowledge – not because of their nominal disciplines.

There has been a tendency to assume that an assessment team made up of representatives of each discipline (historian, architect, planner, archaeologist, engineer, landscape architect etc.) will somehow evolve a coherent assessment of cultural significance. This is an expensive and time-consuming assumption when it comes to coordinating data. The objective should be, instead, to engage the minimum number of people with the necessary range of skills between them directly relevant to the assessment of the particular place. Whatever the arrangement, multiple contributions will need to be coordinated.

1.3 The consultant, the process and the community

The Heritage Study and the places identified to be significant should ideally be valued by the community. This reinforces the importance of consulting widely during the Heritage Study process and especially during the identification and assessment of heritage places. It also reinforces the importance of considering subjective public opinion and non-expert judgement as well as the professional view.

This brief does not set out a formula for community consultation although some references and ideas are included. The brief requires an approach to consultation that is tailored to the particular characteristics of the local community. In Stage 2 of the brief, the consultant is expected to develop ideas as to how the community's views will be included in the study process. This consultation process then needs to be endorsed by the Steering Committee.

2. BACKGROUND

This study is commissioned by the Melton Shire Council.

The Shire of Melton is located on the western fringe of metropolitan Melbourne. Melton Shire covers an area of approximately 530 sq km. In being a fringe metropolitan municipality, it contains a mixture of urban and rural areas.

Council has already commissioned and completed Stage 1 of the Melton Heritage Study to consider places of historical and cultural significance since post-contact settlement across the Shire. Stage 1 involved the preparation of a thematic historical investigation of Melton and preliminary identification of 475 places of potential cultural significance. Stage 1 also involved an estimation of the time and resources required to undertake Stage 2 of the study. The first stage of the Heritage Study was completed in June 2002.

Stage 2 will involve the actual assessment of significance and documentation of those places that were identified to be of potential cultural significance in the Stage 1 survey.

3. **STUDY TITLE (Part 2)**

Melton Heritage Study - Stage 2.

4. **STUDY AREA**

This study applies to the Shire of Melton municipality.

5. **STUDY OBJECTIVES**

The objectives of the study (Stage 2) are to:

- Undertake a detailed investigation of those places identified in Stage 1 as being of potential cultural significance in the study area, including buildings, rural structures and objects such as dry stone walls, gravesites and farming workshops.
- Complete a detailed pro-forma (**Attachment One**) to record each historic aspect of the places identified as potentially culturally significant.
- Prepare a citation to determine the level of significance for each place.
- Review/revise the Thematic Environmental History of post-contact settlement and development of the Shire of Melton.

6. **METHODOLOGY**

The heritage study is to be prepared in accordance with *The Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter)* and its Guidelines.

The identification, assessment and documentation of places of cultural significance are to be in accordance with the criteria of Australian Heritage Commission. Although the Australian Heritage Commission's criteria are to be adopted, the thresholds applied in the assessment of significance may include State and Local Significance.

The successful bidder will be required to use the draft *Principal Australian Historic Themes* developed by the Australian Heritage Commission.

The consultant shall refer to the *Guidelines for Thematic Environmental Histories (Attachment Two)* in reviewing the Thematic Environmental History.

The tasks shall be undertaken in the order that they appear below.

Community consultation is seen as one of the important aspects of the study. The selected bidder will have to consult with the public throughout Stage 2, with the method to be discussed and approved by the Steering Committee.

The bidders should refer to the following documents in establishing their approach to community consultation:

- *What is Social Value? A Discussion Paper*, (Australian Heritage Commission 1992).
- *Mapping Culture – A Guide for Cultural and Economic Development in Communities* (Commonwealth Dept of Communication and the Arts 1995).
- *Why hold community heritage workshops?* (**Attachment 3**).

7. TASKS – STAGE 2

The tasks shall be undertaken in the order that they appear below:

7.1 Preparation of Project Management Plan

The consultant shall prepare a Project Management Plan in consultation with the Steering Committee for the endorsement by the Steering Committee.

This Plan will set out an agreed course of action for the content and progress of Stage 2 including research, community consultation, timetable, payment schedule with related milestones, suggested meeting dates for the Steering Committee and completion details.

7.2 Research, documentation and assessment of places of Post-Contact cultural significance

This aspect of the study shall address itself to the research, documentation and assessment of those places identified in Stage 1 of the Heritage Study project to be of potential cultural significance and considered worthy of future conservation. The consultant will thus assess and document all places of potential cultural significance in the Shire, to be accomplished through:

- Reference to the Thematic Environmental History and original material gathered in preparing the Thematic Environmental History.
- Reference to registers, studies, reports and other material held by various organisations such as Heritage Victoria, Australian Heritage Commission, Environment Conservation Council, Melton Shire Council, etc.
- Consultation with the public and community groups (refer **Attachment 3**)
- Field survey, identifying the location, context, status and potential significance.
- Documentation of findings to accord with the pro-forma framework noted below.

If the place is not considered to be worthy of future conservation, further research and assessment of significance is not required. However, the partial

completion of the documentation pro-forma (**Attachment 1**) or partial entry in the database may still be appropriate.

7.3 Assessment of cultural significance

Research and comparative analysis will be required to substantiate the significance of each place of potential cultural significance identified in Stage 1 that is considered worthy of future conservation. These places will be assessed against the Australian Heritage Commission's criteria. Although the Australian Heritage Commission's criteria are to be adopted, the thresholds applied in the assessment of significance shall be State Significance and Local Significance.

The assessment process is expected to be rigorous and analytical and require a strict application of the assessment criteria. The significant components of the place need to be identified. Places are expected to be assessed against the full range of criteria. Places of potential State significance should undergo analysis on a broader (ie Statewide) comparative basis.

7.4 Documentation

The documentation for all identified places shall be undertaken on the pro-forma sheet that forms part of this brief.

OR

7.5 Database

The documentation for all identified places shall be entered into an electronic database. The information fields in the database are to be consistent with the fields in the pro-forma sheet that forms **Attachment One** to this brief. The development of the database is to be undertaken in consultation with Heritage Victoria.

7.6 Mapping

All identified places of cultural significance must be marked on a base map(s) to be provided to the client. Planning Scheme maps may be used for the mapping of places with a simple polygon to denote the location and extent of the place of significance. This can aid in the eventual implementation of the study recommendations through the Planning Scheme.

