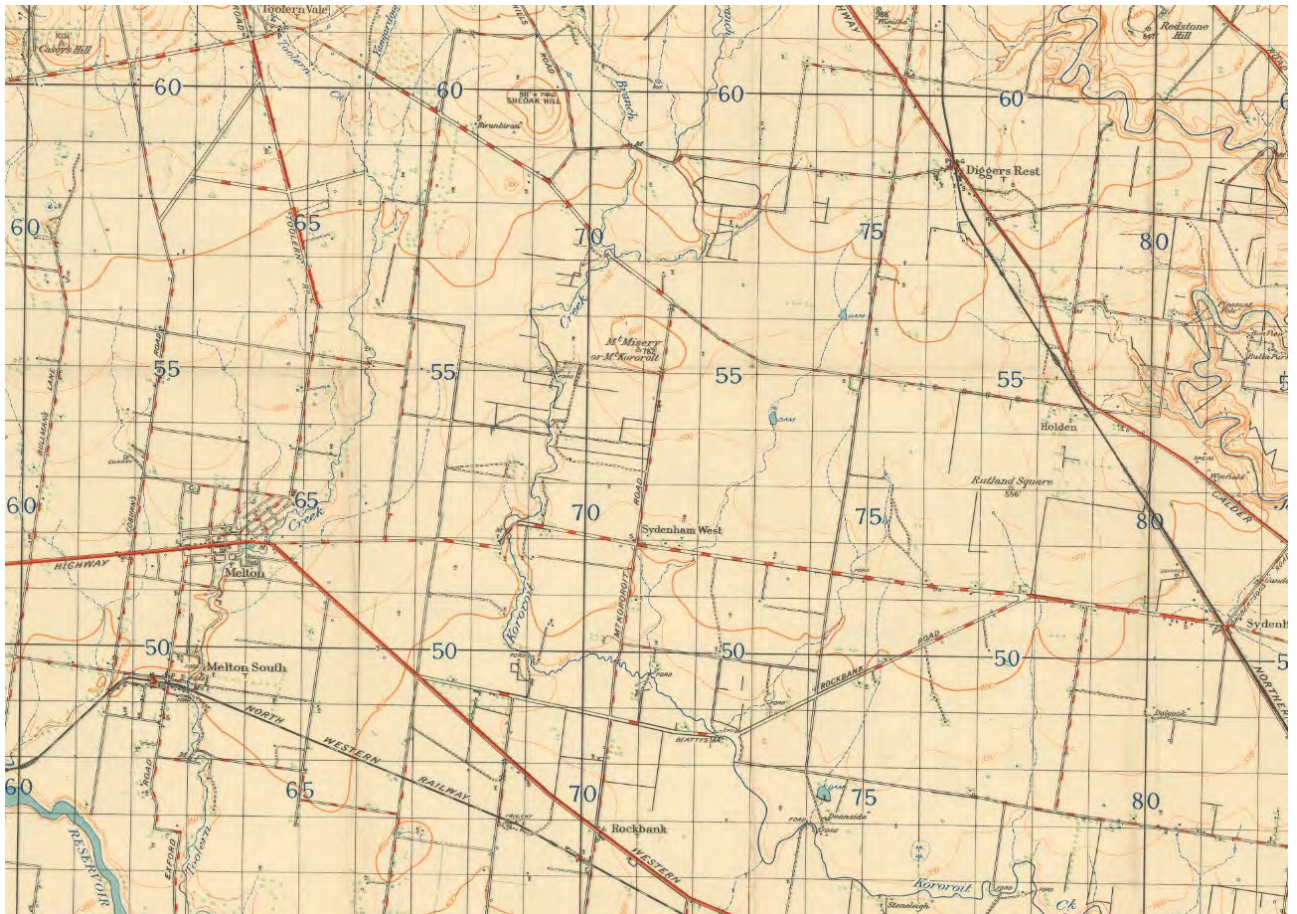


City of Melton Heritage Assessment Project 2020/21

Methodology Report



January 2022

Prepared by

Prepared for

Quality Assurance Register

The following quality assurance register documents the development and issue of this report prepared by Lovell Chen Pty Ltd in accordance with our quality management system.

Project no.	Issue no.	Description	Issue date	Approval
8361	1	Methodology Report	18/06/2021	MK/LB
8361	2	Methodology Report	20/09/2021	MK/LB
8361	3	Final Methodology Report	23/12/2021	MK
8361	4	Final Methodology Report	20/01/2022	MK

Referencing

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1.0 INTRODUCTION

This report documents the methodology and tasks undertaken for the City of Melton Heritage Assessment Project 2020/21 (Contract No. 002/20). This project involved the assessment of 16 places nominated by the City of Melton to determine whether they meet the threshold of local heritage significance for inclusion in the Schedule to the Heritage Overlay (HO) of the Melton Planning Scheme.

The study area for the assessment is located across the municipality. The majority of the nominated places are situated in rural areas with a small number located in existing or future urban areas. A location plan for the nominated places is provided at Figure 1.

1.1 Previous heritage study

The 16 places nominated for assessment as part of this project were identified in the *Shire of Melton Heritage Study Stage 2*, prepared in 2007 by David Moloney et al.

Nine of the 16 places were identified in the 2007 study as 'Conservation Desirable' places, identified in Schedule 3 (A) of the 2207 study. These places were defined in this study as contributing to an understanding of the heritage values of the Melton Shire and were recommended for further investigation, either prior to development proposals, or in a future review of the 2007 heritage study as follows:

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.¹

The nine 'Conservation Desirable' places included in this assessment are identified in Table 1.

Table 1: Nominated 'Conservation Desirable' places assessed as part of the Heritage Assessment Project

ID	Place	Address
01	House (Hillview)	332 Benson Road, Toolern Vale
23	Cottage (stone, relocated)	2130-2170 Diggers Rest-Coimadai Road, Toolern Vale
34	Farm ruin (The Oaks homestead)	1809-1859 Gisborne-Melton Road, Kurunjang
57	House (Hilton Brae) including ruins of possible outstation	574-638 Ryans Lane, Toolern Vale
80, 153	Diggers Rest Army Housing Estate & Admin Building	Diggers Rest-Coimadai Road & 107-207 Plumpton Road, Diggers Rest
222	Bridge, timber, no longer in use	Minns Road, over Toolern Creek
122	House (Roseview)	1498-1620 Melton Highway, Plumpton

¹ David Moloney et al., *Shire of Melton Heritage Study Stage 2*, 2007, Vol. 1, p. 65.

ID	Place	Address
123	House (Shirley)	1646 Melton Highway, Plumpton
143	Soldier Settlement Housing: <ul style="list-style-type: none"> House (Corvette) 	480-580 & 726-830 Mt Aitken Road, Diggers Rest

Eight of the places were identified in the 2007 study as 'Places that might be considered worthy of heritage protection in a future study', identified in Schedule 3 (B) of the 2207 study. These places were defined in this study as those which:

Do not meet the relevant Assessment Criteria and Significance Thresholds to warrant inclusion as a heritage overlay in the Melton Planning Scheme. But with the inevitable losses of existing heritage places, and with developments in understanding heritage and changing criteria, they might be reassessed in a future study.²

The eight places for consideration as part of a future study are identified in Table 2.

Table 2: Nominated places for future study assessed as part of the Heritage Assessment Project

ID	Place	Address
134, 135, 142	Soldier Settlement Housing: <ul style="list-style-type: none"> House (now Boomera Gate No. 1) House (original Boomera?) House (Menindee) 	480-580 & 726-830 Mt Aitken Road, Diggers Rest
72	Former Tame Wire Fence Company	1376-1432 Calder Highway, Diggers Rest
83	House	2 Diggers Rest-Coimada Road, Diggers Rest
192	House	14 Exford Road, Melton South
315	House	1232-1290 Beattys Road, Grangefields
453	House (Camelot Lodge)	230 Troups Road, Fieldstone
275	House	570 Parwan-Exford Road, Parwan
456	House	28-100 Water Reserve Road, Rockbank

Note that the Mt Aitken Road Soldier Settlement Housing properties were variously included within both schedules.

1.2 Study limitations

An inspection has not been undertaken of all of the nominated places. Where the nominated places are privately owned properties, permission was sought by the City of Melton to undertake a visual inspection, although property access was permitted to five of the nominated places only. An additional inspection of one property was undertaken by the City of Melton only. A description of the inspections undertaken for this project is provided in Section 2.1.1 and 2.2.

² David Moloney et al., *Shire of Melton Heritage Study Stage 2, 2007*, Vol. 1, p. 68.

Where no or limited visual inspections have been undertaken, recent aerial photography and earlier photographs provided by Council (where available) were consulted for each place to understand the built form and site context.



Figure 1 Location plan showing approximate location of the 16 places nominated for assessment as part of this project; places recommended for the HO are identified in red, places not recommended for the HO are shown in blue
Source: VicPlan (base map)

2.0 STUDY STAGES AND METHODOLOGY

The Heritage Assessment Project was undertaken in three stages. These are described below.

2.1 Stage 1 – Preliminary advice on 16 nominated places

A preliminary assessment of the nominated places was undertaken to determine which places demonstrated a *prima facie* case for further investigation as part of this study for the potential inclusion in the Heritage Overlay. This assessment was based on a review of the *Shire of Melton Heritage Study: Stage Two, Environmental History*, prepared by David Moloney in 2007, and a visual assessment, as outlined below, to:

- Assess if and/or how each place relates to a specific municipal theme;
- Provide notes on the relative rarity, representativeness, intactness and integrity of each place;
- Assess the probable contribution that the place could make to an understanding of the heritage of the city; and
- Consider whether each place has the potential to meet the threshold for inclusion in the HO.

2.1.1 Visual inspections

The following provides an outline of visual inspections that were undertaken in January and February 2020, as part of the preliminary assessment stage. Additional inspections undertaken at a later stage as part of this project are outlined in Section 2.2.

A visual inspection of the following places was undertaken with the permission of the property owners:

- Place ID: 34, Farm ruin (The Oaks homestead), 1809-1859 Gisborne-Melton Road, Kurunjang
- Place ID: ***, Soldier Settlement Housing, 726-738 Mt Aitken Road, Diggers Rest only
- Place ID: 275, House, 570 Parwan-Exford Road, Parwan

Visual inspections were undertaken from the public domain only for the following places. Where possible, each place was photographed and built form/details noted.

- Place ID: 80/153, Diggers Rest Army Housing Estate & Admin Building, Diggers Rest-Coimadai Road & 107-207 Plumpton Road, Diggers Rest
- Place ID: 222, Bridge, timber, Minns Road, over Toolern Creek
- Place ID: 122, House (Roseview), 1498-1620 Melton Highway, Plumpton
- Place ID: ***, Soldier Settlement Housing, 480-580 & 740-830 Mt Aitken Road, Diggers Rest
- Place ID: 72, Former Tame Wire Fence Company, 1376-1432 Calder Highway, Diggers Rest
- Place ID: 83, House, 2 Diggers Rest-Coimadai Road, Diggers Rest
- Place ID: 192, House, 14 Exford Road, Melton South
- Place ID: 315, House, 1232-1290 Beattys Road, Grangefields
- Place ID: 453, House (Camelot Lodge), 230 Troups Road, Fieldstone

The following places were not able to be inspected due to poor or no visibility from the public domain and no permitted access from the property owner:

- Place ID: 01, House (Hillview), 332 Benson Road, Toolern Vale
- Place ID: 23, Cottage (stone, relocated), 2310-2170 Diggers Rest-Coimadai Road, Toolern Vale
- Place ID: 57, House (Hilton Brae) including ruins of possible outstation, 574-638 Ryans Lane, Toolern Vale
- Place ID: 123, House (Shirley), 1646 Melton Highway, Plumpton
- Place ID: 456, House, 28-100 Water Reserve Road, Rockbank

2.1.2 Preliminary assessment

The preliminary assessment of the 16 nominated places relied on the *Shire of Melton Heritage Study, Environmental History*, prepared by David Moloney in 2007, and the visual inspections as outlined above to determine whether the places were likely to relate to a specific municipal historical theme. No place

specific historical research was undertaken for the preliminary assessments, and no detailed comparative analysis was undertaken in relation to places currently included in the HO. The results and conclusions of the preliminary assessment of the nominated places are provided in Table 3.

Table 3: Preliminary assessment of 16 nominated places

ID	Place	Thematic history	Description	Comment/recommendation
01	House (Hillview), 332 Benson Road, Toolern Vale	Pastoralism/Farming Developing local economies and primary production	Property not inspected. Evidence from aerial images and streetview suggest property comprises a residence (single-storey, corrugated iron clad hipped roof with pair of brick chimneys and (bullnose roof?) verandah), with timber outbuildings surrounded by tree rows and mature vegetation. All buildings concentrated in north-east corner of property.	Property of interest for potential to provide evidence of a relatively rare pastoral/farming complex comprising a residence with associated outbuildings and tree line/garden plantings. Property not inspected but aerial evidence suggests that evidence of early twentieth century farming practices (in the form of outbuildings) may survive within the property. Recommended for further assessment, with site inspection required to visually assess property and confirm current conditions.
23	Cottage (stone, relocated) 2130-2170 Diggers Rest-Coimada Road, Toolern Vale	Pastoralism/Farming Pastoralism in the nineteenth century	Property not inspected. Evidence from aerial images and distant view from the public domain indicates the structure is a small single-storey bluestone building with tiled hipped roof, located close to residence and garage(?) in the centre of the property.	Cottage of interest for its relative rarity within the municipality and recommended for further assessment. Site inspection is essential to establish the extent to which the bluestone structure references the form and details of the building in its earlier location. The roof of the existing building is a terracotta hipped form, possibly indicative of interwar/mid-twentieth century construction. Comparative assessment also essential. It is noted that historical research to establish original form and location may be challenging.

ID	Place	Thematic history	Description	Comment/recommendation
34	Farm ruin (The Oaks homestead) 1809-1859 Gisborne- Melton Road, Kurunjang	Pastoralism/Farming Pastoralism in the nineteenth century	Remains of single-storey bluestone building, evidence of internal walls, window and door openings, no roof. Some evidence of later (concrete) repair work.	Structure of interest for its potential as a ruin to provide further information of early pastoral development and practices. Recommended for further assessment.
57	House (Hilton Brae) including ruins of possible outstation, 574-638 Ryans Lane, Toolern Vale	Pastoralism/Farming Pastoralism in the nineteenth century	Property not inspected. Evidence from aerial images suggests property comprises a residence (single-storey? corrugated iron clad hipped roof with pair of brick? chimneys), with outbuildings and mature vegetation. All buildings concentrated in north-west corner of property.	Property of interest for its potential as a ruin to provide further information of early pastoral development and practices. However, potential significance of house and ruins cannot be confirmed without site inspection. Access to both the site and availability of documentary record will be required for assessment of this property. It is noted that aerial photography does not indicate, in a clear way, the locational presence of ruins at the site. Recommended for further assessment provided documentary information and/or access for a site inspection can be provided.
80, 153	Diggers Rest Army Housing Estate & Admin Building, Diggers Rest- Coimadai Road & 107- 207 Plumpton Road, Diggers Rest	Community Building settlements, towns and cities	Site inspected from Diggers Rest-Coimadai Road only, buildings within site not inspected. Group of single-storey brick residences, tiled or corrugated iron clad pitched or hipped roofs, most with side brick chimneys, and commonly a projecting bay. Consistent setback with front garden, some with shared driveway access.	Housing estate of interest for its rarity in Melton as a planned residential estate associated with the Army operations. Site includes HO49 (Former Army Radio Station). Recommended for further assessment, potentially for inclusion as part of HO49.

ID	Place	Thematic history	Description	Comment/recommendation
222	Bridge, timber, no longer in use, Minns Road, over Toolern Creek	Transport	Timber bridge with three timber beams and bluestone abutments. Poor condition, no longer in use. Evidence of all elements remain, although with some loss of fabric to the deck and balustrade.	Recommended for further assessment as a comparatively rare example of an early timber bridge.
122	House (Roseview), 1498-1620 Melton Highway, Plumpton	Pastoralism/Farming Transformation of pastoralism in the early twentieth century	Inspected only from Melton Highway. Single-storey weatherboard residence with corrugated iron clad hipped roof and brick chimney within projecting side bay. Simple verandah to front elevation. Residence and outbuildings located in south-west corner of large property (otherwise in use as a quarry).	This residence appears to date from the early twentieth century Residence appears to be relatively intact externally, with the exception of a potential addition to the rear and modifications to the verandah. Based on initial visual inspection, this residence is likely to be at the lower end but may meet the threshold for inclusion in the HO reliant on its thematic association. Recommended for further assessment.
123	House (Shirley), 1646 Melton Highway, Plumpton	Pastoralism/Farming	Property not inspected. Evidence from aerial images suggests property comprises several buildings located in southern portion of property, most likely associated with the current use of the property as a nursery. Residence appears to be single-storey with a tiled hipped roof, and additions to the north and south elevations?	Single residence, with additions to the north and south elevations? Setting compromised by development associated with current use of the property. Potential significance cannot be discounted but cannot be confirmed without site inspection to confirm current conditions. Recommended for further assessment only if property access can be provided.

ID	Place	Thematic history	Description	Comment/recommendation
134, 135, 142 & 143	Soldier Settlement Housing, 480-580 & 726-830 Mt Aitken Road, Diggers Rest	Community Building settlements, towns and cities	Only one property inspected (no. 726-738 Mt Aitken Road), all other residences/properties inspected from Mt Aitken Road only. Single-storey weatherboard residences, appear to be common type, with similar form and corrugated iron hipped roof. No. 726-738 Mt Aitken Road has been altered by an addition to the front of the residence.	Group of properties/ residences of historical interest as part of former nineteenth century estate subdivided under the Soldier Settlement Act 1946. Group includes HO60 (Mt Aitken Site & Ruin, 740-794 Mt Aitken Road). Recommended for further assessment.
72	Former Tame Wire Fence Company, 1376-1432 Calder Highway, Diggers Rest	Industries Developing an Australian manufacturing capacity	Inspected from Calder Highway only. Pair? of simple, rectangular single-storey buildings with corrugated iron pitched roofs and vent to gable. Easternmost building on brick base with uniform multi-pane windows to east (Calder Highway) elevation. Evidence of previous signage to roof.	Based on initial visual inspection the buildings do not appear to be a strong case for controls, however may be of historical interest associated with early-mid-twentieth century manufacturing in Melton. Further historical research and/or technical analysis would be required to establish merits or otherwise of the buildings. Recommended for further assessment.
83	House, 2 Diggers Rest-Coimadai Road, Diggers Rest		Inspected from public roadways only. Simple single-storey weatherboard and Masonite clad residence with pitched corrugated iron clad roof. Brick chimney extends through the roof of the timber post supported side verandah. Appears to have an addition to rear? Adjacent corrugated iron clad shed on rubble-	The residence appears to date from the c. 1920s with modified windows and doors. Based on initial visual inspection there does not appear to be a strong thematic basis or association which would warrant further consideration for heritage controls. Not recommended for further assessment.