7.7 Heritage areas

Where heritage areas are identified (eg precincts, landscapes, complexes, multiple properties etc), the boundaries of each area shall be identified on a map(s). All significant places and elements within the heritage area shall be shown on this map(s). Specific policies for the conservation of the area and significant elements within the area shall be provided in a format which is

suitable for ultimate inclusion in a local heritage policy in the Planning Scheme.

7.8 Review of the Thematic Environmental History

At the completion of Task 7.2 (Research, documentation and assessment of places of post-contact cultural significance), the draft Thematic Environmental History prepared during Stage 1 of the Study shall be reviewed. A statement of significance shall be prepared for the municipality, ideally of not more than one A4 page. The emphasis which is given to particular themes may need to be amended in the light of the detailed work that has been undertaken.

7.9 Recommendations for Statutory Registers

The consultant shall compile a Schedule of:

- places recommended for nomination to the Victorian Heritage Register;
- places recommended for inclusion in the Heritage Inventory;
- places for protection within the Melton Planning Scheme.

7.10 Specific recommendations for heritage conservation within the Study Area.

The consultant shall give consideration to the places assessed to be of significance in Task 7.2 and make any other appropriate recommendations for their conservation. In doing so, the consultant shall be cognisant of existing planning controls, local council policies, development pressures and the resources of the Council. The consultant's recommendations may include both statutory and non-statutory measures to assist in the conservation of the heritage of the study area together with priorities.

Without limiting the scope of this task, the consultant should give consideration to:

- Particular places or classes of places that may be at risk with a suggestion as to priorities for conservation.
- Particular places or classes of places that may have high potential for interpretation or public exposure.
- Suggestions as to opportunities for increasing public understanding, awareness and appreciation of the cultural heritage of the study area.

8. FORMAT

8.1 Written material

The written report shall be typed in an A4 vertical format.

It should include:

- (a) name of the client;
- (b) names of all the practitioners engaged in the task, the work they undertook, and any separate reports they prepared;
- (c) authorship of the report;
- (d) date;
- (e) brief;
- (f) constraints on the task (for example, money, time, expertise);
- (g) other limitations of the study (for example - are there limitations in terms of the types of places identified; geographic limitations; access limitations etc);
- (h) the reviewed/revised Thematic Environmental History;
- (i) documentation proformas for all places assessed to be of cultural heritage significance;
- (j) the heritage program for the study area;
- (k) sources;
- (l) a summary and contents page;
- (m) a single, ordered index of all places of potential significance that are identified in the report;
- (n) all terminology shall be consistent with *The Australia ICOMOS Guidelines for the Conservation of Places of Cultural Significance (Burra Charter)*;
- (o) all documents, maps and photographs shall be submitted electronically as far as possible.

8.2 Graphic material

- (a) Photographs, maps and drawings shall be of a suitable quality to enable reproduction. All graphic material shall be fully captioned including the source;
- (b) Drawings shall conform to accepted standards of drafting practice and shall be capable of reduction to A4 size. Drawings of a size larger than A3 shall be attached separately to the report and folded to A4 size.

8.3 Sources

- (a) In all cases, sources of information shall be fully documented;
- (b) All sources of information, both documentary and oral, consulted during the task should be listed, whether or not they proved fruitful;
- (c) In respect of source material privately held, the name and address of the owner should be given, but only with the owner's consent.

CONTRACT DETAILS - STAGE 2 – ASSESSMENT AND DOCUMENTATION OF PLACES OF POTENTIAL HERITAGE SIGNIFICANCE IDENTIFIED IN THE STAGE 1 SURVEY

The client for this study is Melton Shire Council.

Services

The client shall supply/provide the following services:

- Minutes to Steering Committee Meetings and other general administration functions;
- List of known books and reports for reference;
- Copies of relevant available base maps and air photos;
- Meeting rooms at Council for community consultation (subject to availability);
- Advertising arrangements and publicity for community consultation.

Appointment

The appointment of the consultant shall be upon the recommendation of the Steering Committee. The selected consultant shall be appointed to undertake Stage 2 of the project. The decision to proceed with Stage 2 does not obligate the client to commission the same consultant used for Stage One.

Supervision

The consultant will report to a Steering Committee comprising:

- a representative of the Melton Shire Council (Council Officer and a Councillor).
- a representative of Heritage Victoria of the Department of Sustainability and Environment.
- at least one representative from the community.

General administration of the study will be by the Planning Manager, Luke Shannon, on behalf of the Steering Committee.

Budget

The total budget for Stage 2 of the Heritage Study will be considered as part of the tender document.

Payment

Upon appointment, the Consultant shall be entitled to a starting allowance of 10% of the budget for Stage 2. Further progress payments shall be as per the Project Management Plan agreed under Task 7.1. The client shall retain 20% of the Stage 2 study budget to be handed over upon delivery and acceptance of the Final Report.

Timing

Stage 2 of the Heritage Study is to start no later than 30 June 2003. The finished report for Stage 2 of the Heritage Study is to be submitted by 31 December 2004. Any change to this timetable is to be agreed by the Steering Committee.

On the agreed date of completion for Stage 2 of the Heritage Study four (4) bound copies of the report shall be submitted to the client. One of the copies must be the master copy including all originally researched documentation, artwork, maps, photographs and negatives.

Meetings

The consultant shall meet with the Steering Committee as agreed under the Project Management Plan prepared as part of Task 7.1.

Further meetings may be scheduled with the agreement of both Steering Committee and consultant.

Computer disk and CD

A copy of the Heritage Study in Microsoft Word for Windows version 2000 on a 3.25 inch diskette(s) shall be supplied to the client on the agreed date for completion of the report. This will provide the written information.

A full CD version shall also be provided with words, pictures, maps and diagrams.

Ownership and copyright

Ownership and copyright of the Heritage Study including all reports, maps, plans, photographs and the like supplied to the Steering Committee by way of progress, draft, or Final Report or publication, (including the original of the Final Report) be vested in the Shire of Melton and the Department of Sustainability and Environment.

The consultant(s), the (successful bidder) shall have a perpetual, free license to use the material for their own purposes at any time in the future.

The right to use any of the material from the study shall remain with the author, the Shire of Melton, Heritage Victoria and the Department of Sustainability and Environment.

Dismissal

Should progress of the work be considered unsatisfactory, the Steering Committee may recommend the dismissal of the consultant and the appointment of a further consultant to complete the work.

The grounds for dismissal shall only be:

- a) Repeated failure to meet agreed submission dates (or as reasonably extended) provided that such failure not be the fault of the Steering Committee; and/or;
- b) Deliberate failure to undertake the work (or portions of it) as agreed to on appointment.