ID	Place	Thematic history	Description	Comment/recommendation
			stone base to rear, with attached brick chimney?	
192	House, 14 Exford Road, Melton South		<p>Inspected from Exford Road only.</p> <p>Single-storey weatherboard residence with projecting bay and corrugated iron clad hipped roof, brick chimneys and timber-framed windows. High timber paling fence and timber gate to property (Exford Road) boundary.</p> <p>Typical suburban residential subdivision located close to railway station.</p>	<p>Residence appears to date from the late 1930s and appears to be generally intact externally.</p> <p>Residence is architecturally unremarkable and there is no strong thematic association related to development in Melton in the interwar period. This residence would more likely warrant consideration for heritage controls as part of a group, area or precinct.</p> <p>Not recommended for further assessment.</p>
315	House, 1232-1290 Beattys Road, Grangefields	<p>Pastoralism/Farming</p> <p>Transformation of pastoralism in the early twentieth century</p>	<p>Inspected from Beattys Road only.</p> <p>Single-storey weatherboard residence with corrugated iron clad hipped roof and brick chimney. Simple metal sheet roof verandah to front elevation, verandahs also to side elevations. Possible addition to rear?</p> <p>Associated outbuildings including Nissen Hut (adjoining property (Beattys Road) boundary). All buildings concentrated in south-west corner of large property.</p>	<p>This residence appears to date from the late nineteenth or early twentieth century.</p> <p>The building appears to have been altered (verandahs?, addition to the rear) but otherwise appears to be relatively intact externally.</p> <p>Property also of interest for the Nissen Hut (surplus to Army requirements post WWII and typically valued for technical reasons). May be unusual in the municipality.</p> <p>Recommended for further assessment.</p>
453	House (Camelot Lodge), 230 Troups Road, Fieldstone	<p>Pastoralism/Farming</p> <p>Transformation of pastoralism in the early twentieth century</p>	<p>Inspected from Troups Road only.</p> <p>Single-storey weatherboard residence with projecting side bay and hipped and gable roof with brick chimney. Timber post supported</p>	<p>This residence appears to date from the late nineteenth or early twentieth century.</p> <p>The building has been altered through an addition (likely carport) to front and possible addition to rear but</p>

ID	Place	Thematic history	Description	Comment/recommendation
			<p>verandah to front and side elevations.</p> <p>Outbuildings, including corrugated iron clad building (garage) to Troups Road boundary.</p> <p>Potential alterations to building</p>	<p>otherwise appears to be relatively intact externally.</p> <p>Recommended for further assessment based on its thematic association.</p>
275	House, 570 Parwan-Exford Road, Parwan	<p>Pastoralism/Farming</p> <p>Transformation of pastoralism in the early twentieth century</p>	<p>Single-storey weatherboard residence with projecting bay, corrugated iron clad pitched roof and two brick chimneys. Timber post supported bullnose roof verandah to front elevation, with timber fretwork. Timber-framed windows to front and side elevations, with decorative timber supported window hoods to two windows.</p> <p>Residence and outbuilding located in northern portion of large property.</p>	<p>The residence appears to date from the early twentieth century. The building has been altered through an addition to rear and is in poor condition, but otherwise appears to be generally intact externally.</p> <p>Recommended for further assessment based on its thematic association.</p>
456	House, 28-100 (33-35) Water Reserve Road, Rockbank		<p>Not inspected.</p> <p>Evidence from aerial images and streetview suggest property comprises a single-storey brick residence with corrugated iron clad hipped roof and brick chimneys.</p> <p>Residence and outbuildings located in south-western corner of large property.</p>	<p>As viewed on streetview images, the residence appears to date from the Edwardian period (based on the roof form and chimneys). This was likely a timber residence which appears to have been reclad in brick. The windows in the front elevation also appear to have been modified.</p> <p>Given the (seemingly) extensive changes to the building, this residence is not recommended for further assessment.</p>

2.2 Stage 2 – Assessment of significance

The results of the preliminary assessment were presented to the City of Melton in February 2020. The 13 places recommended for further assessment as part of this study were agreed upon with Council. A full assessment of the cultural heritage values was undertaken for each of the 13 places identified for further assessment as part of this study. No further investigation was undertaken for the three nominated places which were not considered likely to meet the threshold for inclusion in the HO.

The assessment methodology included historical research, physical analysis (based on the visual inspections/review of places as outlined in Section 2.1.1), comparative analysis and an assessment against the HERCON assessment criteria as outlined below. Additionally, visual inspections were undertaken of the following places in August and September 2021 as part of the assessment of significance of these places:

- Place ID: 80/153, Diggers Rest Army Housing Estate & Admin Building, Diggers Rest-Coimadai Road & 107-207 Plumpton Road, Diggers Rest
- Place ID: 123, House (Shirley), 1646 Melton Highway, Plumpton
- Place ID: 453, House (Camelot Lodge), 230 Troups Road, Fieldstone – this inspection was undertaken by the City of Melton only, with photographs provided to Lovell Chen.

2.2.1 Historical research

Research was undertaken utilising primary and secondary sources, including but not limited to local histories, typological studies, digitised newspapers, archival records, and visual primary sources such as photographs, maps and plans. Council records, data and information from previous work/studies, and existing HO citations were also a source of historical information. The sources utilised in this study included the following:

- Nearmap aerial photography
- Landata, Historical Aerial Photography Collection
- Certificates of title and Historical Title Search Statements
- Landata: Parish Plans and Put-away plans
- State Library of Victoria Maps Collection
- Victorian Government Gazette
- Commonwealth of Australia Gazette
- Public Record Office Victoria: Shire of Melton Rate Books, Probate and Administration Files, Land Selection Files
- National Library of Australia, Trove Newspaper Archives
- Museums Victoria Collections
- Victorian Heritage Database
- David Maloney, *Shire of Melton Heritage Study: Stage Two*, May 2007
- David Maloney, *Shire of Melton Heritage Study: Stage Two, Environmental History*, May 2007
- RBA Architects, *City of Melton Heritage Assessment Project 2018*
- Monash University and University of Queensland, Victorian Places
- Australian Dictionary of Biography

Secondary sources, including historical records of the Shire of Melton, were also consulted.

2.2.2 Assessment of heritage value and thresholds

An assessment of the nominated places was undertaken in accordance with the Victorian Planning Provisions (VPP) Practice Note 'Applying the Heritage Overlay', including reference to the HERCON heritage assessment criteria, to determine the heritage value of the place. The assessment criteria are outlined below:

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

Relevant considerations, which specifically informed the assessment against criteria, included:

- understanding the history of the place, and its associations
- reviewing the physical qualities of the place including the intactness, integrity, architectural or aesthetic merit, and/or other built form qualities or distinctive attributes.

As per the VPP Practice Note:

The thresholds to be applied in the assessment of significance shall be ‘State Significance’ and ‘Local Significance’. ‘Local Significance’ includes those places that are important to a particular community or locality.³

For a place to be assessed as of local significance, it only needs to meet one of the criteria, although places may meet more than one.

2.2.3 *Comparative analysis*

Comparative analysis was a key part of the assessment methodology to assist in identifying whether a place met the threshold for an individual HO control. As per the VPP Practice Note:

To apply a threshold, some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those previously included in a heritage register or overlay. Places identified to be of potential state significance should undergo analysis on a broader (statewide) comparative basis.⁴

In undertaking the comparative analysis for this study, similar places within the municipality were referenced to inform an understanding of how the nominated place compared. Questions asked when comparing similar places included:

- Does the subject place have a comparably significant history or historical associations?
- Is the subject place intact?
- Is the subject place architecturally or aesthetically distinguished?
- Is the subject place typical or does it stand out within the comparative group?

³ Victorian Planning Provisions, Practice Note 1, ‘Applying the Heritage Overlay’, August 2018, p. 2.

⁴ Victorian Planning Provisions, Practice Note 1, ‘Applying the Heritage Overlay’, August 2018, p. 2.

Comparative analysis also assisted in identifying places which did not meet the threshold for a heritage control.

2.2.4 Citations

The results of the assessments were provided in a citation for each place. The citations were prepared in a format (content and design) as required by the City of Melton, and included the following:

- Contextual history
- Site history
- Description of the place (subject to inspection limitations as outlined in Section 1.2 and Section 2.2 of this report)
- Comparative analysis to assist with understanding the relative significance of the place
- Assessment against recognised heritage criteria (HERCON)
- Photographs (current and historic where available)

For the places which were identified to meet the threshold for local significance (refer 2.2.2), the following information was also included in the citations:

- Statement of significance in the 'What? How? Why?' format
- Recommendations for statutory heritage controls (in the case of new HO places)
- Recommended HO curtilage (in the case of new HO places)

2.2.5 Recommended HO curtilage

As per the VPP Practice Note:

The Heritage Overlay applies to both the listed heritage item and its associated land. It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item. The land surrounding the heritage item is known as a 'curtilage' and will be shown as a polygon on the Heritage Overlay map.⁵

Many of the places recommended for HO controls as an outcome of this study are located within large properties, particularly those in rural areas. As such, it was not considered appropriate to apply an HO control over a whole property, as this would potentially cover buildings/land etc. within the curtilage which do not contribute to the assessed significance of each place. The suggested steps in establishing a curtilage outlined in the VPP Practice Note include capturing the elements of the place that are significant.⁶ It was determined for this study that the proposed HO curtilage would include a 10 metre buffer surrounding the 'listed heritage item' for each place. This is consistent with the approach for the existing HO places included in the Melton Planning Scheme.

2.3 Stage 3 – Recommendations for statutory heritage controls

Of the 13 places assessed as part of Stage 2 of this study, it is considered that five of the nominated places meet the threshold for local significance and are recommended for inclusion in the HO. These are outlined in Section 2.3.1 below. The remaining eight places were assessed and are not considered to meet the threshold for local significance. These places are outlined in Section 2.3.2.

⁵ Victorian Planning Provisions, Practice Note 1, 'Applying the Heritage Overlay', August 2018, p. 5.

⁶ Victorian Planning Provisions, Practice Note 1, 'Applying the Heritage Overlay', August 2018, p. 6.

In some cases it was possible during the course of the project to arrange site inspections, while in others access was not available. In all cases a judgement has been made on whether there was sufficient information about the place to allow an assessment for the purposes of considering significance and the application of the Heritage Overlay.

In one case, although no inspection has been undertaken, the judgement has been made that there is, on balance, sufficient information (both visual and documentary) to underpin an assessment, and to justify making a recommendation in relation to the Overlay. It is recognised that this is an imperfect methodology; the principal concern being the possibility that obscured buildings/structures may have been altered and their significance compromised as a result. Accordingly, in this case, the recommendation for inclusion in the HO is based on the information available for this assessment and this is noted on the data sheet. The citation could be modified in the event that the opportunity arises to undertake more detailed site inspections or if additional information is provided about the place.

2.3.1 Places recommended for inclusion in the HO

The places recommended for inclusion in the HO are outlined in Table 4.

Table 4: Places recommended for inclusion in the HO

ID	Place	Comment/recommendation
01	House (Hillview), 332 Benson Road, Toolern Vale	<p>Farming property established in the c. 1870s, comprising a timber house with iron roof, large wood stable and hay loft, stone dairy, cow shed, stockyards and garden. Photographs of c. 2001 and aerial images indicate that the property is currently comprised of a weatherboard residence, with c. 1980s alterations, and a complex of outbuildings in a rural landscaped setting.</p> <p>The property at 332 Benson Road, Toolern Vale is of local historical significance to the City of Melton. Recommended for inclusion in the Schedule to the Heritage Overlay of the Melton Planning Scheme on the basis of information available for this assessment. It is recommended that further investigation, including a visual investigation of the place, be carried out to confirm site/building condition and integrity, and if the place satisfies additional criteria.</p>
34	Farm ruin (The Oaks homestead), 1809-1859 Gisborne-Melton Road, Kurunjang	<p>Bluestone ruin of a large farm structure which survives as evidence of substantial farming operation in the area dating from the 1860s-70s. The property was in the possession of a prominent local family for more than a century.</p> <p>The farm ruin at 1809-1859 Gisborne-Melton Road, Kurunjang is of local historical significance to the City of Melton.</p>
80, 153	Diggers Rest Army Housing Estate, 1-117 – 6-117, 8-117 – 18-117 Diggers Rest-Coimadai Road, Diggers Rest	<p>Housing estate established by the Australian military in the post-war period within the former Diggers Rest transmitting station site. The housing estate is a group of detached single-storey residences constructed in the 1950s and 1960s on the south side of Diggers Rest-Coimadai Road and within the site to the north of the Former Army Radio Station to house married military personnel working at the station site.</p> <p>The Diggers Rest Army Housing Estate and Administration Building is of local historical and representative significance</p>

ID	Place	Comment/recommendation
		<p>to the City of Melton, and is recommended for inclusion as a precinct in the Schedule to the Heritage Overlay of the Melton Planning Scheme.</p> <p>There is one building within the property which is included in the Schedule to the Heritage Overlay of the Melton Planning Scheme. This is the former Army Radio Station (HO49). This building does not form part of the Diggers Rest Army Housing Estate precinct.</p>
222	Minns Road timber bridge, over Toolern Creek, Kurunjang	<p>A four span timber bridge of 1888 which crosses the Toolern Creek on the original alignment of Minns Road. The Minns Road timber bridge is comprised of three piers made up of four piles with transverse cross bracing and additional angled support piles to each side. Round timber stringers and substructure support a timber deck with a low timber balustrade extending partway along the length of the deck to both sides. Capped bluestone abutments support the east and west ends of the bridge.</p> <p>The Minns Road timber bridge is of local historical, rarity and representative significance to the City of Melton.</p>
134, 135, 142, 143	Mt Aitken Estate Soldier Settlement Housing, 115-131 Napier Street, 480-580, 726-738, 740-794 & 796-830 Mt Aitken Road, Diggers Rest	<p>Four soldier settlement houses on Mt Aitken Road and one on Napier Street which are part of the post-war farm settlement scheme for ex-servicemen. The farming allotments were formerly part of the Mt Aitken pastoral estate, and were acquired by the State Government in 1947. The farmhouses of this scheme were of a standard type, typically modest single-storey weatherboard construction, stepped frontages and entry porches. The five soldier settlement properties were acquired as freehold by each of the ex-servicemen during the 1960s and 1970s.</p> <p>The five soldier settlement houses on Mt Aitken Road are of local historical, rarity and representative significance at a local level to the City of Melton, and are recommended for inclusion in the Schedule to the Heritage Overlay of the Melton Planning Scheme as a serial listing.</p>

2.3.2 Places not recommended for inclusion in the HO

The places which are not recommended for inclusion in the HO are outlined in Table 5.

Table 5: Places not recommended for inclusion in the HO

ID	Place	Comment/recommendation
23	Cottage (stone, relocated), 2310-2170 Diggers Rest-Coimadai Road, Toolern Vale	Relocated bluestone cottage understood to have originally been an outbuilding at the Royal Hotel, Melton. Original construction date is unknown. The bluestone outbuilding was demolished, with individual stones hand numbered, and

ID	Place	Comment/recommendation
		<p>relocated, reassembled and restored on the subject site in c. 1971.</p> <p>Alterations to the relocated cottage include a change in materiality and form of the roof, non-original multipaned sash windows and addition of a verandah on square timber posts.</p> <p>As a result of its relocation, the cottage has been removed from its early setting and context, and the ability to understand its original use and presentation is limited. Furthermore, its ability to contribute to an understanding of Melton's early history has been diminished.</p>
57	House (Hilton Brae) including ruins of possible outstation, 574-638 Ryans Lane, Toolern Vale	<p>The property comprises a weatherboard residence and (reportedly) a bluestone ruin which appears to have been part of a fireplace or kitchen. Much of the residence presents as having been constructed in the first half of the twentieth century, however it has been suggested that the residence comprises some early or nineteenth century fabric.</p> <p>The existence of extant built form which is associated with the early occupation of the site has not been confirmed.</p> <p>On the basis of the research undertaken for this assessment, the place is not recommended for inclusion in the Schedule to the Heritage Overlay of the Melton Planning Scheme. Further investigation, including a visual inspection and assessment of archaeological potential, may confirm if the place would meet Criterion A, C and/or D and may determine that a recommendation for inclusion is appropriate.</p>
122	House (Roseview), 1498-1620 Melton Highway, Plumpton	<p>Single-storey weatherboard farmhouse constructed in c. 1906-11, on land that was selected as part of the Overnewton Closer Settlement Estate. Comparative analysis confirmed there are other, more intact examples of farmhouses and farm complexes in the City of Melton, which better demonstrate the establishment of small farms as part of the Closer Settlement Scheme. There is also some historical interest in the fact that the lease for land was taken up by female selectors, but not at a level that would meet the threshold for local significance.</p>
123	House (Shirley), 1646 Melton Highway, Plumpton	<p>The single-storey farmhouse at 1646 Melton Highway, Plumpton was constructed in c. 1907-09, on land that was selected as part of the Overnewton Closer Settlement Estate. The residence has been extensively altered externally, and is not an intact example of a farming residence associated with the Closer Settlement Scheme. There is also some historical interest in the fact that the lease for land was taken up by female selectors, but not at a level that would meet the threshold for local significance.</p>

ID	Place	Comment/recommendation
72	Former Tame Wire Fence Company, 1376-1432 Calder Highway, Diggers Rest	<p>Former factory building constructed in c. 1940s by the Tame Wire Fence Company for the production of cyclone wire, galvanised tanks and other products likely utilised for fencing in the district.</p> <p>The former Tame Wire Fence Co. is of interest as an industry established in Diggers Rest in the mid-1940s, but it does not provide evidence of a key industry significant to the development of Melton. The Tame Wire Fence Co. does not appear to have been a high profile company or of individual note in the municipality, and the existing built form does not provide clear evidence of the former use of the site.</p>
315	House, 1232-1290 Beattys Road, Grangefields	<p>Single-storey weatherboard building with a corrugated sheet metal clad hipped roof dating from the c. late nineteenth or early twentieth century. To the south-east of the residence is a corrugated iron clad Nissen Hut.</p> <p>The residence derives some historical interest at a local level for its association with a locally prominent farming family, and as a demonstration of the break-up of large nineteenth century pastoral estates into smaller farming allotments.</p> <p>However, there are better examples in the municipality which have a clearer association with the historical theme of early twentieth century farming development, including those associated with the Closer Settlement Scheme. Likewise, the association with the local farming family is better demonstrated by other early buildings in Rockbank.</p>
453	House (Camelot Lodge), 230 Troups Road, Fieldstone	<p>Single-storey weatherboard residence constructed at the site in c. 1917 for farmer Robert Peacock, and possibly relocated to the location from Peacock's other property on the east side of Troups Road. Although there is some interest as associated with the growth in smaller scale farms, the subject site does not demonstrate the break-up of a major pastoral estate, an important phase of development in the municipality.</p> <p>The relocation of weatherboard houses was also not uncommon in Melton in this period, and there are relatively high number of places in the municipality that are known to have been relocated.</p>
275	House, 570 Parwan-Exford Road, Parwan	<p>Single-storey weatherboard residence which presents as having been constructed in the c. 1910s and relocated to the subject site in the c. 1950s or 1960s.</p> <p>The subject site was not associated with the Closer or Soldier settlement schemes, and does not appear to have been occupied as a farm residence until the post-war period. Although the farm house building likely dates from the c. 1910s, its provenance, including construction date and</p>

ID	Place	Comment/recommendation
		original location is unknown and it was not relocated to the subject property until the c. 1950s or 1960s.

3.0 CITATIONS

Place Citation

NAME	Hillview	SITE ID	001
ADDRESS	332 Benson Road, Toolern Vale		
PLACE TYPE	Private residence	SURVEY DATE	N/A
DATE OF CONSTRUCTION	c. 1870s-1880s		

No site inspection undertaken; the residence and outbuildings are not visible from the public domain

Statement of Significance*What is Significant*

The property at 332 Benson Road, Toolern Vale was established as a substantial farming property in the c. 1870s by David Jenkins, comprising a timber house with iron roof, large wood stable and hay loft, stone dairy, cow shed, stockyards and garden. Photographs of c. 2001 and aerial images indicate that the property is currently comprised of a weatherboard residence, with c. 1980s alterations, and a complex of outbuildings in a rural landscaped setting.

How is it Significant

The property at 332 Benson Road, Toolern Vale is of local historical significance to the City of Melton.