In the event of dismissal, the client shall retain all unpaid fees to which the consultant would otherwise have been entitled.

Changes to brief

Where it becomes clear that some aspect of the task will require more investigation or more expertise than has been allowed within the budget or the terms of the agreement, the practitioner shall advise the client immediately.

Insurance

The consultant shall be fully responsible for obtaining all necessary insurance.

DOCUMENTATION PRO-FORMA

NAME OF PLACE: Current name of place

OTHER NAME/S OF PLACE: Former or other names of the place (where relevant)

ADDRESS/LOCATION OF PLACE: Number and street, suburb/town/locality.

PROPERTY INFORMATION: Title/Block/Section details. This information is not essential for all places.

SITE LOCATION: (for archaeological places and non-urban places with locations which are difficult to describe)

Site Location: (Map name 1:100,000)

AMG Co-ordinates: (Scale 1:25,000) **East:** **North:**

LOCAL GOVERNMENT AREA: Only required for typological and thematic studies that cross municipal boundaries.

OWNERSHIP: Current owner, land manager or leaseholder. This information is not essential for all places.

EXISTING LISTINGS: Note whether the place is subject to any existing heritage listings (local, state or Commonwealth).

MAP/PLAN: Include a sketch plan of the place. The plan should show the extent of the area of significance. The plan should also show individual elements of the place which are considered to be of importance. Include an approximate scale and north point.

MAP/PLAN

PHOTOGRAPH: Include at least one black and white or colour photograph which clearly depicts the place.

PHOTOGRAPH

PHOTO DATE:

PHYSICAL DESCRIPTION: Provide a physical description of the place, its component elements, context, and any other characteristics of the place and its setting

HISTORY: Provide a brief history of the place relevant to its significance. Detail the historical evolution of the place and its components; including dates of importance; past and current uses, and people closely associated with the significance of the place. Where relevant, include period of construction; style; materials of construction; key designers or architect; alterations or additions; key owners and occupiers; associated persons or historical events and the details of the evolution of the site.

THEMATIC CONTEXT: The consultants should indicate the theme or themes which the place reflects as derived from the draft Principal Australian Historic Themes developed by the Australian Heritage Commission. This is especially important for places that are considered to satisfy historical criteria to enable future comparative assessments.

CONDITION:

Excellent []
Good []
Fair []
Poor []
ruins []

INTEGRITY: The degree to which the place meets the criteria, and the intactness of the significant elements and their ability to be restored or be read as significant.

Substantially Intact []
Altered Sympathetically []
Altered Unsympathetically []
Damaged/Disturbed []

STATEMENT OF SIGNIFICANCE: The statement of cultural significance should set out concisely the reasons for the place's significance including the level of significance and the significance of any component parts. The statement should be based on the analysis of the place against each of the criteria adopted by the Australian Heritage Commission. The statement of significance should begin with a

precise sentence(s) as to 'what is significant' followed by a statement as to 'how it is significant' using the criteria as justification.

COMPARATIVE EXAMPLES: List any examples of similar places that have been used for the purposes of comparative analysis and to justify the level of significance that has been ascribed to the place.

RECOMMENDATIONS: This should indicate whether the place should be nominated for any of the statutory or non-statutory registers; for listing in the local planning scheme and may include other management recommendations.

Recommended for inclusion in the Victorian Heritage Register? []
Recommended for inclusion in the Victorian Heritage Inventory? []
Recommended for inclusion in an Overlay of the Planning Scheme [insert name of overlay]

If the place is recommended for inclusion in a Heritage Overlay:

Should external paint controls apply? [] Comments

Should internal alteration controls apply? [] Comments

Should tree controls apply? [] Comments

Are there important outbuildings or fences? [] Comments

Where the place is recommended for inclusion in a Heritage Overlay and internal alteration or tree controls are recommended, the Statement of Significance should include appropriate justification.

Other recommendations:

REFERENCES: References should include written records, oral sources, maps, plans, photographs and other sources relevant to the documentation and assessment of the place.

ASSESSED BY:

ASSESSMENT DATE:

NOTE: Where the place is recommended for the Victorian Heritage Register, it will be necessary to supply in addition to this documentation:

- Adequate details of ownership to enable Heritage Victoria staff to make contact with the owner or land managers.
- At least three photographs of the place with a brief description on the back or on the mount.

ATTACHMENT TWO

GUIDELINES FOR THEMATIC ENVIRONMENTAL HISTORIES

These Guidelines cover the role and purpose of Thematic Environmental Histories and should be read in conjunction with Section 1.2 of Heritage Victoria's Brief for a Heritage Study.

What is a Thematic Environmental History?

A Thematic Environmental History sets out the key themes that have influenced the historical development of the municipality or study area since first contact between aboriginal and non-aboriginal people.

It is meant to explain how and why the municipality or study area looks like it does today. A successful Thematic Environmental History will:

- isolate the key themes in the historical development of the municipality or study area
- explain how those themes may have influenced the settlement and development patterns of the municipality or study area (ie the 'environment')
- can help to raise community awareness of the historical development and heritage of the study area.

A Thematic Environmental History is not a chronological account of everything that happened in the municipality. A Thematic Environmental History is not a record of all the individuals, events, schools, sporting clubs, institutions etc that may have left their mark on the municipality or study area. The Thematic Environmental History is not a substitute for a municipal local history. The two are quite different and serve different purposes.

Why is the Thematic Environmental History important?

The Thematic Environmental History serves three essential roles:

1. It ensures that the places that are identified for conservation reflect and represent the historical development of the area.
2. It can provide knowledge of places of historical importance that might not otherwise come to be identified or for which there may be little visible evidence.
3. It is a useful tool when undertaking comparative assessments of the significance of particular places.

These three roles are elaborated upon below.

The Thematic Environmental History as a tool to ensure that identified places reflect and represent the historical development of the area

One of the important objectives of heritage conservation is to provide present and future generations with a tangible link to the past that is not distorted in any particular

way. Therefore, the places that we conserve should accurately portray and represent the history of the area.

A criticism of some early heritage studies is that they concentrated on architecture; on grand mansions; on churches, schools and other public buildings and on the picturesque and the nineteenth century. The Thematic Environmental History and its proper application as a tool in the identification and assessment of heritage places should ensure that any particular biases are overcome.

For example, it would be wrong if a heritage program in an area such as Footscray was to protect only elaborate residential, commercial, religious or institutional buildings but to ignore industrial buildings or the houses of the workers. Industry was a key theme in the historical development of Footscray and this should be reflected in the places that are conserved.

In an area such as the Northern Grampians Shire, key themes have included pastoralism, gold mining, grape cultivation and water storage and production. One would expect that all these themes would be represented in the places that are identified for future conservation.

The Thematic Environmental History as a tool in identifying places of historical importance

Many places possess a historical significance that is not readily apparent to the observer. For example, a particular building or place may have a strong association with a significant person in history or an important event. It is often only through delving into the historic records that such connections or associations become evident.

Surveys, maps, plans, photographs, illustrative materials and records may provide information about very early buildings or places, transport routes, land settlement patterns etc that could be important to conserve. Sometimes there may be little surviving evidence of their existence. However, the place may be important for its associations (eg Lieutenant David Collins' first settlement site at Sorrento), or the place may be important for its surviving surface or sub-surface remains (eg the early whaling settlements on Wilson's Promontory). The historical importance of these places may not be apparent to the observer. However, information as to their location, existence and importance can be provided through the research necessary to produce the Thematic Environmental History.

The Thematic Environmental History as a tool in undertaking comparative assessments of the significance of particular places

The Thematic Environmental History also plays an important role when assessing the relative importance of particular places.

For example, if wine production was an important theme in the historical development of an area, the Thematic Environmental History may provide details of the first wineries, the biggest producers, the wineries that led technology in the wine industry, the leading exporters and the wineries which won national or international

awards. Such information can be useful when trying to assess the relative importance of many places of a similar type or a common history.

How to write the Thematic Environmental History

- The Thematic Environmental History should preferably be written by a historian, though other disciplines may have the skills to undertake the task. However, the person undertaking the task should be able to isolate the key themes in the historical development of the area (ie not write about every aspect of history) and should be able to demonstrate how those themes may be manifest in the settlement and development patterns of the study area.
- A quick familiarisation tour of the municipality, observing the settlement and development patterns is likely to prove useful before commencing the research.
- A review of secondary references (eg local histories) is likely to prove useful.
- The Australian Heritage Commission's Principal Australian Historic Themes should be consulted. Those themes that appear to be particularly relevant to the study area should be noted. It is not important to write a paragraph or page on every theme identified in the Principal Australian Historic Themes. Rather, only those themes that may be particularly relevant to the study area should be identified. The Principal Australian Historic Themes is meant to be a guide only and a useful means of identifying themes. It is also possible that some themes may emerge which are not identified in the Principal Australian Historic Themes.
- Review primary sources, especially surveys, maps, Crown Land plans and records, photographs, illustrative materials, local government records etc.
- Review previous research in files held by organisations such as Heritage Victoria, National Trust of Australia (Victoria), Australian Heritage Commission, Environment Conservation Council, Parks Victoria, existing heritage studies, typological studies, etc.
- Consult with local historical societies, community groups, knowledgeable individuals, etc regarding the identification of themes, local examples, etc.
- Examine place type checklists as these can be useful in broadening one's perspective of both relevant themes as well as places to look for in the field. Place type checklists can also be useful in jogging the memory of locals involved with the study.
- Produce a first draft of the Thematic Environmental History for presentation to the Steering Committee. The Steering Committee may suggest that the material be circulated to other interested individuals and organisations for input and review.
- The Thematic Environmental History should not be regarded as a static document. The Thematic Environmental History should be reviewed during the course of the study. It should be reviewed once the fieldwork is complete. It is also important to review the document during and towards the completion of Stage Two of the

Heritage Study (the assessment and documentation of places of importance). It is quite likely that fieldwork and research will place themes in a different light. For example, fieldwork and research may suggest that there is little or no evidence of themes that may have been historically important in the development of the study area. Alternatively, other themes may emerge following fieldwork and research that were not regarded as important during the writing of the Thematic Environmental History.

- The Thematic Environmental History should be read by any other consultants involved in the study. The writer of the Thematic Environmental History should be asked to brief other consultants involved in the study about the importance of particular themes and particular places to be looked for in the field. For example, any architects, archaeologists or landscape practitioners involved in the study should be using the Thematic Environmental History as a tool to guide them in identifying places in the field. The writer of the Thematic Environmental History should also play a role in any fieldwork.

Other points

- The Thematic Environmental History must be used as a tool in the identification and assessment of places of importance. There is no point in labouring over the Thematic Environmental History then to ignore the work when undertaking the identification and assessment of significant places. For this reason, the Thematic Environmental History should be completed in an outline draft form (say 75% complete with the author demonstrating an understanding of the major themes in the historical development of the area), before any extensive fieldwork is undertaken.
- An attempt should be made to identify and amplify those particular themes that may be peculiar to the municipality or study area.
- The Principal Australian Historic Themes should be used as a guide only and in a discriminating manner. Do not write about every theme. For example, it is not important to write about schooling and education unless the theme is a particularly important one for the study area. Every municipality will have its schools and particular schools will be identified in the heritage study because of their architectural importance or their social value to a particular community. An instance where education may emerge as a particularly important theme would be in an area such as Ballarat, where its provincial city status led to it becoming a centre for boarding schools.

Similarly, every municipality has its cemeteries but this does not mean that the theme of “disposing of dead bodies” need be elaborated upon. However, this theme would have particular importance in say, Greater Dandenong where the Necropolis has played an important role for the metropolitan area.

- How far the Thematic Environmental History extends into the 20th century depends upon the influence of particular 20th century themes on the physical development of the study area or the continuation of those themes over a long period of time into the 20th century. It is often difficult to judge the importance which recent

events may have on the development of the study area. Time enables the contribution of particular themes to be placed in perspective.

However, this is no reason to ignore the potential contributions of recent history. For example, a Thematic Environmental History in Banyule could not fail to refer to the contribution of the Olympic Games and the Olympic Village in the historical development of the study area.

- Often aspects of history that may be external to the study area may have a profound affect on the historical development and land use and settlement patterns of the municipality or study area. Although these factors may be external to the study area, they should be identified in the Thematic Environmental History. For example, the port and township of Port Albert is located a short distance outside the municipality of South Gippsland. However, the port and township played a particularly influential role in the physical development of the South Gippsland Shire and cannot be ignored. It should be referred to in the Thematic Environmental History if not in any fieldwork.
- It is important to use headings and subheadings through the Thematic Environmental History to identify major themes. Although, not essential, these headings and subheadings could adopt the terminology used in the Principal Australian Historic Themes.