Why is it Significant

The property at 332 Benson Road, Toolern Vale, is of local historical significance as an early example of a farming complex in Toolern Vale, dating from the c. 1870s. It is of historical interest as a nineteenth century property which appears to have survived the damaging bushfires of the twentieth century. (Criterion A)

Further investigation, including a visual inspection, is required to confirm whether the extant structures within the property are illustrative of the original farming operations within the place.

*Place Citation***History***Contextual history*

The City of Melton incorporates three Traditional Owner Groups, the Wadawarrung, Wurundjeri Woi Wurrung and Boon Wurrung (Bunurong) peoples of the Kulin Nation.¹ The basalt plains and the incised valley created by the waterways of the Werribee River, Toolern Creek and their tributaries was a resource rich landscape for Kulin Nation peoples prior to the European settlement. With the permanent European settlement of the Port Phillip District (later renamed Victoria) from 1835, the traditional way of life ceased. The growing population of new settlers, their dominance and appropriation of the landscape and the introduced notion of private property (and its associated fences) prevented Kulin peoples from traversing their lands while European settlement and introduced animals disrupted traditional food supplies. Armed conflict, sexual violence and introduced diseases took a further toll. Many of the Aboriginal people from the region were also removed to Government owned reserves such as Coranderrk near Healesville (1863 -1924).² Despite the effects of colonisation, including dispossession of land, the Traditional Owners have maintained a continuing connection to land, waters and culture within the City of Melton.

Originally known as Yangardook, the Toolern Vale area developed into a thriving agricultural community from the mid-nineteenth century as Crown land sales attracted former gold diggers seeking alternate livelihoods.³ Initially known for wheat — farmers from the region won awards at international exhibition in London in 1862—the availability of good timber in the region was also frequently noted.⁴ The Parish of Yangardook was known as the ‘jewel in the district’s agricultural crown’, with a reputation for high barley yields from the 1860s.⁵ At the end of the nineteenth century, dairying appears to have gained favour with a creamery established in 1896 (possibly expanding to two) though this had disappeared by 1915.⁶ The Bensons Road area of Toolern Vale may have also had vineyards up until the 1930s.⁷

The township of Toolern Vale was initially known as Green Hills, after the pastoral run, as well as Yangardook and Toolern during the nineteenth century and early twentieth century, before ‘Toolern Vale’ was confirmed in 1931.⁸ A school was established in 1869, and by the 1880s it consisted of a small number of private dwellings and public services, including a church and Mechanics Institute.⁹ By the early twentieth century, the population of the district was approximately 300.¹⁰ In 1965 a particularly devastating bushfire burnt down the school, the church, the post office, general store, Mechanics Institute and all but three houses.¹¹

Subject site

The subject site was sold as Crown allotment 20A and 21A in the Parish of Yangardook, in the early-mid 1860s, nearly ten years after land in the south of parish had been auctioned for sale. The allotments were purchased by David Jenkins, who also owned an allotment in the Parish of Gisborne, immediately to the north. The 1882 Melton rate books record Jenkins’ property as being of 275 acres, valued at a net annual value of £100. No description of buildings is given in this volume, although the relatively high value suggests that buildings had been constructed at the property by this time.¹²

The site was owned by Jenkins until his death in 1885, where his estate listed him as a horse dealer. He maintained a residence in West Melbourne, as well as property in the Toolern Vale and Gisborne area. The subject property was described in the estate documents as a substantially established farming property, incorporating allotments 20A, 21A, 21B and 21C in the Parish of Yangardook, and including a six roomed wooden house with iron roof, 10 stalled wood stable and hay loft, stone dairy, cow shed, stockyards and garden.¹³ The residence described in this document is likely to be the subject residence, although it is understood that a number of the farm buildings were destroyed by in c. 1952 and have since been rebuilt.¹⁴ The property was named Clover Hill Farm by Jenkins, becoming known as Hillview in the twentieth century. Jenkins ran sheep, cattle and horses on the property during the 1870s.¹⁵

Place Citation

The property remained in the Jenkins estate after David Jenkins' death, and was leased to Henry W Angus in c. 1888, however, appears to have been sold by c. 1900.¹⁶ The 1888 rate books note the house, and the property was valued at a NAV of £96.¹⁷ The residence is shown as one of a number of buildings in the area to the north of Toolern Vale in a 1916 survey plan (Figure 2).

Toolern Vale was impacted by a number of fires in the mid-twentieth century, including in 1944.¹⁸ In 1952, ten houses were destroyed, and in 1965 fire again almost 'completely wiped out' the township of Toolern Vale, including the loss of 14 houses, the school, post office, general store, church and a pine plantation.¹⁹ The extent to which the subject property was impacted by these fires (if at all) has not been established.

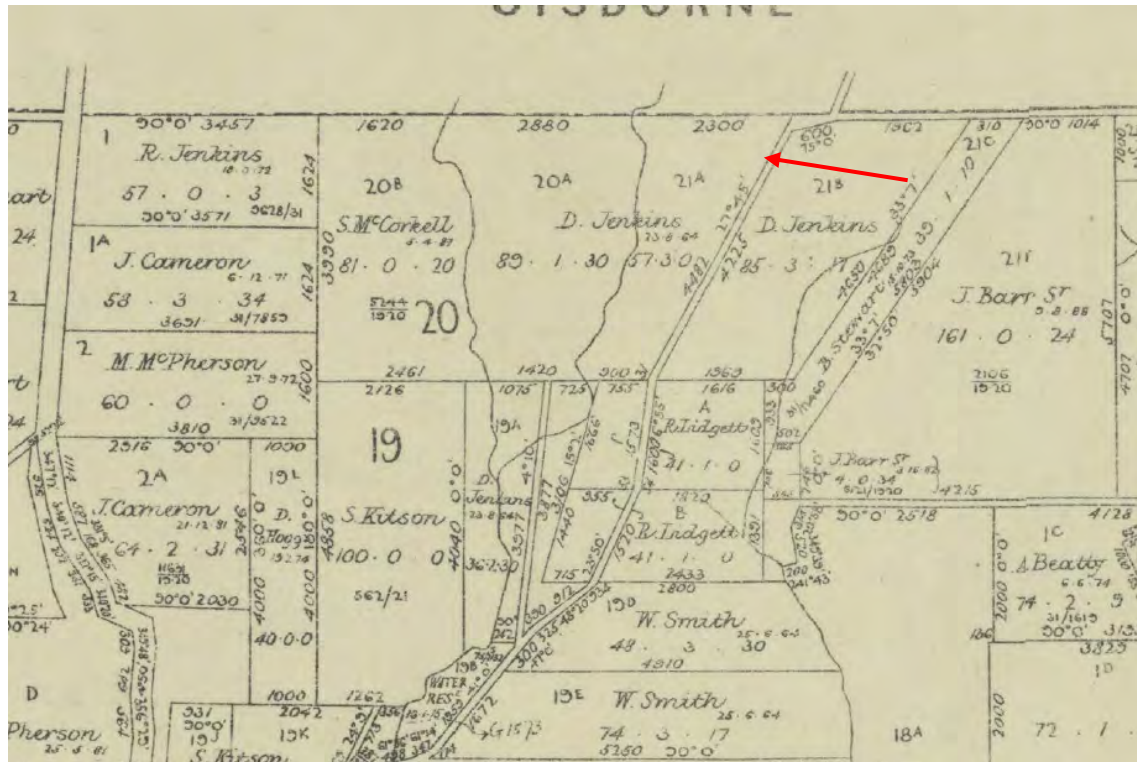


Figure 1 Yangardook, County of Bourke. Location of subject site approximately indicated
Source: MSDEF116, VPRS 8168/5, Public Record Office Victoria

Place Citation

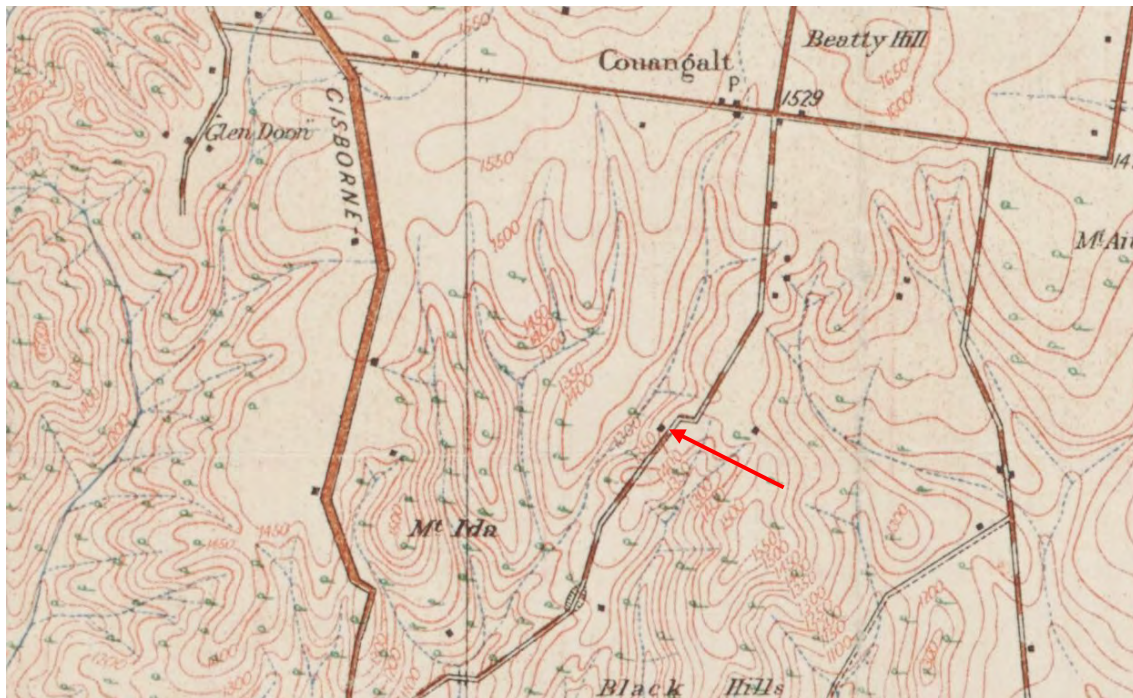


Figure 2 Detail of survey plan of Sunbury district, 1916, with subject residence shown (indicated)
Source: Commonwealth Department of Defence, State Library of Victoria

Description

No site inspection was undertaken in the preparation of this citation. The following description of the property has been prepared from aerial images and property information/photographs provided by Council (from field work undertaken in February and March 2001). The description would need to be confirmed by way of a visual inspection as the property is concealed from view by vegetation along the Benson Road property boundary.

The property comprises a complex of buildings including a residence and outbuildings located in the north-east corner of the property and surrounded by both formal tree rows and mature vegetation (Figure 4). The remainder of the property is made up of open land, with tree rows extended south and west of the farming complex. The 1972 aerial image at Figure 3 shows the extent of the complex at this time.

The house (Hillview) is a single-storey weatherboard residence with side and rear wings, which was reportedly extended in the 1980s.²⁰ The corrugated iron clad roof hipped form includes a projecting side gable and is surmounted by two detailed brick chimneys. Images from c. 2001 indicate that the main façade is symmetrical, made up of a central entry flanked by paired timber-framed windows (Figure 6). A bullnose verandah extends along the front and side elevations. The verandah and roof cladding have been replaced. A single-storey stone and weatherboard clad wing (which was constructed after 1972) extends from the rear of the dwelling (Figure 7).

A small rear room of sandstone and hand-made brick is reportedly also extant, and is semi-detached from the house. This structure may have been a kitchen. Several sheds and outbuildings are also evident in aerial photographs; the dairy farm reportedly originally comprised a shearing shed and two milking stalls which were reconstructed after a fire in 1952. A comparison between the 1972 and current aerial images indicates that a large extent of planting surrounding the complex as well as some tree rows have been added after 1972.

Place Citation



Figure 3 1972 aerial image of the property at 332 Benson Road, Toolern Vale
Source: Historical Aerial Photography Collection, Landata, Victorian Land Registry Services



Figure 4 Recent aerial image of the residence, outbuildings and vegetation within the subject site
Source: Nearmap, image date April 2021

Place Citation



Figure 5 Oblique aerial image showing existing form of the buildings within the subject site

Source: Nearmap, image date April 2021



Figure 6 Front elevation of the residence, c. 2001

Source: Provided by City of Melton

Place Citation

Figure 7 Non-original rear wing extending south-west from the residence, c. 2001
Source: Provided by the City of Melton

Comparative Analysis

There are a number of pastoral/farming complexes in the City of Melton, comprising a residence with associated outbuildings and treeline/garden plantings.

- HO13 – ‘Lynuilg’ Homestead, 477-569 Bensons Road, Toolern Vale: farming complex comprising a residence dating from c. 1916, and hipped outbuilding, draughthorse stabling, underground tank, milking/shearing shed and Canary Island Palms near the main house.
- HO24 – Farm Complex, 1229-1279 Gisborne Melton Road, Toolern Vale: farming complex comprising a weatherboard cottage dating from c. 1870s and a 1930s main house, stone ruin, underground tank, brick garage and potential archaeological remains.
- HO31 – ‘Glen Elgin’, 766-858 Gisborne Melton Road, Toolern Vale: farming complex comprising an altered c. early 1920s house, stables, timber shed, underground tank, shearing shed, two stone cottages, cattle yards and the immediate setting of Monterey cypresses along the drive, conifers and palm in main house garden, the Algerian Oaks, Bunya Bunya Pine, Osage Orange and English Elms.
- HO62 – Mt Kororoit Homestead, 2-88 Leakes Rd, Plumpton: farming complex comprising an early-1870s residence, timber outbuildings, shearing shed, dry stone walls and peppercorn and palm trees.
- HO123 – ‘Dalgook’ Farm Complex, corner Calder Park Drive and Hume Drive, Taylors Hill: farming complex comprising a residence dating from 1906, dry stone walls of the house paddock and dairy to the west, and shelter planting associated with the dry stone wall of the home paddock.

*Place Citation***Assessment Against Criteria**

(Criteria endorsed by the Heritage Council on 6 December 2012 (Reviewed and updated 4 April 2019))

Criterion A - Importance to the course, or pattern, of the City of Melton's cultural history.

The site at 332 Benson Road, Toolern Vale, was established as a substantial farming property in the c. 1870s comprising a residence, stable, dairy, cow shed, stockyards and garden. It is of historical significance as an early farming complex in Toolern Vale.

The place also has historical interest as a nineteenth century farmhouse that appears to have survived the damaging bushfires in the area of the twentieth century, which adds to an understanding of the history of the local area.

Based on the documentary evidence identified as part of this assessment, there is potential for the place to provide evidence of early farming settlement and practices, and the development of dairying in the area, however it is unclear whether any of the original farm buildings survive within property. Reportedly these were replaced following a fire in the mid-twentieth century. It is also evident that some alterations have been made to the weatherboard residence within the property. Further investigation, including a visual inspection, is required to confirm whether the extant structures within the property are illustrative of the original farming operations within the place.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Melton's cultural history.

Should further investigation reveal that the extant structures within the property date from the original period of occupation, these would be rare examples of nineteenth century built form which survived (whether wholly or partially) the fires in Toolern Vale in the mid-twentieth century.

Further investigation may establish that the property meets this criterion at a local level.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Melton's cultural history.

This criterion typically relates to archaeology or concealed physical evidence. Based on the historical research undertaken, there may be some evidence of early farm/dairy buildings/practices within the property, noting particularly that some early buildings were reportedly impacted by a fire in the 1950s.

It has not been established that this criterion is satisfied, although further investigation may establish archaeological potential to satisfy this criterion at a local level.

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

This criterion relates to 'representativeness' as a typical example of a place type. The property at 332 Benson Road, Toolern Vale, comprising residence and outbuildings, is a representative example of a late nineteenth century dairy and farming complex. The extent of alterations which have been made to the residence and whether any of the original farm buildings survive within the site is unclear.

Places which meet Criterion D would typically have a relatively high level of intactness. As a site inspection has not been undertaken to establish the extent to which c. 1870s built form or fabric remains at the site, the site's potential to satisfy this criterion cannot be confirmed. Based on documentary evidence, and an inspection undertaken in c. 2001, it is understood that the residence remains generally intact externally, including overall form, roof form and chimneys, although some changes appear to have been made to openings. Further investigation would be required to confirm whether the place meets this criterion at a local level.

*Place Citation**Criterion E - Importance in exhibiting particular aesthetic characteristics.*

Further investigation, including a visual inspection, is required to confirm whether the place would meet this criterion at a local level.

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

No evidence has been uncovered to date to suggest that this criterion would apply.

Criterion G - Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.

No evidence has been uncovered to date to suggest that this criterion would apply.

Criterion H - Special association with the life or works of a person, or group of persons, of importance in the City of Melton's history.

No evidence has been uncovered to date to suggest that this criterion would apply.

Recommendations (provisional)

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melton Planning Scheme on the basis of information available for this assessment. The proposed HO extent is provided at Figure 8.

It is recommended that further investigation, including a visual investigation of the place, be carried out to confirm site/building condition and integrity, and if the place satisfies additional criteria.

External Paint Controls	TBC
Internal Alteration Controls	No
Tree Controls	TBC
Outbuildings and/or fences exemptions	TBC
Included on the Victorian Heritage Register	No
Prohibited uses permitted	-
Incorporated plan	-
Aboriginal heritage place	-

Place Citation



Figure 8 Recommended provisional HO extent for 332 Benson Road, Toolern Vale

- 1 City of Melton, <https://www.melton.vic.gov.au/Services/People/Aboriginal-and-Torres-Strait-Islander/Education-Resources>, accessed March 2021.
- 2 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, pp 15-21.
- 3 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, pp.41, 83.
- 4 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p.36, 42, 125
- 5 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 42.
- 6 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, pp.61, 84-85.
- 7 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 60.
- 8 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 83.
- 9 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 84.
- 10 Victorian Municipal Directory, 1903, as reproduced in 'Toolern Vale', Victorian Places, Monash University and University of Queensland, 2015, <https://www.victorianplaces.com.au/toolern-vale>, accessed 26 April 2021.
- 11 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 85.
- 12 Shire of Melton, rate books, North Riding, 1882, rate no. 46, VPRS 12878/P1/2, Public Record Office Victoria.
- 13 David Jenkins, Probate and Administration files, 1885, VPRS 28/P2/175, item 29/026, Public Record Office Victoria.

Place Citation

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- 14 Research note, 332 Benson Road, City of Melton.
- 15 Phillipa Butler, *Haystacks & hellfire*, Half Moon Press, Gisborne, 2009, p. 91.
- 16 Shire of Melton, rate books, North Riding, 1900, subject property is possibly rate no. 27, VPRS 12878/P1/3, Public Record Office Victoria.
- 17 Shire of Melton, rate books, North Riding, 1888, rate no. 1, VPRS 12878/P1/3, Public Record Office Victoria.
- 18 Phillipa Butler, *Haystacks & hellfire*, Half Moon Press, Gisborne, 2009, pp. 219-224.
- 19 Denis O'Bryan, *Victoria's Bushfire History, 1802 to Present*, 2018, p. 246 and David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 85.
- 20 Research note, 332 Benson Road, City of Melton.

Place Citation

NAME	Farm ruin (The Oaks homestead)	PLACE ID	034
ADDRESS	1809-1859 Gisborne-Melton Road, Kurunjang		
PLACE TYPE	Bluestone ruin	SURVEY	06/02/2020
DATE OF CONSTRUCTION	c. 1860s-70s		

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

The farm ruin at 1809-1859 Gisborne-Melton Road, Kurunjang, is the remains of a relatively large bluestone farm structure with remnant internal walls and window details. It is evidence of a relatively substantial farming operation within the property from the 1860s or 1870s.

How is it Significant

The farm ruin at 1809-1859 Gisborne-Melton Road, Kurunjang is of local historical significance to the City of Melton.