Some useful examples of Thematic Environmental Histories include:

- Land Conservation Council Victoria *Historic Places Special Investigation - South Western Victoria Descriptive Report* January 1996 - see Chapter 3 - History and Heritage and Chapter 7 – Themes.

This study uses the draft Principal Australian Historic Themes. It demonstrates how national themes are manifest at the local level. Chapter 7 of the *Historic Places Special Investigation - South Western Victoria* Final Recommendations January 1997 also demonstrates how identified places represent the national and local themes.

- Jacobs,W., Twigg,K. (1995) *The Avoca Shire Heritage Study 1864-1994*, Vol 1, 2 & 3. The Pyrenees Shire.

Although this study does not apply the draft Principal Australian Historic Themes it does successfully articulate key local themes and demonstrate their connection to significant local places.

ATTACHMENT THREE

WHY HOLD COMMUNITY HERITAGE WORKSHOPS?

To involve the local community in the process:

- this helps to give them 'ownership' of the study;
- it helps to avoid misunderstandings about the study;
- it engages support for the process, which is particularly helpful when the time comes for the Council to implement the recommendations of the study;
- it generates 'goodwill' about the study;
- the study is not seen to be just a 'top down' process, where the Council is the 'manager' and the consultants are regarded as the 'experts' on heritage.

To pass on information about the study:

- Issues can be canvassed and explained;
- people have the opportunity to ask questions.

To help identify places:

- People nominate places they know about;
- a workshop environment can encourage people to talk about places they may not previously have regarded as important.

To gather information about places:

- People pass on information about places;
- people may have photographic or documentary sources about places;
- local knowledge about places assists with interpretation and assessment.

To identify places that are important to the community:

- This helps to identify places of 'social' value, which is very difficult to determine without community input.

Conducting workshops

The consultants should at least have completed some preliminary research into local history and places, so they can cite meaningful examples of places, and ask relevant questions.

Have slides of places available to demonstrate the range and breadth of local heritage, and to stimulate thinking about places.

Have decent maps on hand (e.g. Australian National Topographic Map Series, scale 1:100,000) to help in locating places.

Have sheets for recording information about places, plus the names and contact details of the people citing the place.

Keep the names and addresses of all workshops for participants for follow-up, and to be kept informed about progress through newsletters, etc.

The consultants should cover a range of topics in their introductory comments:

- why have a study
- who is involved
- who is paying for it
- why do an environmental history
- what happens next

The participants should be broken up into groups to talk about places, with leaders guiding them through the process.

For further information:

See also:

Protecting Local Heritage Places: A Guide for Communities (Australian Heritage Commission 1998) and especially pages 50-53 "Community workshops".

8.3 THE AUSTRALIAN ICOMOS BURRA CHARTER

The Burra Charter

(The Australia ICOMOS Charter for Places of Cultural Significance)

Preamble

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1964), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988 and 26 November 1999.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility.

Who is the Charter for?

The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

Using the Charter

The Charter should be read as a whole. Many articles are interdependent. Articles in the Conservation Principles section are often further developed in the Conservation Processes and Conservation Practice sections. Headings have been included for ease of reading but do not form part of the Charter.

The Charter is self-contained, but aspects of its use and application are further explained in the following Australia ICOMOS documents:

- Guidelines to the Burra Charter: Cultural Significance;
- Guidelines to the Burra Charter: Conservation Policy;
- Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports;
- Code on the Ethics of Coexistence in Conserving Significant Places.

What places does the Charter apply to?

The Charter can be applied to all types of places of cultural significance including natural, indigenous and historic places with cultural values.

The standards of other organisations may also be relevant. These include the Australian Natural Heritage Charter and the Draft Guidelines for the Protection, Management and Use of Aboriginal and Torres Strait Islander Cultural Heritage Places.

Why conserve?

Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important as tangible expressions of Australian identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious. These places of cultural significance must be conserved for present and future generations. The Burra Charter advocates a cautious approach to change: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.

Articles

Article 1. Definitions

For the purposes of this Charter:

1.1 *Place* means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

1.2 *Cultural* significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

Places may have a range of values for different individuals or groups.

1.3 *Fabric* means all the physical material of the place including components, fixtures, contents, and objects.

1.4 *Conservation* means all the processes of looking after a place so as to retain its cultural significance.

1.5 *Maintenance* means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.

1.6 *Preservation* means maintaining the fabric of a place in its existing state and retarding deterioration.

1.7 *Restoration* means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

1.8 *Reconstruction* means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.

1.9 *Adaptation* means modifying a place to suit the existing use or a proposed use.

1.10 *Use* means the functions of a place, as well as the activities and practices that may occur at the place.

1.11 *Compatible use* means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.

1.12 *Setting* means the area around a place, which may include the visual catchment.

1.13 *Related place* means a place that contributes to the cultural significance of another place.

1.14 *Related object* means an object that contributes to the cultural significance of a place but is not at the place.

1.15 *Associations* mean the special connections that exist between people and a place.

1.16 *Meanings* denote what a place signifies, indicates, evokes or expresses.

1.17 *Interpretation* means all the ways of presenting the cultural significance of a place.

Conservation Principles

Article 2. Conservation and management

2.1 Places of cultural significance should be conserved.

2.2 The aim of conservation is to retain the cultural significance of a place.

2.3 Conservation is an integral part of good management of places of cultural significance.

2.4 Places of cultural significance should be safeguarded and not put at risk or left in a vulnerable state.

Article 3. Cautious approach

3.1 Conservation is based on a respect for the existing fabric, use, associations and meanings. It requires a cautious approach of changing as much as necessary but as little as possible.

3.2 Changes to a place should not distort the physical or other evidence it provides, nor be based on conjecture.

Article 4. Knowledge, skills and techniques

4.1 Conservation should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the place.

4.2 Traditional techniques and materials are preferred for the conservation of significant fabric. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

Article 5. Values

5.1 Conservation of a place should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on anyone value at the expense of others.

5.2 Relative degrees of cultural significance may lead to different conservation actions at a place.

Article 6. Burra Charter process

6.1 The cultural significance of a place and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy.

6.2 The policy for managing a place must be based on an understanding of its cultural significance.

6.3 Policy development should also include consideration of other factors affecting the future of a place such as the owner's needs, resources, external constraints and its physical condition.

Article 7. Use

7.1 Where the use of a place is of cultural significance it should be retained.

7.2A place should have a compatible use.

Article 8. Setting

Conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

Article 9. Location

9.1 The physical location of a place is part of its cultural significance. A building, work or other component of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.

9.2 Some buildings, works or other components of places were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other components do not have significant links with their present location, removal may be appropriate.

9.3 If any building, work or other component is moved, it should be moved to an appropriate location and given an appropriate use. Such action should not be to the detriment of any place of cultural significance.

Article 10. Contents

Contents, fixtures and objects which contribute to the cultural significance of a place should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and preservation; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

Article 11. Related places and objects

The contribution which related places and related objects make to the cultural significance of the place should be retained.

Article 12. Participation

Conservation, interpretation and management of a place should provide for the participation of people for whom the place has special associations and meanings, or who have social, spiritual or other cultural responsibilities for the place.

Article 13. Co-existence of cultural values

Co-existence of cultural values should be recognised, respected and encouraged, especially in cases where they conflict.

Conservation Processes

Article 14. Conservation processes

Conservation may, according to circumstance, include the processes of: retention or reintroduction of a use; retention of associations and meanings; maintenance, preservation, restoration, reconstruction, adaptation and interpretation; and will commonly include a combination of more than one of these.

Article 15. Change

15.1 Change may be necessary to retain cultural significance, but is undesirable where it reduces cultural significance. The amount of change to a place should be guided by the cultural significance of the place and its appropriate interpretation.

15.2 Changes which reduce cultural significance should be reversible, and be reversed when circumstances permit.

15.3 Demolition of significant fabric of a place is generally not acceptable. However, in some cases minor demolition may be appropriate as part of conservation. Removed significant fabric should be reinstated when circumstances permit.

15.4 The contributions of all aspects of cultural significance of a place should be respected. If a place includes fabric, uses, associations or meanings of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

Article 16. Maintenance

Maintenance is fundamental to conservation and should be undertaken where fabric is of cultural significance and its maintenance is necessary to retain that cultural significance.

Article 17. Preservation

Preservation is appropriate where the existing fabric or its condition constitutes evidence of cultural significance, or where insufficient evidence is available to allow other conservation processes to be carried out.

Article 18. Restoration and reconstruction

Restoration and reconstruction should reveal culturally significant aspects of the place.

Article 19. Restoration

Restoration is appropriate only if there is sufficient evidence of an earlier state of the fabric.

Article 20. Reconstruction

20.1 Reconstruction is appropriate only where a place is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the fabric. In rare cases, reconstruction may also be appropriate as part of a use or practice that retains the cultural significance of the place.

20.2 Reconstruction should be identifiable on close inspection or through additional interpretation.

Article 21. Adaptation

21.1 Adaptation is acceptable only where the adaptation has minimal impact on the cultural significance of the place.

21.2 Adaptation should involve minimal change to significant fabric, achieved only after considering alternatives.

Article 22. New work

22.1 New work such as additions to the place may be acceptable where it does not distort or obscure the cultural significance of the place, or detract from its interpretation and appreciation.

22.2 New work should be readily identifiable as such.

Article 23. Conserving use

Continuing, modifying or reinstating a significant use may be appropriate and preferred forms of conservation.

Article 24. Retaining associations and meanings

24.1 Significant associations between people and a place should be respected, retained and not obscured. Opportunities for the interpretation, commemoration and celebration of these associations should be investigated and implemented.

24.2 Significant meanings, including spiritual values, of a place should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.

Article 25. Interpretation

The cultural significance of many places is not readily apparent, and should be explained by interpretation. Interpretation should enhance understanding and enjoyment, and be culturally appropriate.

Conservation Practice

Article 26. Applying the Burra Charter process

26.1 Work on a place should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.

26.2 Written statements of cultural significance and policy for the place should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.

26.3 Groups and individuals with associations with a place as well as those involved in its management should be provided with opportunities to contribute to and participate in understanding the cultural significance of the place. Where appropriate they should also have opportunities to participate in its conservation and management.

Article 27. Managing change

27.1 The impact of proposed changes on the cultural significance of a place should be analysed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes following analysis to better retain cultural significance.

27.2 Existing, use, associations and meanings should be adequately recorded before any changes are made to the place.

Article 28. Disturbance of fabric

28.1 Disturbance of significant fabric for study, or to obtain evidence, should be minimised. Study of a place by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the conservation of the place, or to obtain important evidence about to be lost or made inaccessible.

28.2 Investigation of a place which requires disturbance of the fabric, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the place. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

Article 29. Responsibility for decisions

The organisations and individuals responsible for management decisions should be named and specific responsibility taken for each such decision.

Article 30. Direction, supervision and implementation

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.

Article 31. Documenting evidence and decisions

A log of new evidence and additional decisions should be kept.

Article 32. Records

32.1 The records associated with the conservation of a place should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

32.2 Records about the history of a place should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

Article 33. Removed fabric

Significant fabric which has been removed from a place including contents, fixtures and objects, should be catalogued, and protected in accordance with its cultural significance.

Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.

Article 34. Resources

Adequate resources should be provided for conservation.

Explanatory Notes

The concept of place should be broadly interpreted. The elements described in Article 1.1 may include memorials, trees, gardens, parks, places of historical events, urban areas, towns, industrial places, archaeological sites and spiritual and religious places.

The term cultural significance is synonymous with heritage significance and cultural heritage value.

Cultural significance may change as a result of the continuing history of the place.

Understanding of cultural significance may change as a result of new information.

Fabric includes building interiors and subsurface remains, as well as excavated material.

Fabric may define spaces and these may be important elements of the significance of the place.

The distinctions referred to, for example in relation to roof gutters, are:

maintenance - regular inspection and cleaning of gutters;

repair involving restoration - returning of dislodged gutters;

repair involving reconstruction replacing decayed gutters.

It is recognised that all places and their components change over time at varying rates.

New material may include recycled material salvaged from other places. This should not be determined of any place of cultural significance.

Associations may include social or spiritual values and cultural responsibilities for a place.

Meanings generally relate to intangible aspects such as symbolic qualities and memories.

Interpretation may be a combination of the treatment of the fabric (e.g. maintenance, restoration, reconstruction); the use of and activities at the place; and the use of introduced explanatory material.

The traces of additions, alterations and earlier treatments to the fabric of a place are evidence of its history and uses which may be part of its significance. Conservation action should assist and not impede their understanding.

The use of modern materials and techniques must be supported by firm scientific evidence or by a body of experience.

Conservation of places with natural significance is explained in the Australian Natural Heritage Charter. This Charter defines natural significance to mean the importance of ecosystems, biological diversity and geodiversity for their existence value, or for present or future generations in terms of their scientific, social, aesthetic and life support value.