Why is it Significant

The farm ruin at 1809-1859 Gisborne-Melton Road, Kurunjang is of historical significance to the City of Melton. Although it is unclear whether the now ruinous bluestone farm building was associated with Frederick Newnham's Hope Farm property, or was constructed during the ownership of the property by Henry George Minns from the early 1870s, the ruin survives as evidence and a remnant survivor of a relatively substantial farming operation in the area dating from the 1860s-70s. The property, known in the early twentieth century as The Oaks, was in the possession of the locally prominent Minns family for more than a century, from the early 1870s until the early 1980s (Criterion A).

*Place Citation***History***Contextual history*

The City of Melton incorporates three Traditional Owner Groups, the Wadawarrung, Wurundjeri Woi Wurrung and Boon Wurrung (Bunurong) peoples of the Kulin Nation.¹ The basalt plains and the incised valley created by the waterways of the Werribee River, Toolern Creek and their tributaries was a resource rich landscape for Kulin Nation peoples prior to the European settlement. With the permanent European settlement of the Port Phillip District (later renamed Victoria) from 1835, the traditional way of life ceased. The growing population of new settlers, their dominance and appropriation of the landscape and the introduced notion of private property (and its associated fences) prevented Kulin peoples from traversing their lands while European settlement and introduced animals disrupted traditional food supplies. Armed conflict, sexual violence and introduced diseases took a further toll. Many of the Aboriginal people from the region were also removed to Government owned reserves such as Coranderrk near Healesville (1863 -1924).² Despite the effects of colonisation, including dispossession of land, the Traditional Owners have maintained a continuing connection to land, waters and culture within the City of Melton.

As an agricultural district, the area around Melton was dominated in the 1840s by large pastoral sheep runs, particularly those of the Clarkes, the Staughtons, the Taylors, as well as the Pykes and Pinkertons.³ This era also saw a rise in the production of cereal crops such as oats, barley and particularly wheat and hay, for which the district became well known.⁴ But the small holders lacked the resources to weather misfortune and by the 1860s drought and disease had forced many off the land, with their properties bought up and added to the pastoralists' runs.⁵

As the population of the district grew between the 1890s and the 1910s, there was increasingly political pressure on large landholders to break up their estates, as the large runs were viewed as hindering development and progress.⁶ In the early twentieth century the government actively legislated for the subdivision of properties, through the Closer Settlement Act of 1904 which allowed for compulsory acquisition through the Closer Settlement Board in order to provide small holdings.⁷ This era also marked a concerted change away from sheep toward dairying and accompanying industries such as chaff mills.⁸

Subject site

The subject site was surveyed as part of Crown allotment D, section 17 in the parish of Djerriwarrh, situated on the west bank of the Toolern Creek. The 88-acre Crown lot was first purchased by J Eagleson in 1855 (Figure 1). It is understood that Frederick Newnham purchased allotments D and E in section 17, along with another 300 acres of land at Mount Misery (Mount Kororoit), in the late 1850s, as part of his Hope Farm property. Newnham likely resided at the subject property.⁹ No contemporary description has been located of Newnham's farm.

By the early 1870s, the two Crown allotments were under the occupation of Henry George Minns, son of George Minns who had arrived in the Melton area in the mid-1860s.¹⁰ The road between the two allotments became known as Minns Lane or Minns Road. A bridge was constructed over the creek in c. 1888. The Minns family were a prominent local Melton family, who were involved in the community and local government over a number of generations.¹¹ Minns' farming activities were described in an article in the *Bacchus Marsh Express* in November 1876, which noted Minns' five year tenure at the property:

Formerly a large portion of the land was under cultivation, but of late years the area has seldom exceeded 30 acres. The crops now in the ground are peas, English barley, and oats for hay; and four acres have also been sown this year with lucerne ... About 50 head of dairy cattle are kept ... the milking sheds of this farm are very roomy and substantial, and the yards commodious and well arranged. The various outbuildings are also of superior

Place Citation

description to those which are to be found on many farms. Attached to the homestead is a large garden and orchard, well stocked with fruit trees and vines, which appear to be in a vigorous state of growth.¹²

By the 1880s, Minns appears to have turned his focus to horse breeding, as outlined in an entry in *Victoria and its Metropolis*, 1888:

[Henry Minns] was born in Norfolk, England, and accompanied his father, who was a widower, to Victoria in 1855. He was then eleven years old, and was brought up to farming. About fourteen years ago he started on his own account on his present farm ... He breeds horses, making a speciality of English roadsters, with which he has taken several first-class prizes ...¹³

The Melton rate books of the 1880s give only scant information about the complex of buildings at Minns' farm in the nineteenth century. The 1881 rate books record Henry Minns as owning 164 acres in Djerriwarrh, valued at a net annual value of £40, as well as another 60 acres in the Parish of Kororoit, on the east side of the creek.¹⁴ The 1892 rate books list Minns as occupying 224 acres and a house, valued at a NAV of £67, with another acre valued at £8, both located in the parish of Djerriwarrh.¹⁵ Although he appears to have also owned a property in Melton township, Minns resided at the Minns Road farm.¹⁶

Minns died in 1902, in a road accident on his way home from Melton, aged 58.¹⁷ His probate records list the two Crown allotments as part of his estate, but give no details of buildings.¹⁸ He left the farm on Minns Road to his nephew, James Frederick Minns.¹⁹ A 1916 survey plan of the Sunbury area (Figure 2) shows that the farm buildings were located in the bend of the Toolern Creek on its eastern bank, with a large fenced paddock occupying the western part of the allotment. J F Minns was recorded at the site, then known as The Oaks, into the 1940s, with the 1945 rate books listing him at Crown allotment D as comprising 88 acres, 3 roods and 22 perches and buildings, valued at a NAV £66.²⁰ The farm remained in Minns family ownership until the early 1980s.²¹

The bluestone ruins of the farm building are understood to be the only remnant of the nineteenth century Hope Farm. It is unclear if the bluestone building was built as part of Newnham's occupation in the 1860s, or Minns' from the 1870s, but it is evidence of a relatively substantial farming operation, and given its size, may have been used as a stable to house larger animals such as pigs or horses or for worker's accommodation/quarters.

Place Citation

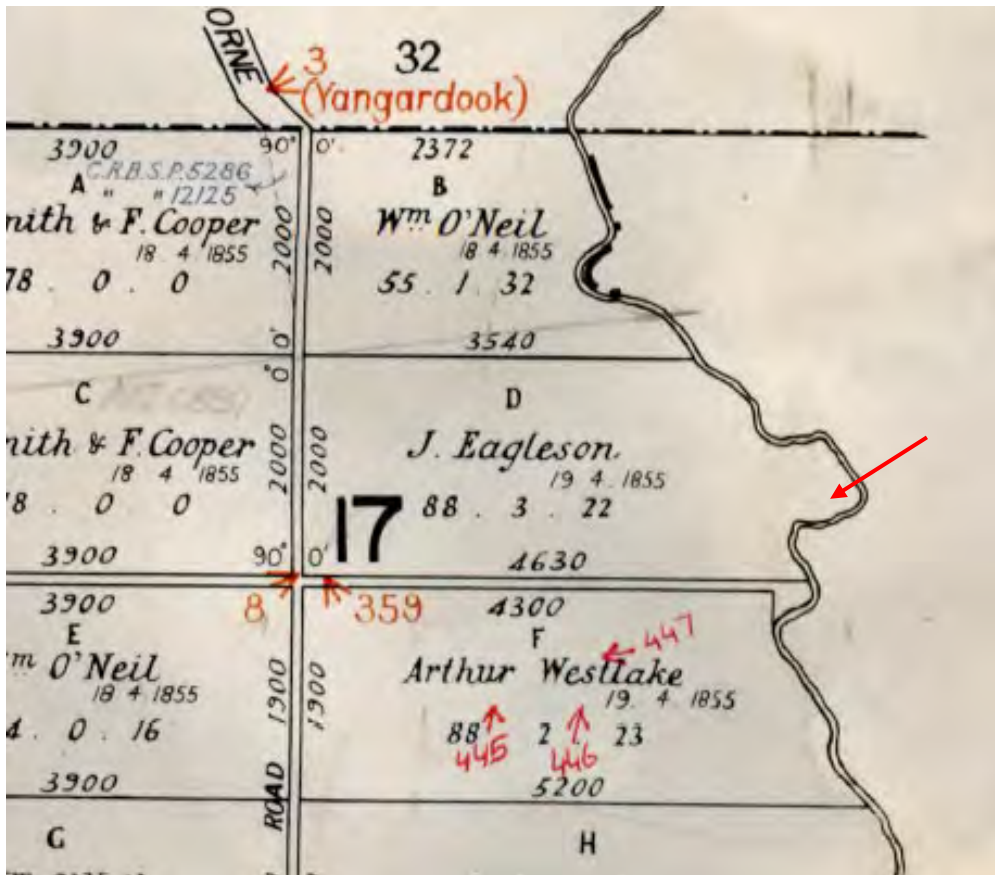


Figure 1 A section of the parish plan of Djerriwarrh, with an approximate location of the subject site indicated

Source: Plan 2528 D62(4), Central Plan Office, Landata, Victorian Land Registry Services

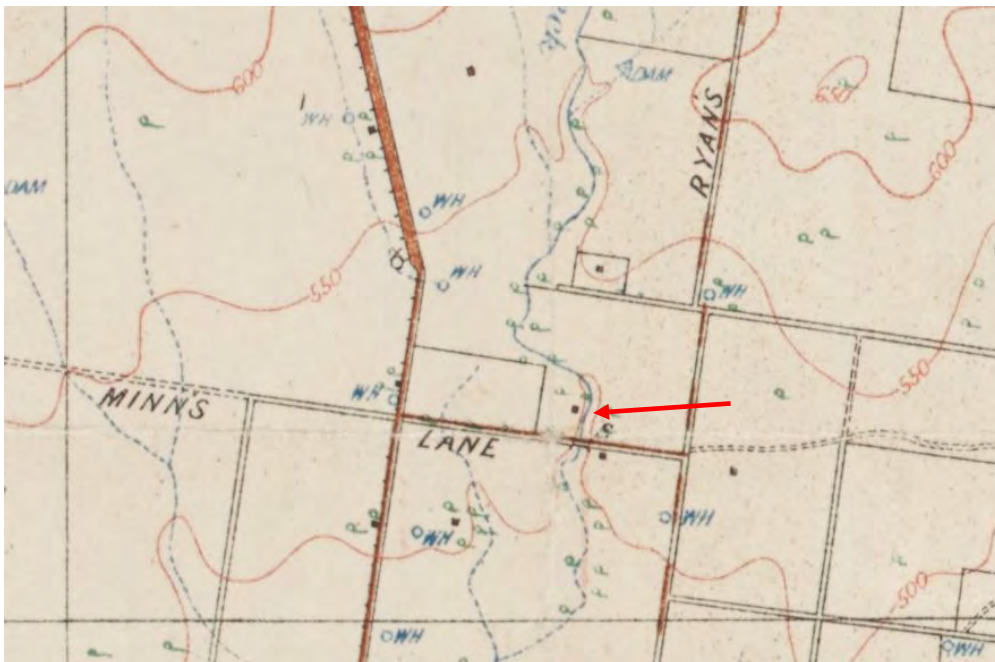


Figure 2 Detail of 1916 survey plan of Sunbury area, with location of subject site indicated

Source: Commonwealth Department of Defence, State Library of Victoria

*Place Citation***Description**

The farm ruin is situated in the eastern portion of the property, approximately 160 metres north of the original alignment of Minns Road. Toolern Creek curves around the location of the ruin to the north, east and south.

The large ruinous structure is oriented north-south, constructed of roughly squared and coursed bluestone and consisting of three rooms, with two smaller rooms abutting a larger central room. It measures approximately 12.8 metres x 4.1 metres, with evidence of a window at the southern end. The structure is largely unroofed, with the walls sloping to the east.

There is evidence of concrete repairs having been applied to areas of cracking, and a metal sheet roof and door added to the northern room of the structure.

A post and wire fence surrounds the structure, with tall grass concealing the ground immediately surrounding and within the ruin. A visual inspection was limited to the area outside of this fence line.



Figure 3 Recent aerial image of the farm ruin
Source: Nearmap, image date April 2021

*Place Citation***Comparative Analysis**

There are several bluestone ruins of former residences and other structures in the City of Melton. These include:

- HO57 – Norton Ruin, 1912-1962 Melton Highway, Plumpton: stone ruin of the former Norton farmhouse, dating from the mid-late 1850s and dry stone walls to the north and west.
- HO124 – Ruin, Former 'Greenhills' Pastoral Station, 36-49 O'Connell Avenue, Toolern Vale: stone ruin of shearers quarters, dating from c. 1840s, as well as fenced grave and potential archaeological remains of the sheep yards/wash.
- HO30 – Ruin 'The Elms', 779-859 Gisborne Melton Road, Toolern Vale: stone ruin of c. mid-1850s-early-1860s residence.

Assessment Against Criteria

(Criteria endorsed by the Heritage Council on 6 December 2012 (Reviewed and updated 4 April 2019))

Criterion A - Importance to the course, or pattern, of the City of Melton's cultural history.

The bluestone farm ruin at 1809-1859 Gisborne-Melton Road, Kurunjang is of historical significance to the City of Melton. Although it is unclear whether the now ruinous building was associated with Frederick Newnham's Hope Farm property, or was constructed during the ownership of the property by Henry George Minns from the early 1870s, the ruin survives as evidence of substantial farming operations in the area dating from the 1860s-70s.

Henry Minns was a member of the locally prominent Minns family, and the property, known in the early twentieth century as The Oaks, remained in the possession of the Minns family until the early 1980s.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Melton's cultural history.

This criterion does not apply.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Melton's cultural history.

This criterion typically relates to archaeology or concealed physical evidence, and further investigation of the site would need to be undertaken to understand the potential for this criterion to be satisfied.

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

This criterion does not apply.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

This criterion does not apply.

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

No evidence has come to light to date to suggest the bluestone ruin would meet this criterion at a local level.

Criterion G - Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.

No evidence has come to light to date to suggest the bluestone farm ruin would meet this criterion at a local level.

Place Citation

Criterion H - Special association with the life or works of a person, or group of persons, of importance in the City of Melton's history.

No evidence has come to light to date to suggest the bluestone farm ruin would meet this criterion at a local level. Associations with previous property owners are considered under Criterion A.

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melton Planning Scheme. The recommended HO extent is provided at Figure 4.

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or fences exemptions	No
Included on the Victorian Heritage Register	No
Prohibited uses permitted	-
Incorporated plan	-
Aboriginal heritage place	Located in an identified area of Aboriginal Cultural Heritage Sensitivity



Figure 4 Recommended HO extent for the farm ruin at 1809-1859 Gisborne-Melton Road

Place Citation

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- 1 City of Melton, <https://www.melton.vic.gov.au/Services/People/Aboriginal-and-Torres-Strait-Islander/Education-Resources>, accessed March 2021.
 - 2 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, pp 15-21.
 - 3 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 27
 - 4 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 42-43
 - 5 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 41-44.
 - 6 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 37,60
 - 7 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 38
 - 8 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 61
 - 9 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 54.
 - 10 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 30.
 - 11 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Volume 6: Statements of Significance*, May 2009, p. 34; *Bacchus Marsh Express*, 4 November 1876, p. 4.
 - 12 *Bacchus Marsh Express*, 4 November 1876, p. 4.
 - 13 Alexander Sutherland, *Victoria and its Metropolis, Past and Present, Vol IIA: Country Districts*, 1888, facsimile edition, Today's Heritage, Melbourne, 1977, p. 432.
 - 14 Shire of Melton, rate books, 1881, South riding, rate nos 120 and 121, VPRS 12878/P1/2, Public Record Office, Victoria.
 - 15 Shire of Melton, rate books, 1892, South riding, rate nos 131 and 132, VPRS 12878/P1/3, Public Record Office, Victoria.
 - 16 Henry George Minns, 1902, Will, VPRS 7591/P2/339, item 84/636, Public Record Office Victoria.
 - 17 *Bacchus Marsh Express*, 6 September 1902, p. 3.
 - 18 Henry George Minns, 1902, Probate and Estate files, VPRS 28/P2/1084, item 84/636, Public Record Office Victoria.
 - 19 Henry George Minns, 1902, Will, VPRS 7591/P2/339, item 84/636, Public Record Office Victoria.
 - 20 Shire of Melton, rate books, 1944-5, West riding, rate nos 451 and 452, VPRS 12878/P1/40, Public Record Office, Victoria; *Age*, 21 April 1948, p. 2.
 - 21 Certificate of title (cancelled) Vol. 7729 Fol. 052 and Certificate of Title, Vol. 9514 Fol. 174, Landata, Victorian Land Registry Services.

Place Citation

NAME	Diggers Rest Army Housing Estate	PLACE ID	80
ADDRESS	1-117 – 6-117, 8-117 – 18-117 Diggers Rest-Coimadai Road, Diggers Rest		
PLACE TYPE	Housing	SURVEY DATE	02/08/2021
DATE OF CONSTRUCTION	1950s-60s		

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

The Diggers Rest Army Housing Estate was established by the Australian military in the post-war period within the former Diggers Rest transmitting station site. The Former Army Radio Station (included as HO49 in the Schedule to the Heritage Overlay of the Melton Planning Scheme) dates from 1944 and is the only significant wartime building remaining at the Diggers Rest station. The housing estate is a group of detached single-storey residences constructed in the 1950s and 1960s on the south side of Diggers Rest-Coimadai Road and within the site to the north of the Former Army Radio Station to house married military personnel working at the station site.

How is it Significant

The Diggers Rest Army Housing Estate is of local historical and representative significance to the City of Melton.

Why is it Significant

Together with the Former Army Radio Station (HO49), the Diggers Rest Army Housing Estate is historically significant for its association with the Australian military use of the Diggers Rest transmitting station in the post war period.

The Diggers Rest radio transmitting station and Rockbank receiving station were established in 1942 for the US military command, and transferred to the Australian Army in 1943. The Former Army Radio Station (HO49) is the last remaining wartime building at the Diggers Rest site. In the post-war period, the Diggers Rest site was used for international communications by the Australian military as well as during the 1956 Olympic Games. The Diggers Rest Army Housing Estate was constructed to house married military personnel working within the site. Housing was also constructed in the early 1960s for military personnel associated with the Rockbank receiving station, however these buildings no longer survive. The Diggers Rest Army Housing Estate is a unique

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example in the municipality demonstrating the importance and development of defence housing in Australia in the immediate post war period. (Criterion A)

The Diggers Rest Army Housing Estate is a predominantly intact group of residences dating from the late 1950s and early 1960s which clearly demonstrate the characteristics of post-war defence housing. The housing estate is a consistent group of residences with common features and details. In connection with the Former Army Radio Station (HO49) located immediately south of the housing estate, the residences provide clear evidence of the post-war development of the Diggers Rest radio transmitting station in the context of the development of defence housing in Australia in the immediate post-war period. (Criterion D)

On this basis, the following places within the Diggers Rest Army Housing Estate contribute to the significance of the precinct:

1-117 Diggers Rest-Coimadai Rd	Contributory
2-117 Diggers Rest-Coimadai Rd	Contributory
3-117 Diggers Rest-Coimadai Rd	Contributory
4-117 Diggers Rest-Coimadai Rd	Contributory
5-117 Diggers Rest-Coimadai Rd	Contributory
6-117 Diggers Rest-Coimadai Rd	Contributory
8-117 Diggers Rest-Coimadai Rd	Contributory
9-117 Diggers Rest-Coimadai Rd	Contributory
10-117 Diggers Rest-Coimadai Rd	Contributory
11-117 Diggers Rest-Coimadai Rd	Contributory
12-117 Diggers Rest-Coimadai Rd	Contributory
13-117 Diggers Rest-Coimadai Rd	Contributory
14-117 Diggers Rest-Coimadai Rd	Contributory
15-117 Diggers Rest-Coimadai Rd	Contributory
16-117 Diggers Rest-Coimadai Rd	Contributory
17-117 Diggers Rest-Coimadai Rd	Contributory
18-117 Diggers Rest-Coimadai Rd	Contributory

The open grassed quadrangle, driveway entrance/internal roadway and visual connection between the housing estate and Former Army Radio Station (HO49) also contribute to the significance of the place.