A cautious approach is needed, as . understanding of cultural significance may change. This article should not be used to justify actions which do not retain cultural significance.

The Burra Charter process, or sequence of investigations, decisions and actions, is illustrated in the accompanying flowchart.

The policy should identify a use or combination of uses or constraints on uses that retain the cultural significance of the place. New use of a place should involve minimal change to significant fabric and use; should respect associations and meanings; and where appropriate should provide for continuation of practices which contribute to the cultural significance of the place.

Aspects of the visual setting may include use, siting, bulk, form, scale, character, colour, texture and materials.

Other relationships, such as historical connections, may contribute to interpretation, appreciation, enjoyment or experience of the place.

There may be circumstances where no action is required to achieve conservation.

When change is being considered, a range of options should be explored to seek the option which minimises the reduction of cultural significance.

Reversible changes should be considered temporary. Non-reversible change should only be used as a last resort and should not prevent future conservation action.

Preservation protects fabric without obscuring the evidence of its construction and use. The process should always be applied: where the evidence of the fabric is of such significance that it should not be altered;

where insufficient investigation has been carried out to permit policy decisions to be taken in accord with Articles 26 to 28.

New work (e.g. stabilisation) may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article 22.

Adaptation may involve the introduction of new services, or a new use, or changes to safeguard the place.

New work may be sympathetic if its siting, bulk, form, scale, character, colour, texture and material are similar to the existing fabric, but imitation should be avoided. These may require changes for significant fabric but they should be minimised. In some cases, continuing a significant use or practice may involve substantial new work.

For many places associations will be linked for use.

The results of studies should be up to date, regularly reviewed and revised as necessary.

Statements of significance and policy should be kept up to date by regular review and revision as necessary. The management plan may deal with other matters related to the management of the place.

8.4 CRITERIA FOR THE REGISTRAR OF THE NATIONAL ESTATE

The Australian Heritage Commission:

Criteria for the Register of the National Estate

CRITERION A:

ITS IMPORTANCE IN THE COURSE, OR PATTERN, OF AUSTRALIA'S NATURAL OR CULTURAL HISTORY

A.1 Importance in the evolution of Australian flora, fauna, landscapes or climate.

A.2 Importance in maintaining existing processes or natural systems at the regional or national scale.

A.3 Importance in exhibiting unusual richness or diversity of flora, fauna, landscapes or cultural features.

A.4 Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.

CRITERION B:

ITS POSSESSION OF UNCOMMON, RARE OR ENDANGERED ASPECTS OF AUSTRALIA'S NATURAL OR CULTURAL HISTORY

B.1 Importance for rare, endangered or uncommon flora, fauna, communities, ecosystems, natural landscapes or phenomena, or as a wilderness.

B.2 Importance in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practised, in danger of being lost, or of exceptional interest

CRITERION C:

ITS POTENTIAL TO YIELD INFORMATION THAT WILL CONTRIBUTE TO AN UNDERSTANDING OF AUSTRALIA'S NATURAL OR CULTURAL HISTORY

C.1 Importance for information contributing to a wider understanding of Australian natural history, by virtue of its use as a research site, teaching site, type locality, reference or benchmark site.

C.2 Importance for information contributing to a wider understanding of the history of human occupation of Australia.

CRITERION D:

ITS IMPORTANCE IN DEMONSTRATING THE PRINCIPAL CHARACTERISTICS OF: (I) A CLASS OF AUSTRALIA'S NATURAL OR CULTURAL PLACES; OR (II) A CLASS OF AUSTRALIA'S NATURAL OR CULTURAL ENVIRONMENTS

D.1 Importance in demonstrating the principal characteristics of the range of landscapes, environments or ecosystems, the attributes of which identify them as being characteristic of their class.

D.2 Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, philosophy, custom, process, land use, function, design or technique).

CRITERION E:

ITS IMPORTANCE IN EXHIBITING PARTICULAR AESTHETIC CHARACTERISTICS VALUED BY A COMMUNITY OR CULTURAL GROUP

E.1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

CRITERION F:

ITS IMPORTANCE IN DEMONSTRATING A HIGH DEGREE OF CREATIVE OR TECHNICAL ACHIEVEMENT AT A PARTICULAR PERIOD

F.1 Importance for its technical, creative, design or artistic excellence, innovation or achievement.

CRITERION G:

ITS STRONG OR SPECIAL ASSOCIATIONS WITH A PARTICULAR COMMUNITY OR CULTURAL GROUP FOR SOCIAL, CULTURAL OR SPIRITUAL REASONS

G.1 Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.

CRITERION H:

ITS SPECIAL ASSOCIATION WITH THE LIFE OR WORKS OF A PERSON, OR GROUP OF PERSONS, OF IMPORTANCE IN AUSTRALIA'S NATURAL OR CULTURAL HISTORY

H.1 Importance for close associations with individuals whose activities have been significant within the history of the nation, State or region.

8.5 VPP PRACTICE NOTE: APPLYING THE HERITAGE OVERLAY

The purpose of this VPP Practice Note is to give guidance about the use of the Heritage Overlay in new format planning schemes.

What places should be included in the heritage overlay?

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

All places that are proposed for planning scheme protection, including places identified in a heritage study, should be documented in a manner that clearly substantiates their scientific, aesthetic, architectural or historical interest or other special cultural or natural values.

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

The heritage process leading to the identification of the place should be undertaken with rigour. The documentation for each place should include a statement of significance that clearly establishes the importance of the place.

What are recognised heritage criteria?

Recognised heritage criteria should be used for the assessment of the heritage values of the heritage place. Heritage criteria which could be adopted for the assessment of heritage places include those adopted by the Australian Heritage Commission or Heritage Victoria. The Australian Heritage Commission's assessment criteria have the benefit of encompassing natural and cultural heritage places, including aboriginal places.

Under the Australian Heritage Commission's eight broad criteria, a place may possess significance or other special value for future generations as well as the present community because of:

- Criterion A:** its importance in the course, or pattern, of Australia's natural or cultural history
- Criterion B:** its possession of uncommon, rare or endangered aspects of Australia's natural or cultural history
- Criterion C:** its potential to yield information that will contribute to an understanding of Australia's natural or cultural history
- Criterion D:** its importance in demonstrating the principal characteristics of:
- (i) a class of Australia's natural or cultural places; or
 - (ii) a class of Australia's natural or cultural environments
- Criterion E:** its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group
- Criterion F:** its importance in demonstrating a high degree of creative or technical achievement at a particular period
- Criterion G:** its strong or special associations with a particular community or cultural group for social, cultural or spiritual reasons
- Criterion H:** its special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history.