No other buildings, structures or landscape elements are contributory to the site.

*Place Citation***History***Contextual history*

The City of Melton incorporates three Traditional Owner Groups, the Wadawarrung, Wurundjeri Woi Wurrung and Boon Wurrung (Bunurong) peoples of the Kulin Nation.¹ The basalt plains and the incised valley created by the waterways of the Werribee River, Toolern Creek and their tributaries was a resource rich landscape for Kulin Nation peoples prior to the European settlement. With the permanent European settlement of the Port Phillip District (later renamed Victoria) from 1835, the traditional way of life ceased. The growing population of new settlers, their dominance and appropriation of the landscape and the introduced notion of private property (and its associated fences) prevented Kulin peoples from traversing their lands while European settlement and introduced animals disrupted traditional food supplies. Armed conflict, sexual violence and introduced diseases took a further toll. Many of the Aboriginal people from the region were also removed to Government owned reserves such as Coranderrk near Healesville (1863 -1924).² Despite the effects of colonisation, including dispossession of land, the Traditional Owners have maintained a continuing connection to land, waters and culture within the City of Melton.

Diggers Rest developed as a stopping place on the road to the Bendigo goldfields from Melbourne, with a coffee shop and then hotel in operation from c. 1852. Unlike other townships in the district, Diggers Rest was not the result of a government survey.³ A new hotel was constructed in c. 1854, which became an important stabling and wayside location, 'at which three coaches changed daily'.⁴ A railway station was established on the line between Melbourne and Sunbury in 1859, and a school, additional hotels, general store, mechanics institute and post office were established through the nineteenth century, although the population remained small.⁵ The rise in car travel in the twentieth century once again saw it become a stopping point for regional travellers. In terms of industry, a chaff mill and weighbridge were established by 1915, located near the railway line.⁶ In the late twentieth century, the population of the township began to increase as a satellite town to Melbourne, with the Calder Freeway bypass constructed in the 1990s.⁷ The open plains of this part of Melton came to be well known for their association with Harry Houdini's successful attempt at Australia's first officially recorded powered flight in 1910. The open landscape of the district was also conducive for radio transmissions.⁸

Subject site

The subject site was Crown section 14, in the parish of Holden in the country of Bourke, purchased by W J T Clarke in early 1852.⁹ The land was characterised as 'good grazing land, clear of timber'.¹⁰ The settlement at Diggers Rest was established as a stop on the route to the goldfields, although was slow to develop beyond this. By 1863-64, the parish comprised 17 properties and three hotels.¹¹ It remained a rural area into the early twentieth century.

By the 1920s, the flat, open landscape of the Melton area was identified as being suitable for international radio transmission, with the Rockbank Beam Wireless Station to the south of the subject site established in 1926. The plan at Figure 1 indicates that in the mid-1930s, the site of the future Diggers Rest Army Housing Estate and Administration Building included wind pumps, with trees along both sides of the road and into the site. In April 1942, during World War II, survey works for radio stations for use by the American military at Diggers Rest (transmitting) and Rockbank (receiving) stations had been completed. By July 1942, both stations had been established by US forces, although use of the sites by the American military was short-lived. By January 1943, the Australian army had taken possession of both the Diggers Rest and Rockbank stations, 'as well as the underground cables connecting both sites to Melbourne'.¹² A receiving station with an Australian Army Radio Transmitting Station was established at the Diggers Rest site in 1944.¹³

Place Citation

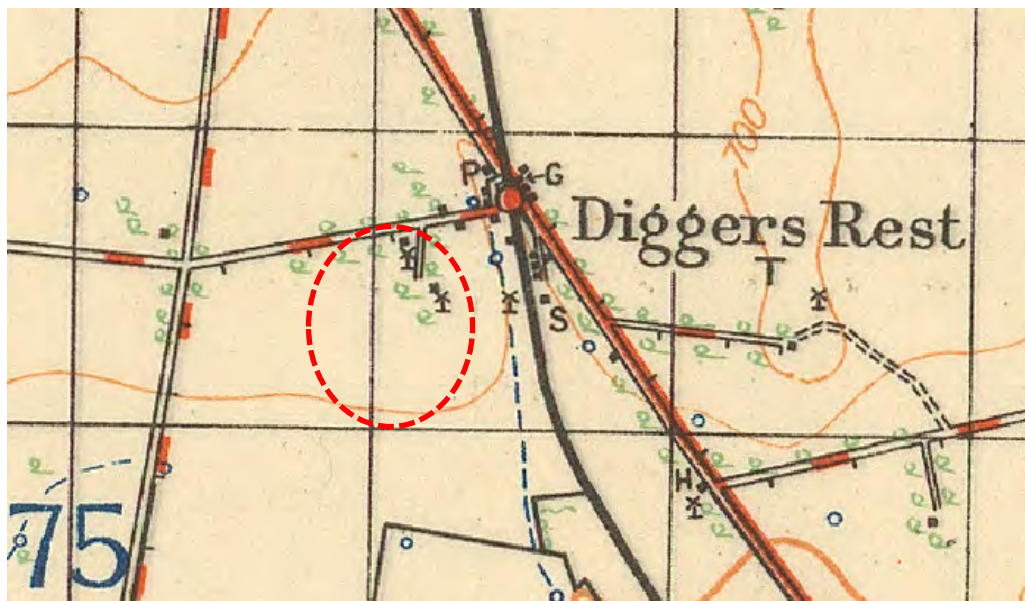


Figure 1 Map of Diggers Rest prior to the construction of the army housing estate and Administration Building 1938 (surveyed 1936), dashed line indicating the approximate location of the future works
Source: Victoria, Sunbury, prepared by Australian Section, Imperial General Staff, State Library of Victoria Maps Collection

From the mid-1940s into the 1960s, the Diggers Rest and Rockbank stations were 'the radio transmitting and receiving centres of the Australian Relay Station of the Empire Army Wireless Chain and the AMF communication system', described as 'the hub of Australia's defence communication strategy'.¹⁴ The signals at Diggers Rest radio station in late-1945 are shown at Figure 2. Following World War II, the stations also 'played a critical role in international radio coverage of the Melbourne Olympic Games in 1956.'¹⁵

By 1950, there were approximately 46 military personnel working at the Diggers Rest station, as well as other people required to care for the 200-acre site.¹⁶ As noted in a Parliamentary paper on Defence housing:

Pre-1945, no specific government program existed for housing permanent defence personnel. Housing had become an increasingly pertinent issue for the military in the immediate post war years, as from 1950-1956, the number of permanent Australian Defence personnel increased by almost 50 per cent.¹⁷

As outlined in the Shire of Melton Heritage Study Stage 2, staff working at the Diggers Rest and Rockbank stations in the 1950s had to live on site, 'accommodated in old and uncomfortable wooden and galvanised iron or asbestos cement hutments of wartime construction.'¹⁸ In 1955, tenders were invited for the 'erection of two residences in brick veneer construction', likely to be part of the subject estate.¹⁹ A barracks block for unmarried men was constructed in c. 1960.²⁰ This may be the building evident in the 1961 image at Figure 3. In June 1960, the new accommodation quarters on the stations had been planned but were still awaiting final approval. Major construction was undertaken in 1961-62.²¹ The small housing estate of approximately 18 brick veneer houses were constructed for married personnel in the late 1950s and 1960s, complete with tennis court and some plantings.

In 1962, the Commonwealth Government accepted a contract for the construction of administration accommodation (together with a 'vehicle shelter'), valued at £20,273.²² As can be seen on a 1972 aerial photograph, the housing estate had been constructed to the north of the existing radio transmitting building

Place Citation

and Administration Building. Most of the houses fronted the Diggers Rest-Coimadai Road, with a central quadrangle comprising a further five houses. It appears that 17 of the houses remain at the site.

The Diggers Rest and Rockbank stations have been decommissioned, with the Diggers Rest site remaining in the possession of the Commonwealth of Australia until 1993.²³



Figure 2 1945 image of the signals at Diggers Rest station
Source: Australian War Memorial, Accession No. 115372



Figure 3 1961 image of the 'all ranks' quarters at Diggers Rest; this building survives to south-east of the former Administration Building; this building is not included in the mapped HO extent
Source: National Archives of Australia, Item ID: 30100816

Place Citation



Figure 4 Aerial photograph of 1972, showing housing development (red arrow) to the north of the existing transmitting building (HO49, blue arrow) and former Administration Building (green arrow)
Source: Historical Aerial Photography Collection, Landata, Victorian Land Registry Services




Figure 5 Recent aerial image of the subject site
Source: Nearmap , image date May 2021

*Place Citation***Description**




The site at 107-207 Plumpton Road, Diggers Rest, is a large property on the south side of Diggers Rest-Coimadai Road and east side of Plumpton Road. It is surrounded to the east, south and west by open paddocks. The site consists generally of two groups of buildings, with the housing estate and former Army Radio Transmitting building (HO49) at the northern end of the site. A second small ground of buildings including the former administration building and what appears to be residential quarters is separated from the housing estate, located towards the centre of the site. The site otherwise consists of open land; the tall signal masts shown in Figure 2 have been removed, with no evidence of these or other operational infrastructure associated with the Australian Army Transmitting Station visible within the site.

The Army Housing Estate consists of 17 detached residences, 12 of which are located on the south side of Diggers Rest-Coimadai Road. The remaining five residences are located within the site to the south of Diggers Rest-Coimadai Road, situated around a central quadrangle. A curved driveway provides vehicular access into the site from Diggers Rest-Coimadai Road to the central quadrangle and group of buildings to the south.




The houses which make up the estate are predominantly single-storey brick residences which are not identical, but with common architectural characteristics and elements including siting offset from the alignment of Diggers Rest-Coimadai Road and open front setbacks with upright timber posts forming a fence line to the road. There are additionally features which visually separate the east and west sides of the estate. On the east side of the estate, the residences variously include tiled, hipped or gable ended pitched roofs, external brick chimneys, projecting gable-ended bays, central entry porches, large multi-pane aluminium windows and shared driveways for each pair of residences. On the west side of the estate, the residences are simple rectangular structures, two aligned north-south alignment and the remaining four aligned east-west. The low pitched roofs are tile or corrugated-steel clad, most with external brick chimneys. Each residence on the west side of the estate has separate driveway access from Diggers Rest-Coimadai Road. A comparison between current and aerial images from the 1970s suggests that the Army Housing Estate is predominantly intact, with one residence having been demolished since 1972.

Address	Description	Image
1-117 Diggers-Rest Coimadai Rd	<p>c. 1960s single-storey rectangular cream brick residence with a shallow pitched corrugated-steel clad gable-ended roof and exposed brick chimney. Windows to the street are aluminium-framed, flanking a central projecting porch to the entry. The single concrete-paved driveway entry extends along the east property boundary.</p> <p>Located on the south side of Diggers-Rest Coimadai Road, this is the westernmost of the residences forming part of the housing estate on Diggers-Rest Coimadai Road.</p>	





Place Citation

Address	Description	Image
2-117 Diggers-Rest Coimadai Rd	<p>c. 1960 single-storey rectangular cream brick residence with a shallow pitched corrugated-steel clad gable-ended roof and exposed brick chimney. A gable-ended projecting bay incorporating window and entry is located centrally on the principal façade. Windows to the street are aluminium-framed. The single concrete-paved driveway entry extends along the east property boundary.</p> <p>Located on the south side of Diggers-Rest Coimadai Road.</p>	
3-117 Diggers-Rest Coimadai Rd	<p>c. 1960s single-storey rectangular cream brick residence on a north-south alignment. The gable-ended shallow pitched roof is clad with corrugated-steel, and an exposed brick chimney and aluminium-framed window face the street. The single concrete-paved driveway entry extends along the east property boundary.</p> <p>Located on the south side of Diggers-Rest Coimadai Road.</p>	
4-117 Diggers-Rest Coimadai Rd	<p>c. 1960s single-storey rectangular red brick residence with a tiled shallow pitched gable-ended roof and exposed brick chimney. Aluminium-framed windows to the street are asymmetrical, flanking an entry with a shallow porch structure. The single concrete paved driveway entry extends along the west property boundary.</p> <p>Located on the south side of Diggers-Rest Coimadai Road.</p>	




Place Citation

Address	Description	Image
5-117 Diggers-Rest Coimadai Rd	<p>c. 1960s single-storey rectangular red brick residence with a tiled shallow pitched gable-ended roof. Aluminium-framed windows to the street are asymmetrical, flanking an entry with a shallow porch structure. The single concrete-paved driveway entry extends along the west property boundary.</p> <p>Located on the south side of Diggers-Rest Coimadai Road.</p>	
6-117 Diggers-Rest Coimadai Rd	<p>c. 1960s single-storey weatherboard and metal sheet clad residence on a north-south alignment. The gable-ended roof is clad with corrugated steel and an exposed brick chimney faces the street. Windows are aluminium-framed, and the recessed entry is located on the side (east) elevation. The single concrete-paved driveway entry extends along the east property boundary.</p> <p>Located on the south side of Diggers-Rest Coimadai Road, adjacent to this property to the east is a pair of vacant allotments.</p>	
8/117 Diggers-Rest Coimadai Rd	<p>c. 1960s single-storey rectangular red brick residence with an asymmetrical façade and projecting porch. The shallow pitched gable-ended roof is clad with tiles and an exposed brick chimney is located on the side (east) elevation. Facing the street are multi-paned aluminium-framed windows. The paired concrete driveway extends along the east property boundary.</p> <p>Located on the south side of Diggers-Rest Coimadai Road, adjacent to this property to the west is a pair of vacant allotments.</p>	




Place Citation

Address	Description	Image
9-117 Diggers-Rest Coimadaí Rd	<p>c. 1960s single-storey red brick building with a central entry and projecting bays on the north and west elevations. The hipped roof is clad with tiles and an exposed brick chimney is located on the side (west) elevation. Facing the street are aluminium-framed windows. The paired concrete driveway extends along the west property boundary.</p> <p>Located on the south side of Diggers-Rest Coimadaí Road.</p>	
10-117 Diggers-Rest Coimadaí Rd	<p>c. 1960s single-storey red brick building with a tile clad gable-ended roof and exposed brick chimney. Facing the street is a central entry and projecting bay with infill cladding. Windows are aluminium framed. The paired concrete driveway extends along the east property boundary.</p> <p>Located on the south side of Diggers-Rest Coimadaí Road.</p>	
11-117 Diggers-Rest Coimadaí Rd	<p>c. 1960s single-storey rectangular red brick residence with a tiled shallow pitched gable-ended roof and exposed brick chimney. Multi-pane aluminium-framed windows to the street flank an entry with a shallow porch structure. The paired concrete driveway extends along the west property boundary.</p> <p>Located on the south side of Diggers-Rest Coimadaí Road.</p>	
12-117 Diggers-Rest Coimadaí Rd	<p>c. 1960s single-storey red brick building with a tile clad gable-ended roof and exposed brick chimney. Facing the street is a central entry and projecting bay with infill cladding. Windows are aluminium framed. The paired concrete driveway extends along the east property boundary.</p> <p>Located on the south side of Diggers-Rest Coimadaí Road.</p>	

Place Citation

Address	Description	Image
13-117 Diggers-Rest Coimadai Rd	<p>c. 1960s single-storey red brick building with a central entry and projecting bays on the north and west elevations. The hipped roof is clad with tiles and an exposed brick chimney is located on the side (west) elevation. Facing the street are aluminium-framed windows. The paired concrete driveway extends along the west property boundary.</p> <p>Located on the south side of Diggers-Rest Coimadai Road, this is the easternmost of the residences forming part of the housing estate.</p>	
14-117 Diggers-Rest Coimadai Rd	<p>c. 1960s single-storey rectangular red brick residence with a tile clad gable-ended roof and exposed brick chimney. Windows along the principal elevation are aluminium-framed, flanking a projecting porch to the entry.</p> <p>Located within the site to the south-east of quadrangle and south of the access road from Diggers-Rest Coimadai Road.</p>	
15-117 Diggers-Rest Coimadai Rd	<p>c. 1960s single-storey red brick building with a tile clad gable-ended roof and exposed brick chimney. On the principal elevation is a central entry and projecting bay with infill cladding. Windows are aluminium framed. The residence shares a driveway entry with the adjacent residence to the north.</p> <p>Located within the site to the west of the quadrangle.</p>	

Place Citation

Address	Description	Image
16-117 Diggers-Rest Coimadai Rd	<p>c. 1960s single-storey red brick building with a central entry and projecting bays on the east and south elevations. The hipped roof is clad with tiles and an exposed brick chimney is located on the side (south) elevation. The windows are aluminium-framed. The residence shares a driveway entry with the adjacent residence to the south.</p> <p>Located within the site to the west of the quadrangle.</p>	
17-117 Diggers-Rest Coimadai Rd	<p>c. 1960s single-storey rectangular red brick residence with a gable-ended tiled roof and exposed brick chimney. Multi-pane aluminium-framed windows flank an entry with a shallow post-supported porch structure. The residence shares a driveway entry with the adjacent residence to the east.</p> <p>Located within the site to the north of the quadrangle.</p>	
18-117 Diggers-Rest Coimadai Rd	<p>c. 1960s single-storey rectangular red brick residence with a gable-ended tiled roof and exposed brick chimney. Multi-pane aluminium-framed windows flank an entry with a shallow post-supported porch structure. The residence shares a driveway entry with the adjacent residence to the west.</p> <p>Located within the site to the north of the quadrangle.</p>	

*Place Citation**Former Army Radio Station – separate HO place*

The former Army Radio transmitting building is included as HO49 (bow-roofed, WWII building, Figure 6) in the Schedule to the Heritage Overlay of the Melton Planning Scheme. It does not form part of the residential precinct but is located within the site immediately south of the housing estate on the south side of the central quadrangle. The description of this building included in the *Shire of Melton Heritage Study Stage 2* is as follows:

The former Australian Army transmitting building is situated on the south side of the Diggers Rest-Coimadai Road. It is a large Nissen hut style building, with an iron clad bow roof. The elevated, semi-cylindrical building is especially characterised by its bowed roof form that terminates at ground level. It is constructed of lapped galvanised corrugated steel, punctuated by regularly arranged flat rectangular skylights. The end façade has a horizontal bank of elevated fenestration, with a projecting flat-roofed porch below. This porch has constructed in timber with timber framed windows. Flanking the porch are timber framed double hung ground floor windows, arranged singularly and in pairs.²⁴



Figure 6 Former Army Radio transmitting building (HO49)
Source: Lovell Chen

Hard and soft landscape elements

The northern portion of the site within which the Army Housing Estate is situated consists of open grassed land, including within the quadrangle. A fence surrounding a former tennis court survives immediately east of the quadrangle. Mature trees align the east property boundary along the driveway entrance and are otherwise interspersed in small numbers within this section of the site. As evident in a comparison of Figure 4 and Figure 5, the extent of vegetation within this portion of the site has been reduced since the 1970s.

No evidence of fencing, lighting or signage related to the former use of the site appears to remain within the site.

*Place Citation**Other buildings within the site*

Approximately 350 metres south-west of the Army Housing Estate is a separate group of buildings, including the former administration building and residential quarters.

The former administration building is an irregularly shaped single-storey and double-height brick building with an asbestos/cement-sheet clad pitched roof. It comprises a series of components with the main section of the building aligned east-west. On the north, south and west sides of this section of the building are narrow wings single-storey with metal sheet clad skillion roofs. Openings are varied, some with surviving aluminium frames (Figure 7 & Figure 8). The building was not inspected internally, although views into the building indicate that some internal partition walls survive.

The building is in poor condition. Most of the window glazing has been removed/broken, and the building has been subject to damage/vandalism. No signage or other details survive to provide evidence of the former use of the building.



Figure 7 Former administration building
Source: Lovell Chen



Figure 8 Former administration building

Place Citation

To the south-east of the former Administration Building is a single-storey L-shaped brick building which appear to be the residential quarters visible at Figure 3. The gable-ended roof is in poor condition, with much of the roof cladding lost since 2019.²⁵ The remnant roof cladding is corrugated metal. A post-supported porch structure has been added to the east elevation. Window openings are generally small and timber-framed, although most of the glazing has been removed/broken (Figure 9 & Figure 10). The building was not inspected internally.

The building is in poor condition, including the loss of the roof cladding, and has been subject to damage/vandalism. Much of the building is also surrounded by trees/vegetation.



Figure 9 Former residential quarters
Source: Lovell Chen



Figure 10 Former residential quarters
Source: Lovell Chen

Place Citation

Also forming part of the group of buildings are two smaller buildings located to the south of the administration building. One of these is a single-storey rectangular brick building with a flat roof. The windows are timber-framed; the glazing has been removed or broken. The function of this building has not been determined to date. Immediately south of this building is a partially enclosed rectangular carport/vehicle parking structure.

Comparative Analysis

The former Australian Beam Wireless Receiving Station in Greigs Road, Fieldstone, consists of separate residential and operations complexes constructed in 1926 as part of Australia's first direct international communications system. The receiving station operated in conjunction with a transmitting station at Fiskville, south of Ballan, and linked Australia directly with Britain (and shortly thereafter with North America) by means of a telegraph system transmitted by short-wave beam wireless. From 1930 a radio-telephone service began, and in 1934 the system also began to send and receive pictures. Both stations included workers' accommodation required to operate the station continuously. The former Australian Beam Wireless Receiving Station is included in the Victorian Heritage Register (VHR H2278) as a place of historical, architectural, and scientific (technological) significance to the State of Victoria, and as HO108 in the Schedule to the Heritage Overlay of the Melton Planning Scheme.²⁶ Included in the VHR extent of registration for the place is the main recreation and accommodation building, a group of four cottages, the radio operations building, the front fence and entrance gateway, the entrance driveway and connecting road between the accommodation and operations complexes, a concrete base and guy wire support for one of the former antenna masts, and a concrete water tank.

The former Diggers Rest Army Transmitting Station is the only known World War II and post-war radio station and defence housing complex in the City of Melton. Contemporaneously with the radio transmitting station in Diggers Rest, a radio receiving station was established in Rockbank, with defence personnel housing also constructed at this site, however this site has since been redeveloped. It is understood that no buildings associated with the Rockbank receiving station remain extant.

Assessment Against Criteria

(Criteria endorsed by the Heritage Council on 6 December 2012 (Reviewed and updated 4 April 2019))

Criterion A - Importance to the course, or pattern, of the City of Melton's cultural history.

Together with the Former Army Radio Station (HO49), the Diggers Rest Army Housing Estate is historically significant for its association with the Australian military use of the Diggers Rest transmitting station in the post-war period.

The Diggers Rest radio transmitting station and Rockbank receiving station were established in 1942 for the US military command, and transferred to the Australian Army in 1943. The Former Army Radio Station (HO49) is the last remaining wartime building at the Diggers Rest site. In the post war period, the Diggers rest site was used for international communications by the Australian military as well as during the 1956 Olympic Games.²⁷

The Diggers Rest Army Housing Estate was constructed in the 1950s-60s to house married military personnel working within the site. Housing was also constructed in the early 1960s for military personnel associated with the Rockbank receiving station, however these buildings no longer survive. The Diggers Rest Army Housing Estate is a unique example in the municipality demonstrating the importance and development of defence housing in Australia in the immediate post-war period.

The Diggers Rest Army Housing Estate satisfies this criterion at a local level.

Place Citation

The former administration building and nearby residential quarters were also constructed during the post war period, however the historical function of this group of buildings is not evident in the fabric of the buildings. These buildings are remote within the site, and no visual connection or evidence of the operational relationship between this groups of buildings and the Former Army Radio Station (HO49) or Army Housing Estate survives.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Melton's cultural history.

The place does not meet this criterion at a local level.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Melton's cultural history.

This criterion typically relates to archaeological potential or to concealed physical evidence. An assessment of the archaeological potential of the former radio transmitting station site in relation to this criterion did not form part of this assessment.

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

With the exception of the removal of one residence, the Diggers Rest Army Housing Estate is an intact group of residences dating from the late 1950s and early 1960s which clearly demonstrate the characteristics of post-war defence housing. These buildings were typically modest, single-storey brick veneer dwellings, often with gable ended or tiled hipped roofs. The Housing Estate is a consistent group with common features and details. In connection with the Former Army Radio Station (HO49) located immediately south of the housing estate, the residences provide clear evidence of the post war development of the Diggers Rest radio transmitting station in the context of the development of defence housing in Australia in the immediate post war period.

The Diggers Rest Army Housing Estate satisfies this criterion at a local level.

The second group of buildings, being the administration building and residential quarters, are isolated within the site, and without the context of operational infrastructure associated with the radio transmitting station, do not demonstrate characteristics which provide evidence of post war defence development.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

The place does not meet this criterion at a local level.

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

The Diggers Rest radio transmitting station has been decommissioned, and key features associated with the operation and use of the site, including the signal masts, have been removed.

The place does not meet this criterion at a local level.

Criterion G - Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.

A detailed investigation of social values has not been undertaken as part of this assessment.

Criterion H - Special association with the life or works of a person, or group of persons, of importance in the City of Melton's history.

No evidence has come to light to date to suggest the place would meet this criterion at a local level. Associations with the Australian military are considered under Criterion A.

Place Citation

Recommendations

The Army Housing Estate is recommended for inclusion as a precinct in the Schedule to the Heritage Overlay of the Melton Planning Scheme. The recommended HO extent is provided at Figure 11. No change is proposed to the existing HO49.

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or fences exemptions	No
Included on the Victorian Heritage Register	No
Prohibited uses permitted	-
Incorporated plan	-
Aboriginal heritage place	Located in part within an area of Aboriginal Cultural Heritage Sensitivity



Figure 11 Recommended HO extent for Diggers Rest Army Housing Estate

¹ City of Melton, <https://www.melton.vic.gov.au/Services/People/Aboriginal-and-Torres-Strait-Islander/Education-Resources>, accessed March 2021.

Place Citation

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- 2 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, pp 15-21.
 - 3 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, pp. 81-82.
 - 4 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 82.
 - 5 'Diggers Rest and Plumpton', Victorian Places, Monash University and University of Queensland, 2015, <https://www.victorianplaces.com.au/diggers-rest-and-plumpton>, accessed 17 May 2021.
 - 6 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 82.
 - 7 'Diggers Rest and Plumpton', Victorian Places, Monash University and University of Queensland, 2015, <https://www.victorianplaces.com.au/diggers-rest-and-plumpton>, accessed 17 May 2021.
 - 8 'VHR H2278 – Australian Beam Wireless Receiving Station', Heritage Victoria, Victorian Heritage Database, <https://vhd.heritagecouncil.vic.gov.au/places/44598>, accessed 28 May 2021.
 - 9 Parish plan, 'Holden', H99(3), Central Plan Office, Landata
 - 10 'Map of Parishes of Holden Kororoit and Maribyrnong, 1854, State Library of Victoria
 - 11 JH Pollitt, *An Historical Record of Melton*, Shire of Melton, 1962, p. 33
 - 12 City of Melton, 'HO49 - Former Army Radio Station, Diggers Rest', Victorian Heritage Database, accessed 23 August 2020.
 - 13 City of Melton, 'HO49 - Former Army Radio Station, Diggers Rest', Victorian Heritage Database, accessed 21 August 2020.
 - 14 David Maloney, *Shire of Melton Heritage Study: Stage Two, Environmental History*, May 2007, pp. 172-75.
 - 15 David Maloney, *Shire of Melton Heritage Study: Stage Two, Environmental History*, May 2007, pp. 172-75.
 - 16 *Argus*, 21 November 1950, p. 5
 - 17 Parliament of Australia, Defence housing – key issues and impacts, https://www.aph.gov.au/About_Parliament/Parliamentary_Departments/Parliamentary_Library/pubs/rp/rp1617/DefenceHousing#_Toc472420512 accessed 23 August 2020.
 - 18 David Maloney, *Shire of Melton Heritage Study: Stage Two*, May 2007, p. 340.
 - 19 Commonwealth of Australia Gazette, 3 November 1955, Issue no. 55, p.3540
 - 20 Commonwealth of Australia Gazette, 27 October 1960, Issue no. 73, p. 3755.
 - 21 David Maloney, *Shire of Melton Heritage Study: Stage Two*, May 2007, p. 340.
 - 22 Commonwealth of Australia Gazette, 27 September 1962, Issue no. 81, p. 3450.
 - 23 Historical Search Statement, Volume 7785 Folio 042.
 - 24 David Maloney, *Shire of Melton Heritage Study: Stage Two*, May 2007, p. 335.
 - 25 Nearmap aerial photography, Jan 2019-Jan 2021.
 - 26 Former Australian Beam Wireless Receiving Station, <https://vhd.heritagecouncil.vic.gov.au/places/44598> accessed 31 May 2021.
 - 27 City of Melton, 'HO49 - Former Army Radio Station, Diggers Rest', Victorian Heritage Database, accessed 23 August 2020.

Place Citation

NAME	Minns Road timber bridge	PLACE ID	222
ADDRESS	Over Toolern Creek, Kurunjang		
PLACE TYPE	Bridge	SURVEY DATE	16/01/2020
DATE OF CONSTRUCTION	1888		

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

Minns Road timber bridge is a four span timber bridge which crosses Toolern Creek on the original alignment of Minns Road. Constructed in 1888, Minns Road timber bridge is comprised of three piers made up of four piles with transverse cross bracing and additional angled support piles to each side. Round timber stringers and substructure support a timber deck with a low timber balustrade extending partway along the length of the deck to both sides. Capped bluestone abutments support the east and west ends of the bridge.

How is it Significant

Minns Road timber bridge is of local historical, rarity and representative significance to the City of Melton.

Why is it Significant

Minns Road timber bridge is historically significant as a timber road bridge constructed in the late 1880s on the original alignment of Minns Road. This thoroughfare, dating from the mid-1850s, was named after the locally important Minns family. The timber bridge was built to provide local access over Toolern Creek, and demonstrates the growth of the community at the time and the need to provide reliable transport connections for local residences and farming communities (Criterion A).

The bridge also has associations with the locally prominent Minns family, who were well known in Melton community having owned a significant amount of land from the 1860s, as well as operated the Minns Hotel in Melton and sat on Melton Shire Council across several generations. (Criterion A)

Minns Road timber bridge is a relatively rare example of a late 1880s timber road bridge constructed to provide local access, unrelated to major transport routes through Melton. It is a simple utilitarian structure which is representative of the characteristics of a late nineteenth century local access road bridge. (Criteria B and D)

*Place Citation***History***Contextual history*

The City of Melton incorporates three Traditional Owner Groups, the Wadawarrung, Wurundjeri Woi Wurrung and Boon Wurrung (Bunurong) peoples of the Kulin Nation.¹ The basalt plains and the incised valley created by the waterways of the Werribee River, Toolern Creek and their tributaries was a resource rich landscape for Kulin Nation peoples prior to the European settlement. With the permanent European settlement of the Port Phillip District (later renamed Victoria) from 1835, the traditional way of life ceased. The growing population of new settlers, their dominance and appropriation of the landscape and the introduced notion of private property (and its associated fences) prevented Kulin peoples from traversing their lands while European settlement and introduced animals disrupted traditional food supplies. Armed conflict, sexual violence and introduced diseases took a further toll. Many of the Aboriginal people from the region were also removed to Government owned reserves such as Coranderrk near Healesville (1863 -1924).² Despite the effects of colonisation, including dispossession of land, the Traditional Owners have maintained a continuing connection to land, waters and culture within the City of Melton.

As an agricultural district, the area around Melton was dominated in the 1840s by large pastoral sheep runs, particularly those of the Clarkes, the Staughtons, the Taylors, as well as the Pykes and Pinkertons.³ This era also saw a rise in the production of cereal crops such as oats, barley and particularly wheat and hay, for which the district became well known.⁴ But the small holders lacked the resources to weather misfortune and by the 1860s drought and disease had forced many off the land, with their properties bought up and added to the pastoralists' runs.⁵

As the population of the district grew between the 1890s and the 1910s, there was increasing political pressure on large landholders to break up their estates, as the large runs were viewed as hindering development and progress.⁶ In the early twentieth century the government actively legislated for the subdivision of properties, through the *Closer Settlement Act* of 1904 which allowed for compulsory acquisition through the Closer Settlement Board in order to provide small holdings.⁷ This era also marked a concerted change away from sheep toward dairying and accompanying industries such as chaff mills.⁸

Minns Road

Situated on the west bank of the Toolern Creek on the north side of what is now Minns Road, Crown allotment D, section 17 in the parish of Djerriwarrh was purchased by J Eagleson in 1855 (Figure 1). It is understood that Frederick Newnham purchased allotments D and E in section 17, along with another 300 acres of land at Mount Misery (Mount Kororoit), in the late 1850s, as part of his Hope Farm property. The allotment was acquired by Henry George Minns, son of George Minns by the early 1870s.⁹ A bluestone ruin related to the early farming activities on this site remains.

Minns Road is named after the Minns family, who were a prominent local Melton family, involved in the community and local government over a number of generations.¹⁰ George Minns had arrived in Melbourne in 1855, before establishing himself in the Melton area in 1860, leasing 1,400 acres of the former Pyke pastoral run.¹¹ George Minns soon controlled 'a great deal of property' near Melton, and the Minns Hotel in Melton was also established by George Minns. Although he departed the area in 1867, other members of the Minns family acquired additional land in the district.¹² Along with H G Minns' farming property near Minns Road, George Minns' eldest son, James Ebdon Minns, owned The Willows in Melton in 1867.

H G Minns' farming activities were described in an article in the *Bacchus Marsh Express* in November 1876, which noted Minns' five year tenure at the property:

Formerly a large portion of the land was under cultivation, but of late years the area has seldom exceeded 30 acres. The crops now in the ground are peas, English barley, and oats

Place Citation

for hay; and four acres have also been sown this year with lucerne ... About 50 head of dairy cattle are kept ... the milking sheds of this farm are very roomy and substantial, and the yards commodious and well arranged. The various outbuildings are also of superior description to those which are to be found on many farms. Attached to the homestead is a large garden and orchard, well stocked with fruit trees and vines, which appear to be in a vigorous state of growth.¹³

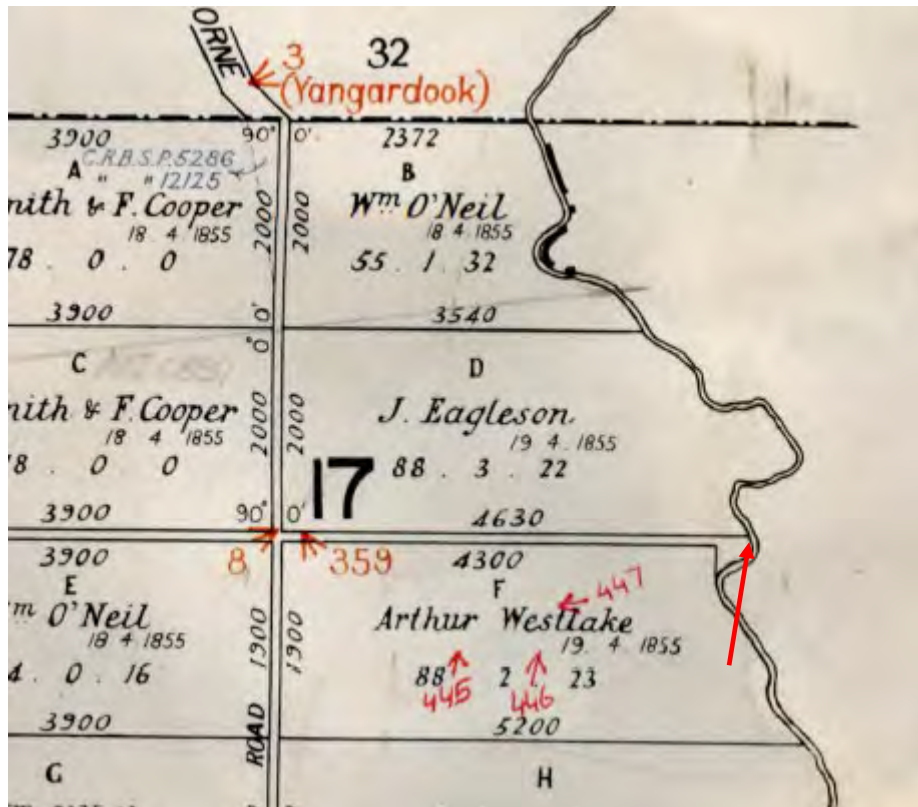


Figure 1 A section of the parish plan of Djerriwarrh, with an approximate location of the subject site indicated

Source: Plan 2528 D62(4), Central Plan Office, Landata, Victorian Land Registry Services

Minns Bridge

Although Melton was a stopping off point for those travelling to the goldfields, Minns Road received little of this traffic and generally served the local community. The road extended between Crown allotments in the parishes of Djerriwarrh and Kororoit, west and east of the creek respectively, and is shown on parish plans of the mid-1850s.¹⁴ The allotments either side of what is now Minns Road were sold in the mid-1850s in Djerriwarrh and in the 1870s in Kororoit.¹⁵

The Melton District Road Board was established in 1862, and responsibility for roads and bridges in the area became that of the board, where previously it had been managed by private individuals or the community.¹⁶ Other bridges in the area were constructed during this time, including in Toolern Vale (1858), over the Djerriwarrh Creek on Coimadai Road (1859, 1882); Beattys Road bridge over the Kororoit Creek (1872) and in Exford (1882). In the nineteenth century, there were two bridge crossings in the Melton area over the Toolern Creek, also known as the Penny Royal Creek then the Toolam Toolern Creek. These were located at the subject site on Minns Road, north-east of the township, and another located immediately to the east of the township

Place Citation

on High Street. A bridge was constructed at the High Street location in 1858, at the cost of £500, a year after the township of Melton was surveyed and divided into Crown allotments for sale. This bridge was reconstructed in 1866.¹⁷

References to this crossing point of the Toolern Creek appear as early as the 1860s. The *Bacchus Marsh Express* reported in 1866 that the Melton Road Board's surveyor was 'instructed to inspect the crossing-place of the Toolern Creek at Fred Newnham's'.¹⁸ It is unclear if a formalised crossing was put in place by the Roads Board in this period.