The Australian Heritage Commission has adopted more specific sub-criteria for each of the above eight criteria.

Other heritage criteria exist for the assessment of heritage places and have been used over the years. They include the criteria used by the Victorian Heritage Council and those set out in the Department of Infrastructure's 1991 publication, *Local Government Heritage Guidelines*. These or other criteria sets may be acceptable. The most important thing is that the assessment of heritage places has been rigorous and that heritage controls are applied judiciously and with justification.

Additional resources may be required

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

Drafting the heritage overlay schedule

The example of a Heritage Overlay schedule, shows how the schedule is used.

WHAT IS A HERITAGE PLACE?

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

WHAT IS THE PLANNING SCHEME MAP REFERENCE NUMBER?

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

STREET NUMBERS AND LOCATION DESCRIPTIONS

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

HOW SHOULD THE HERITAGE SCHEDULE BE ARRANGED?

There are two preferred options for arranging the schedule. Heritage places may be grouped according to their suburb, town or location and then arranged alphabetically by street address within each grouping. Alternatively, all places may be listed alphabetically by their street address irrespective of their location. Use the method which most assists users of the planning scheme to find the relevant property by a simple search through the schedule.

APPLYING EXTERNAL PAINTING CONTROLS

Councils can nominate in the schedule whether they wish to apply external painting controls over particular heritage places. External painting controls are applied by including a 'yes' in the External Paint Controls Apply? column.

APPLYING INTERNAL ALTERATIONS CONTROLS

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

APPLYING TREE CONTROLS

The schedule can apply tree controls over heritage places. The tree controls could apply to the whole of a heritage place (for example, over a house site or an area) or a tree or group of trees could be specifically nominated as the heritage place. Tree controls are applied by including a 'yes' in the Tree Controls Apply? column.

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

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

Under Clause 43.01-3, places on the *Victorian Heritage Register* are subject to the requirements of the Heritage Act 1995 and not the planning provisions of the Heritage Overlay. Places included on the *Victorian Heritage Register* should be listed in the schedule.

A dash should be recorded in columns three (external paint controls), four (internal alteration controls), five (tree controls) and six (outbuildings and fences) to avoid any possible confusion as to whether planning controls apply to these properties. In column seven ('Included on the *Victorian Heritage Register* ...') the reference number of the property on the *Victorian Heritage Register* should be included as an aid to users of the planning scheme.

The *Government Buildings Register* was abolished in May 1998. Some buildings were removed from this register while others were automatically transferred onto the *Victorian Heritage Register*. If there is any uncertainty about which places were transferred to the *Victorian Heritage Register*, contact Heritage Victoria. A new register number will also apply to these places.

Allowing a prohibited use of a heritage place

Specific places can be nominated in the schedule so that it is possible to apply for a permit for a prohibited use. To allow prohibited uses to be considered, include a 'yes' in the Prohibited uses may be permitted? column.

This provision should not be applied to significant areas as to do so might result in the de facto rezoning of a large area. The provision should only be applied to a limited range of places. For example, the provision might be used for redundant churches, warehouses or other large building complexes where it is considered that the existing uses will create difficulties for the future conservation of the building. Currently this provision applies in the metropolitan area of Melbourne to places that are included on the *Victorian Heritage Register*.

Aboriginal heritage places

Scarred trees, stone arrangements and other places significant for their Aboriginal associations may also be included in the Heritage Overlay. Such places should be identified by including a 'yes' in the **Aboriginal Heritage Place?** column. As with any place to which the Heritage Overlay applies, it is expected that there will be supporting justification for the application of the control.

The standard permit requirements of Clause 43.01-1 of the Heritage Overlay apply to Aboriginal heritage places included in the schedule. In addition, Clause 43.01-7 reminds responsible authorities that the requirements of the *Archaeological and Aboriginal Relics Preservation Act 1972* and the Commonwealth *Aboriginal and Torres Strait Islander Heritage Protection Act 1984* also apply to these places.

It is recommended that planning authorities consult with the Aboriginal Heritage Services Branch of Aboriginal Affairs Victoria (Ph 9616 7777) prior to applying the Heritage Overlay to an Aboriginal heritage place.

How are conservation precincts and areas treated?

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

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

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

The Heritage Overlay map, like all overlay maps, is intended to show which places are subject to a control. The Heritage Overlay map is not intended to indicate those buildings, structures, trees or other features considered to be important within a significant area.

The only instance where an individual property within a significant area should be scheduled and mapped is in instances where it is proposed to trigger a variation to the control. For example, external painting controls may be justified over an individual building of significance but not over the heritage precinct in which the building is located. Alternatively, tree controls over a specific tree or property within a significant precinct but not over the precinct as a whole. In such situations the individual property or tree should be both scheduled and mapped.

If it is considered important to identify the significant buildings or structures within a significant precinct, this can be achieved through a local planning policy.

How is a building, tree or feature on a large parcel of land listed and mapped?

The Heritage Overlay applies to both the listed heritage item and its associated land (refer Clause 43.01 - Scope). It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any new development does not adversely affect the setting or context of the significant feature. In most situations, the extent of the control will be the whole of the property (for example, a suburban dwelling and its allotment).

However, there will be occasions when the control should be reduced in its extent so that it does not apply to the whole of the property. Examples might include:

- a homestead on a large pastoral property where only the buildings and their immediate surroundings are important but not the remainder of the property
- a significant specimen tree on an otherwise unimportant property
- a horse-trough, fountain or monument in a road reservation
- a grandstand or shelter in a large but otherwise unimportant public park.

Where a heritage place does not encompass the whole of the property, care should be taken to show the most accurate parcel of land affected by the control. For instance, if a homestead is affected by the Heritage Overlay but not the whole of the farm, a polygon should be allocated to the area of affected buildings and associated land. The wording to describe the Heritage Place in the schedule should be specific to identify the area covered by the overlay control. (See the example of Heritage Place HO4 in the attached schedule.)

Mapping Heritage places

All heritage places, both individual properties and areas, should be both scheduled and mapped.

However, mapping some heritage places may need to be undertaken in the long term as it is recognised that precise cadastral information for some places is currently not available. This is especially true of some places on the *Victorian Heritage Register*. The Heritage Overlay allows a heritage place to be included in the schedule without being mapped. Heritage places which are not mapped should be mapped as soon as practicable.