The timber Minns Road bridge appears to have been constructed in the late 1880s, although discussions regarding its construction were held by the Melton Shire Council in the early 1880s. In May 1883, the Council called for tenders for the construction of a 'five (5) bay timber bridge over the Toolern Creek near H Minns's'.¹⁹ But this seems not to have proceeded, as in August the Council discussed the plans for the bridge and its construction cost.²⁰ In 1886, the Shire Secretary suggested building dams instead of bridges to assist with water supply, with the Minns Road crossing at the Toolern Creek considered as part of this plan. Council resolved to prepare plans for a 'dam as well as a bridge ... for Minns Bridge'.²¹ Although Council appears to have been committed to this plan, to the point of sinking shafts in April 1887, it seems the 'poor foundational and water-holding quality' of the site made it unviable.²²

The *Bacchus Marsh Express* reported on deliberations of the Council, noting in April 1887 that councillors had made a request to the Victorian Public Works Department for financial assistance with its construction.²³ In July 1888, it was further reported that the Melton Shire Council had been granted by the government:

a sum of £75 to further assist with the erection of the bridge over the Toolern Creek near Mr H Minn's, [sic] Council [to] expend £150 additional.²⁴

The contractors for the structure were M A Barr & Co, and construction was completed by early 1889.²⁵ The bridge received limited attention from the Council after this, aside from references to repair works.²⁶ The bridge is shown on a 1916 survey plan of the Sunbury area (Figure 2).

In 1923 the Melton Shire Council decided to call for tenders for the 'construction of a pitched crossing on Minns' road', which also coincided with the construction or repair of the road surface.²⁷ Minns Road was deviated slightly to the south from the 1888 bridge to the new bridge, before resuming the old alignment. This new alignment can be seen on a 1938 survey plan (Figure 3). Timber was stolen from the old bridge in 1954, and after the 'alertness and public spirit' of a local ratepayer identified the suspect, the police decided to take action.²⁸ Despite the Shire Secretary advertising the sale of 'discarded second hand bridge timber' at Minns Bridge in July 1954, the bridge has generally remained intact after the discontinuation of its use.²⁹

Place Citation



Figure 2 Detail of 1916 survey plan of Sunbury area, with subject bridge indicated
Source: Commonwealth Department of Defence, State Library of Victoria

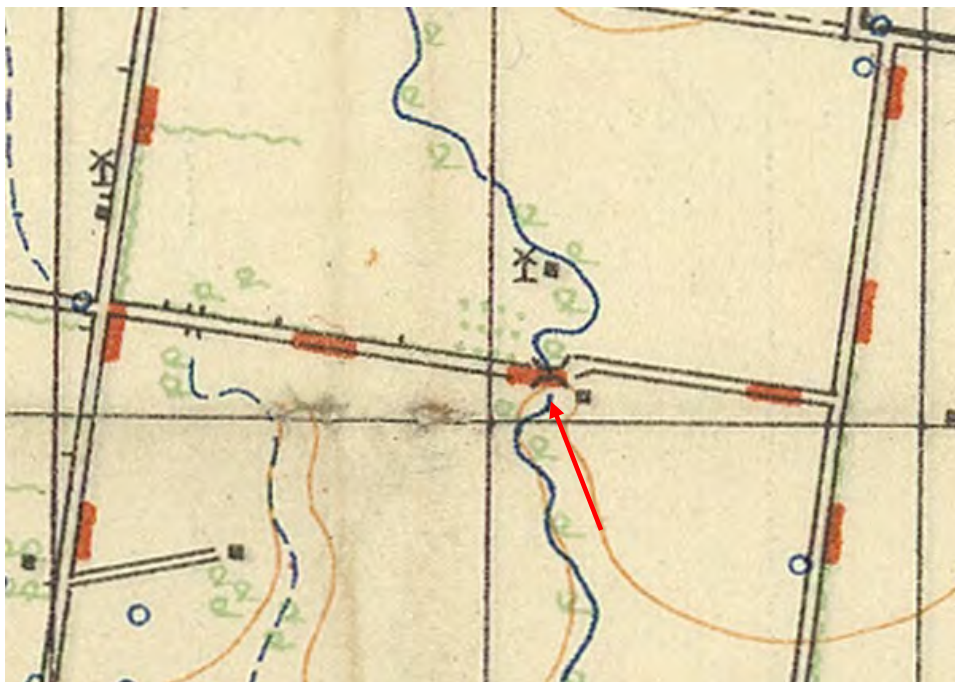


Figure 3 Detail of 1938 survey plan of Sunbury area, with new bridge and road deviation shown (indicated)
Source: Australian Section, Imperial General Staff, State Library of Victoria

*Place Citation***Description**

Minns Road timber bridge over Toolern Creek is located on the original alignment of Minns Road, east of Gisborne-Melton Road. It is a four span timber bridge, approximately 24 metres in length and 6 metres in width.

There are three piers made up of four piles with transverse cross bracing and additional angled support piles to each side. Round timber stringers and substructure support a timber deck with a low timber balustrade extending partway along the length of the deck to both sides. Capped bluestone abutments support the east and west ends of the bridge.

The deck of the bridge is in poor condition, with much of the deck surface and part of the timber balustrade missing. The piers and substructure of the bridge appear to remain intact but are also in generally poor condition.

Comparative Analysis

This is one of only a small number of timber bridges that remain in the City of Melton, in various states of repair. Similar places include:

- Beattys Bridge (Beattys Road, Crossing of Kororoit Creek, Aintree) (Place No. 318): Remains of a timber bridge and nearby stone cobbles, constructed 182. Beattys Bridge is located on one of the main routes between Melbourne and Ballarat and is associated with the nearby Rockbank Inn and water reserve.³⁰
- VHI: H7822-2279 - Toolern Creek Bridge (1127-1139 Holden Road Toolern Vale and Plumpton): A timber bridge ruin with quarried bluestone abutments.³¹
- Holden Road Bridge over Kororoit Creek ((Place No. 99): A timber and bluestone three-span bridge ruin with shaped corbels. This is a later bridge dating from the 19th or early 20th century.³²
- Bridge Abutments: Diggers Rest-Coimadai Road (Place No. 13): Concrete and basalt with some timber, crosses both branches of the Kororoit Creek, and the Toolern Creek.³³

Assessment Against Criteria

(Criteria endorsed by the Heritage Council on 6 December 2012 (Reviewed and updated 4 April 2019)

Criterion A - Importance to the course, or pattern, of the City of Melton's cultural history.

Minns Road timber bridge is historically significant as a timber road bridge constructed in the late 1880s on the original alignment of Minns Road. This thoroughfare, dating from the mid-1850s, was named after the locally important Minns family. The timber bridge was built to provide local access over Toolern Creek, and demonstrates the growth of the community at the time and the need to provide reliable transport connections for local residences and farming communities.

The bridge also has associations with the locally prominent Minns family, who were well known in Melton community having owned a significant amount of land from the 1860s, as well as operated the Minns Hotel in Melton and sat on Melton Shire Council across several generations.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Melton's cultural history.

Minns Road timber bridge is one of only a small number of nineteenth century bridges that survive in the City of Melton. Other examples of locally significant bridges in Melton include a concrete girder road bridge over Toolern Creek (1913), a sandstone arch road bridge over Djerriwarrh Creek (c. 1850s) and a masonry bridge over Kororoit Creek (c. 1860-70). The Minns Road timber bridge is a relatively rare example of a late 1880s timber road bridge constructed to provide local access, unrelated to major transport routes through Melton.

Place Citation

Criterion C - Potential to yield information that will contribute to an understanding of the City of Melton's cultural history.

Minns Road timber bridge is one of only a small number of timber bridges that remain in the City of Melton and may provide evidence of late nineteenth century timber bridge construction but is not considered to meet this criterion at a local level.

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

Minns Road timber bridge is representative of a late nineteenth century local access bridge structure. It is a simple utilitarian structure which demonstrates the characteristics of a structure constructed to provide local access over a waterway, in comparison to the larger, more elaborate structures constructed on major transport routes or in key public locations.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

Minns Road timber bridge is not considered to meet this criterion at a local level.

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

No evidence has come to light to date to suggest the bridge would meet this criterion at a local level.

Criterion G - Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.

No evidence has come to light to date to suggest the bridge would meet this criterion at a local level.

Criterion H - Special association with the life or works of a person, or group of persons, of importance in the City of Melton's history.

No evidence has come to light to date to suggest the bridge would meet this criterion at a local level. Associations with the locally prominent Minns family is considered under Criterion A.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melton Planning Scheme. The recommended HO extent is provided at Figure 4.

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or fences exemptions	No
Included on the Victorian Heritage Register	No
Prohibited uses permitted	-
Incorporated plan	-
Aboriginal heritage place	Located in an identified area of Aboriginal Cultural Heritage Sensitivity

Place Citation



Figure 4 Recommended HO extent for the Minns Road timber bridge

- 1 City of Melton, <https://www.melton.vic.gov.au/Services/People/Aboriginal-and-Torres-Strait-Islander/Education-Resources>, accessed March 2021.
- 2 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, pp 15-21.
- 3 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 27
- 4 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 42-43
- 5 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 41-44.
- 6 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 37,60
- 7 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 38
- 8 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 61
- 9 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 30.
- 10 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Volume 6: Statements of Significance*, May 2009, p. 34; *Bacchus Marsh Express*, 4 November 1876, p. 4.
- 11 Joan Starr, *Melton: Plains of Promise*, Melton Shire Council, 1985, p. 36.
- 12 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Volume 3: Statements of Significance*, 'The Willows', p. 30.
- 13 *Bacchus Marsh Express*, 4 November 1876, p. 4.

Place Citation

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- 14 FEAT101 – Djerriwarrh, Historic Plan Collection, VPRS 8168, Public Record Office Victoria.
- 15 Parish plans, Djerriwarrh D62 (4) and Kororoit K74, put away plans, Central Plan Office, Landata, Victorian Land Registry Office.
- 16 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p.74
- 17 *Star*, 19 October 1858, p. 3; JA Bilitsta, *A Chronology of Melton – First Fifty Years 1835-1885*, 1987, n.p.
- 18 *Bacchus Marsh Express*, 22 September 1866, p. 3.
- 19 *Bacchus Marsh Express*, 26 May 1883, p. 2.
- 20 *Bacchus Marsh Express*, 11 August 1883, p. 3.
- 21 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 271.
- 22 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 272.
- 23 *Bacchus Marsh Express*, 23 April 1887, p. 3.
- 24 *Bacchus Marsh Express*, 28 July 1888, p. 3.
- 25 *Bacchus Marsh Express*, 31 March 1888, p. 2, 30 March 1889, p. 7.
- 26 See for example, *Bacchus Marsh Express*, 12 February 1898, p. 1.
- 27 *Melton Express*, 18 August 1923, p. 4
- 28 *Melton Express*, 31 July 1954, p. 5.
- 29 *Melton Express*, 31 July 1954, p. 5.
- 30 RBA Architects, *City of Melton Heritage Assessment Project 2018: Findings*, 2018, p. 60.
- 31 ‘Toolern Creek Ruinous Bridge and Road Cutting’, <https://vhd.heritagecouncil.vic.gov.au/places/124221>, Accessed 23 April 2020.
- 32 RBA Architects, *City of Melton Heritage Assessment Project 2018: Findings*, 2018, p. 60.
- 33 RBA Architects, *City of Melton Heritage Assessment Project 2018: Findings*, 2018, p. 60.

Place Citation

NAME	Mt Aitken Estate Solider Settlement Housing	PLACE ID	134, 135,
ADDRESS	115-131 Napier Street, 480-580, 726-738, 740-794 & 796-830 Mt Aiken Road, Diggers Rest		142, 143
PLACE TYPE	Housing	SURVEY	06/02/202
DATE OF CONSTRUCTION	c. 1950s		



Note: the property at 740-794 Mt Aitken Road, Diggers Rest is included in the Heritage Overlay of the Melton Planning Scheme as HO60 – Mount Aitken Site and Ruin. This citation relates only to the Soldier Settlement house on this property. No assessment has been undertaken of the former Mt Aitken remains.

Statement of Significance*What is Significant*

The four soldier settlement houses on Mt Aitken Road and one on Napier Street, Diggers Rest are part the post-World War II farm settlement scheme for ex-servicemen. The small farming allotments were formerly part of the Mt Aitken pastoral estate, and were acquired by the State Government in 1947. Five men who had served in various roles during World War II successfully applied to occupy the allotments – A1, A2, A3, A4 and A5. The farmhouses of this scheme were of a standard type, typically modest single-storey weatherboard construction, stepped frontages and entry porches. The subject residences are understood to have been constructed to the standard designs by architects Buchan, Laird and Buchan, and were constructed in the early 1950s. The five soldier settlement properties were acquired as freehold by ex-servicemen during the 1960s and 1970s, indicating the requirements of the scheme had been satisfied.

How is it Significant

Mt Aitken Estate Soldier Settlement Housing is of local historical, rarity and representative significance at a local level to the City of Melton.

Why is it Significant

The Mt Aitken Estate Soldier Settlement Housing is of local historical significance demonstrating the break-up of large nineteenth century pastoral estates in the municipality, and the twentieth century shift to small farm holdings. The soldier settlement houses are also of historical significance, illustrating post-war soldier settlement schemes in Melton (Criterion A).

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The five soldier settlement houses, constructed in the early 1950s on Mt Aitken Road and Napier Street are of local significance for their rarity as one of a small number of remaining examples of post-war soldier settlement in the municipality (Criterion B).

The five soldier settlement houses on Mt Aitken Road and Napier Street are of local representative significance for their demonstration of the key characteristics of standard soldier settlement housing. This includes their modest, single-storey weatherboard construction, often double or triple fronted, and with verandahs and brick chimneys. The designs were provided by the architects Buchan, Laird and Buchan for the Soldier Settlement Commission (Criterion D).

History*Contextual history*

The City of Melton incorporates three Traditional Owner Groups, the Wadawarrung, Wurundjeri Woi Wurrung and Boon Wurrung (Bunurong) peoples of the Kulin Nation.¹ The basalt plains and the incised valley created by the waterways of the Werribee River, Toolern Creek and their tributaries was a resource rich landscape for Kulin Nation peoples prior to the European settlement. With the permanent European settlement of the Port Phillip District (later renamed Victoria) from 1835, the traditional way of life ceased. The growing population of new settlers, their dominance and appropriation of the landscape and the introduced notion of private property (and its associated fences) prevented Kulin peoples from traversing their lands while European settlement and introduced animals disrupted traditional food supplies. Armed conflict, sexual violence and introduced diseases took a further toll. Many of the Aboriginal people from the region were also removed to Government owned reserves such as Coranderrk near Healesville (1863 -1924).² Despite the effects of colonisation, including dispossession of land, the Traditional Owners have maintained a continuing connection to land, waters and culture within the City of Melton.

Diggers Rest developed as a stopping place on the road to the Bendigo goldfields from Melbourne, with a coffee shop and then hotel in operation from c. 1852. Unlike other townships in the district, Diggers Rest was not the result of a government survey.³ A new hotel was constructed in c. 1854, which became an important stabling and wayside location, 'at which three coaches changed daily'.⁴ A railway station was established on the line between Melbourne and Sunbury in 1859, and a school, additional hotels, general store, mechanics institute and post office were established through the nineteenth century, although the population remained small.⁵ The rise in car travel in the twentieth century once again saw it become a stopping point for regional travellers. In terms of industry, a chaff mill and weighbridge were established by 1915, located near the railway line.⁶ In the late twentieth century, the population of the township began to increase as a satellite town to Melbourne, with the Calder Freeway bypass constructed in the 1990s.⁷

Subject site

Following European settlement of the Port Phillip District (later renamed Victoria) in 1834, the subject properties were part of John Aitken's Mount Aitken pastoral run, established in c. 1837. The run has been described as the 'first inland occupation of sheep country' in Victoria, and Aitken was 'revered as the colony's leading flockmaster.'⁸ Aitken's relationship with the local Aboriginal people was not friendly, and violent encounters were not unusual.⁹ After Aitken departed Victoria in 1857, the pastoral property was leased by Watson and Hewitt.¹⁰ The broader property changed hands a number of times through the nineteenth and early twentieth centuries.

The City of Melton has been subject to a number of subdivision schemes that aimed to break up large pastoral estates and encourage settlement by way of small-scale farming, including the Closer Settlement scheme. The subject properties were developed as small scale farms in the post-war period. Similar to the earlier Closer Settlement scheme, the Soldier Settlement Acts enacted following World War I enabled Victorian state

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governments to purchase pastoral land and subdivide them for purchase for farming purposes by veterans.¹¹ Following World War I, the 4,000 acre Melton Park estate was subdivided into 13 soldier settlement farms, and an area near Harkness and Bulmans roads became eight farms. In 1922, the former Green Hills estate became the location for 11 soldier settlement farms.¹²

The Soldier Settlement Scheme of the post-World War II period had been refined to provide more support to new farmers, including bigger blocks of land, with housing and fences supplied.¹³ A small section of the Mount Aitken estate, on the north side of Mt Aitken Road, was subdivided under the 1946 Soldier Settler Scheme.¹⁴ The *Melton Express* reported in August 1947 that:

Ex-servicemen waiting for farm blocks will be interested in the news that the State Government has purchased the Mount Aitken property of 1886 acres, near Diggers Rest, for soldier settlement. Situated in the Shire of Melton, this estate was originally settled by the late John Aitken, being then of considerably larger area ...¹⁵

Applications for the farms were invited by the Soldier Settlement Commission (SSC) in mid-1949.¹⁶ The five soldier settlement properties on Mt Aitken Road and Napier Street were identified as Crown Allotments A1, A2, A3, A4, A5 with the allotments having been surveyed by August 1949.¹⁷ In June 1949, the SSC invited applications for the five farms.¹⁸ In November 1949, tenders were called for the construction of 'five farmhouse units of timber construction on Mt Aitken Estate'.¹⁹ The plans and specifications were available at the commission's office and the offices of architects Buchan, Laird and Buchan, indicating the subject residences were the work of the architects, who had been commissioned by the SSC to provide additional house designs for the scheme.²⁰ The annual reports of the SSC show that standard residences provided as part of the scheme were typically modest, single-storey weatherboard dwellings, often double or triple fronted and with verandahs.

The *Melton Express* reported in 1950 that:

The Soldier Settlement Commission has commenced the erection of houses on the newly acquired Mount Aitken Estate, and the settlers are engaged in fencing their blocks, so it should not be long before they are in occupation.²¹

Construction of the dwellings and associated dairies appears to have been completed by 1954, if not earlier, with a tender notice in the *Melton Express* placed by the Soldier Settlement Commission which called for electrical work at the estate.²²

Four of the properties on Mt Aitken Road and Napier Street were acquired as freehold properties in the 1960s, with one in the 1970s, indicating that the conditions of the settlement scheme had been satisfied. As illustrated at Figure 1, the 377-acre site labelled A1, which bordered the western branch of the Kororoit Creek, was purchased by T H Lucardie in 1964. The 394-acre property to its immediate east, referred to as A2, had been purchased by E W S Charlton three years earlier in 1961. The *Shire of Melton Heritage Study* noted that Charlton's allotment included the ruin of the Mt Aitken homestead, which was burnt out in 1944. It is understood that any remaining fabric of this early homestead was 'buried by a bulldozer' in the late twentieth century.²³ In 1964, G L Connors acquired allotment A4 on the western side of the Kororoit Creek (eastern branch) which measured 389 acres. Allotment A5 was purchased by A K Keays in 1960, with Allotment A3 the last allotment purchased, by J P La Franchi in 1973. Aerial photographs of the 1960s show the weatherboard residences as constructed. An aerial photograph of 1963 (Figure 2) shows the dwellings at 726-738 and 740-794 Mt Aitken Road, with 796-830 Mt Aitken Road shown at (Figure 3). All three employ a similar stepped form that is evident in the aerial photography. The dwelling at 480-580 Mt Aitken Road can be seen in the 1968 aerial photograph at Figure 4. This dwelling adopted a different form to the other three on Mt Aitken Road, with a single projecting bay, another form typical of the SSC scheme. The easternmost of the settler's houses, at 115-131 Napier Street, can also be seen in a 1963 aerial photograph (Figure 5). The form that this residence

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adopts was also a standard design, and a photograph of another example, at 'Red Rock Estate' near Jacksons Creek, Sunbury, is shown in the SSC's annual report of 1952 (Figure 6).²⁴

Lucardie, Charlton, La Franchi, Conners and Keays all served in World War II. Thomas Henry Lucardie enlisted at Royal Park in July 1940 and served as a Private in the 22 Brigade Company Ordinance Workshop in Thailand. He was also a prisoner of war.²⁵ Ernest Wakefield Scott Charlton enlisted at Seymour in May 1940. He was a gunner in the 2/4 Field Regiment in conflicts in Egypt, Syria and New Guinea.²⁶ Gordon Leslie Conners enlisted in Gisborne in June 1940, and served in the 2/2 Anti-Aircraft Regiment as a gunner.²⁷ It is likely he served in the Middle East and New Guinea.²⁸ Julian Peter La Franchi enlisted at Caulfield in March 1942, aged 19. He served as a Corporal in the 168 Australian General Transport Company, which was based in Japan.²⁹ Alfred Keith Keays enlisted at Strath Creek in June 1942 and served as a Staff Sergeant.³⁰



Figure 1 Buttejork parish plan, showing the Soldier Settlement allotments

Source: Plan 2311 B536 (3), Central Plan Office, Landata, Victorian Land Registry Services

Place Citation



Figure 2 Aerial photograph of Mt Aitken Road, 1963, with two soldier settlement houses at 726-738 and 740-794 Mt Aitken Road indicated
Source: Historical Aerial Photography Collection, Landata, Victorian Land Registry Services



Figure 3 1963 aerial photograph, with the soldier settlement house at 796-830 Mt Aitken Road indicated
Source: Historical Aerial Photography Collection, Landata, Victorian Land Registry Services

Place Citation

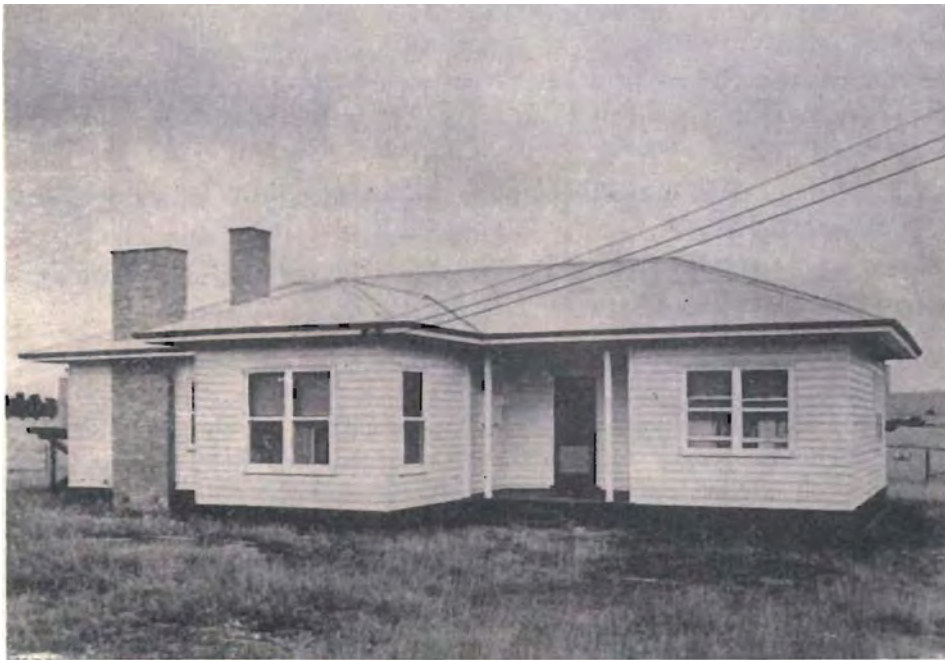


Figure 4 1968 aerial photograph, with the soldier settlement house at 480-580 Mt Aitken Road indicated
Source: Historical Aerial Photography Collection, Landata, Victorian Land Registry Services



Figure 5 1963 aerial photograph, with the soldier settlement house at 115-131 Napier Street indicated
Source: Historical Aerial Photography Collection, Landata, Victorian Land Registry Services

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A Settler's House on "Red Rock" Estate.

Figure 6 Photograph of a settler's house, 1952, which adopts the same form as the house at 115-131 Napier Street

Source: Soldier Settlement Commission, Annual Report, 1952, p. 9.

Description

The following properties were identified in the *Shire of Melton Heritage Study*, prepared in 2007 by David Moloney et al. Note that accurate street addresses were not identified as part of this study.

- Place ID: 134 – House (now *Boomera* Gate No. 1)
- Place ID: 135 – House (original *Boomera*?)
- Place ID: 142 – House (*Menindee*), 638? Mt Aitken Rd
- Place ID: 143 – House (*Corvette*), 638? Mt Aitken Rd


The addresses given for this assessment of the Mt Aitken Road Soldier Settlement Housing were 480-580 & 726-830 Mt Aitken Road. Following additional investigation, it was determined that the addresses for the relevant properties are as follows:

- 480-580 Mt Aitken Road
- 726-738 Mt Aitken Road
- 740-794 Mt Aitken Road
- 796-830 Mt Aitken Road



Only the property at 726-738 Mt Aitken Road was inspected. The remaining properties were viewed from Mt Aitken Road only. The following description has been prepared from aerial images, as well as where the residences are visible from the public domain.

The property at 115-131 Napier Street, Diggers Rest, was not identified as part of the Soldier Settlement Housing in the 2007 study, however has been determined to have formed part of the 1940s Mt Aitken Estate Soldier Settlement subdivision (Allotment A5). This property has not been inspected; the following description has been prepared from aerial images and the property as visible from the public domain.




Place Citation

Address	Description	Image
480-580 Mt Aitken Road	<p>This is a large property bounded to the east by the east branch of Kororoit Creek. It forms part of Crown Allotment A4 of the soldier settlement properties. The buildings within the site are not clearly visible from the public domain.</p> <p>The c. 1950s residence is a single-storey dwelling incorporating a projecting bay and hipped roof with two brick chimneys. The residence appears to be generally intact as indicated in the 1968 aerial image at Figure 4, with some change evident at the rear.</p> <p>Several buildings including residences/outbuildings/sheds are visible on recent aerial photography of the property, and the residence is surrounded by tree rows.</p>	<p>Residence not visible from Mt Aitken Road.</p>  <p>Source: Nearmap, image date August 2021</p>
726-738 Mt Aitken Road	<p>This is a small property which appears to have originally formed the westernmost extent of Crown Allotment A3 (since subdivided). Notwithstanding that allotment A3 was purchased outright in 1973, it is understood to have been constructed in the early 1950s. A residence within this allotment appears close to the Mt Aitken Road property boundary on the 1963 aerial image (Figure 2). This residence is a triple fronted weatherboard house, which remains extant. A large addition has been added to the front (south-east) corner, however the original form of the weatherboard residence with hipped roof and brick chimney remains legible.</p> <p>Several buildings including outbuildings and sheds are located within the property, and the residence is surrounded by mature vegetation, including informal tree rows.</p>	 <p>Source: Lovell Chen</p>  <p>Source: Nearmap, image date August 2021</p>

Place Citation

Address	Description	Image
740-794 Mt Aitken Road	<p>This is a large property which was purchased in 1961 as Crown Allotment A2. The buildings within the site are not clearly visible from the public domain. The c. 1950s triple fronted residence is visible within this property on the 1963 aerial image (Figure 2), and recent aerial photography suggests this residence remains reasonably intact within the property.</p> <p>Several buildings including outbuildings and sheds are visible on recent aerial photography of the property, and the residence is surrounded by mature vegetation, including informal tree rows.</p> <p>Also located within this property are the elements which form part of the Mt Aitken Site & Ruin (HO60). The mapped extent of HO60 incorporates the whole of the property at 740-794 Mt Aitken Road. This heritage place is the semi-ruinous stone building and the archaeological remains of former structures, including walls, tracks and gardens and the conifer shelter plantings and any remnant garden plantings. According to the <i>Shire of Melton Heritage Study</i> citation for HO60, 'Allotment A3, the former homestead site with the ruin, was purchased by EWS Charlton, who obtained freehold title on 21 June 1961. Scott Charlton had occupied the site in 1950, and built his home not far from the original Aitken homestead.'³¹</p> <p>The residence associated with the Mt Aitken Soldier Settlement Housing is unrelated to the Mount Aitken Site and Ruin, which dates from the mid-late nineteenth century.</p>	 <p>Source: Lovell Chen</p>  <p>Source: Nearmap, image date August 2021</p>

Place Citation

Address	Description	Image
796-830 Mt Aitken Road	<p>This is a large property bounded to the west by the west branch of Kororoit Creek. It was purchased outright in 1964 as Crown Allotment A1, with the residence constructed in the c. 1950s. This property was not inspected, however some buildings within the site are visible from the public domain, including a triple fronted weatherboard residence with a hipped roof and brick chimneys. The form and siting of this residence in close proximity to Mt Aitken Road is similar to the other examples of soldier settlement housing within former allotments A2 and A3.</p> <p>Several buildings including outbuildings and sheds, as well as fenced enclosures are visible on recent aerial photography of the property, and the residence is surrounded by mature vegetation.</p>	 <p>Source: Lovell Chen</p>  <p>Source: Nearmap, image date August 2021</p>
115-131 Napier Street	<p>This is a small property on Napier Street, on the west side of the Calder Freeway. It forms part of Crown Allotment A5 of the soldier settlement properties. This property was not inspected, however some buildings within the site are visible from the public domain including the c. 1950s residence. This is a single-storey dwelling incorporating a projecting bay and hipped roof with two brick chimneys. The residence adopts a standard form of Soldier Settlement housing, and appears to be generally intact externally as it presents to Napier Street, with some change evident in aerial photographs to the rear (refer Figure 5 for comparison).</p> <p>Landscaping within the property includes a tree row to the north of the residence and mature vegetation. A separate garage is</p>	 <p>Source: Lovell Chen</p>

Place Citation

Address	Description	Image
	located to the south-east of the residence.	 <p>Source: Nearmap, image date November 2021</p>

Comparative Analysis

There are other places within the municipality that are associated with Closer and Soldier Settlement subdivision. These include places associated with the subdivision of Melton Park, such as:

- HO16: 2-200 Porteous Road: Weatherboard Edwardian house, formerly *Melton Park* Manager's residence.
- HO68: *Kippenross*, 429-455 Bulmans Road (1915): large rural property including a Late Victorian polychrome brick residence and outbuildings.
- HO22: *Kuloomba*, 2187 – 2225 Diggers Rest: Coimadai Road: Late federation style house and outbuildings
- Place No.175: 488 Bulmans Road, West Melton: typical farmhouse of the period associated with the breakup of Melton (c. 1910).

Assessment Against Criteria

(Criteria endorsed by the Heritage Council on 6 December 2012 (Reviewed and updated 4 April 2019))

Criterion A - Importance to the course, or pattern, of the City of Melton's cultural history.

The Mt Aitken Estate Soldier Settlement Housing is of local historical significance demonstrating the local break-up of large pastoral estates in the municipality, and the twentieth century shift to small farm holdings.

The group of early 1950s residences on Mt Aitken Road and Napier Street provide good evidence of the post-war soldier settlement scheme in Melton. This type of settlement scheme, which occurred in the periods after both world wars, took place with varying degrees of success across the municipality. The 1946 scheme, after World War II, was designed to provide additional support to the ex-servicemen farmers. The purchase of the subject allotments in the decades after the establishment of the Mt Aitken soldier settlement estate indicates a level of success of these small farm properties.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Melton's cultural history.

There are a number of examples of earlier soldier settlement schemes in Melton, but the Mt Aitken Estate Soldier Settlement Housing is one of a small number of examples of post-war soldier settlement in the municipality.

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It has not been established that other examples of post-war soldier settlement residences remain extant and intact in the municipality; however, it appears likely that this group is a rare example and as such satisfies this criterion at a local level.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Melton's cultural history.

The Solider Settlement Housing is not considered to meet this criterion at a local level.

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

The residences appear to be representative of a housing type associated with post-war soldier settlement development. The modest, single-storey, weatherboard construction, stepped or asymmetrical frontage and porch entry are demonstrative of a standard design, part of the provision of support from the Soldier Settlement Commission. The architects Buchan, Laird and Buchan appear to have provided the standard designs for the Mt Aitken Estate.

The Solider Settlement Housing satisfies this criterion at a local level.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

The Solider Settlement Housing is not considered to meet this criterion at a local level.

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

The Solider Settlement Housing is not considered to meet this criterion at a local level.

Criterion G - Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.

No evidence has come to light to date to suggest the residences would meet this criterion at a local level.

Criterion H - Special association with the life or works of a person, or group of persons, of importance in the City of Melton's history.

No evidence has come to light to date to suggest the residences would meet this criterion at a local level.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melton Planning Scheme as a serial listing. The recommended HO extent is provided at Figure 7 - Figure 12.

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or fences exemptions	No
Included on the Victorian Heritage Register	No
Prohibited uses permitted	-
Incorporated plan	-
Aboriginal heritage place	-

Place Citation



Figure 7 Recommended extent of serial listing



Figure 8 Recommended HO extent for 480-580 Mt Aitken Road



Figure 9 Recommended HO extent for 726-738 Mt Aitken Road



Figure 10 Recommended HO extent for 740-794 Mt Aitken Road

Place Citation



Figure 11 Recommended HO extent for 796-830 Mt Aitken Road



Figure 12 Recommended HO extent for 115-131 Napier Street

Place Citation

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- 1 City of Melton, <https://www.melton.vic.gov.au/Services/People/Aboriginal-and-Torres-Strait-Islander/Education-Resources>, accessed March 2021.
 - 2 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, pp 15-21.
 - 3 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, pp. 81-82.
 - 4 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 82.
 - 5 'Diggers Rest and Plumpton', Victorian Places, Monash University and University of Queensland, 2015, <https://www.victorianplaces.com.au/diggers-rest-and-plumpton>, accessed 17 May 2021.
 - 6 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 82.
 - 7 'Diggers Rest and Plumpton', Victorian Places, Monash University and University of Queensland, 2015, <https://www.victorianplaces.com.au/diggers-rest-and-plumpton>, accessed 17 May 2021.
 - 8 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, pp. 80-81.
 - 9 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 82.
 - 10 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 84.
 - 11 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p.62
 - 12 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, pp 65 and 93.
 - 13 Heritage Victoria, 'War related heritage in Victoria – Part 2', August 2011, p. 61.
 - 14 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 65.
 - 15 *Melton Express*, 23 August 1947, p. 5.
 - 16 *Bacchus Marsh Express*, 18 June 1949, p. 5.
 - 17 *Bacchus Marsh Express*, 27 August 1949, p. 1.
 - 18 *Melton Express*, 18 June 1949, p. 5.
 - 19 *Argus*, 12 November 1949, p. 29.
 - 20 Soldier Settlement Commission, Annual Report, 1948-49, p. 6.
 - 21 *Melton Express*, 25 February 1950, p. 3.
 - 22 *Melton Express*, 11 September 1954, p. 4.
 - 23 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, pp. 89, 94.
 - 24 Soldier Settlement Commission, Annual Report, 1952, p. 6. Note, the exact location of the Red Rock Estate residence has not been identified.
 - 25 'T H Lucardie', VX37943, Second World War POWs and Missing Persons, Australian War Memorial, <https://www.awm.gov.au/collection/R1471822>, accessed 26 May 2021.
 - 26 Department of Veterans' Affairs, World War Two Service, 'Charlton, Ernest Wakefield Scott', Veteran Details, <https://nominal-rolls.dva.gov.au/veteran?id=429173&c=WW2>, and Australian War Memorial, '2/4th Field Regiment', <https://www.awm.gov.au/collection/U54394>, accessed 26 May 2021.
 - 27 Department of Veterans' Affairs, World War Two Service, 'Connors, Gordon Leslie', Veteran Details, <https://nominal-rolls.dva.gov.au/veteran?id=431426&c=WW2#R>, accessed 26 May 2021.

Place Citation

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- 28 '2/2nd Heavy Anti-Aircraft Regiment', Shrine of Remembrance, <https://www.shrine.org.au/2/2-heavy-anti-aircraft-regiment>, accessed 26 May 2021.
- 29 Department of Veterans' Affairs, World War Two Service, 'La Franchi, Julian Peter', Veteran Details, <https://nominal-rolls.dva.gov.au/veteran?id=482662&c=WW2#R>, accessed 26 May 2021.
- 30 Department of Veterans' Affairs, World War Two Service, 'Keays, Alfred Keith', Veteran Details, <https://nominal-rolls.dva.gov.au/veteran?id=504235&c=WW2#R> accessed 10 September 2021.
- 31 David Maloney, *Shire of Melton Heritage Study – Volume 4*, p. 89.

Place Citation

NAME	Cottage (stone, relocated)	PLACE ID	23
ADDRESS	2130-2170 Diggers Rest-Coimadai Road, Toolern Vale	MAP REFERENCE	
PLACE TYPE	Private residence	SURVEY DATE	N/A
DATE OF CONSTRUCTION	c. 1870s, relocated 1971	RECOMMENDATION	

No site inspection undertaken. The relocated bluestone cottage is not visible from the public domain.

History

The City of Melton incorporates three Traditional Owner Groups, the Wadawarrung, Wurundjeri Woi Wurrung and Boon Wurrung (Bunurong) peoples of the Kulin Nation.¹ The basalt plains and the incised valley created by the waterways of the Werribee River, Toolern Creek and their tributaries was a resource rich landscape for Kulin Nation peoples prior to the European settlement. With the permanent European settlement of the Port Phillip District (later renamed Victoria) from 1835, the traditional way of life ceased. The growing population of new settlers, their dominance and appropriation of the landscape and the introduced notion of private property (and its associated fences) prevented Kulin peoples from traversing their lands while European settlement and introduced animals disrupted traditional food supplies. Armed conflict, sexual violence and introduced diseases took a further toll. Many of the Aboriginal people from the region were also removed to Government owned reserves such as Coranderrk near Healesville (1863 -1924).² Despite the effects of colonisation, including dispossession of land, the Traditional Owners have maintained a continuing connection to land, waters and culture within the City of Melton.

The early township of Melton was a stopping point on the road to the goldfields, located at a crossing point over the Toolern Creek, the banks of which became a camping ground for travellers. The township was surveyed in 1852, and allotments sold the following year.³ As a result of the township's location, a number of hotels were established, many of which provided stabling and other accommodation for those travelling between Melbourne and Ballarat. Other early hotels in the township included the Raglan Hotel and the Melton Hotel, both of which had extensive outbuildings.⁴ The town grew through the nineteenth century, with civic and ecclesiastic institutions established in the 1860s and 1870s. Local government was established with the Melton Roads Board in 1862, becoming the Shire of Melton in 1871.⁵ The township served as a centre for the surrounding rural and agricultural district, although population growth was slow into the twentieth century.⁶

Place Citation

The bluestone cottage located in the property at 2130-2170 Diggers Rest-Coimadai Road, Toolern Vale is understood to have originally been an outbuilding at the Royal Hotel, Melton.⁷ The Royal Hotel was a well-known hotel in the early town, situated at the north-east corner of Smith and High streets. It was established in the c. 1850s, with Michael Ryan a 'popular' early licensee of the venue.⁸ As was often the case for early hotels, it was used for other purposes including auctions, inquests and elections. Ryan operated the hotel until his death in 1872. The hotel in 1872 appears to have been a fairly modest complex of weatherboard buildings, as outlined in Ryan's probate documentation, which described it as:

Royal Hotel all of galvanised iron and wood one story [*sic.*] high containing twelve rooms inclusive of kitchen. Together with three stables and one shed all of wood.⁹

The estate documentation does not include the bluestone cottage, and as such, its original construction date is unknown. It does not appear to have been associated with the early history of the Royal Hotel. Instead, it may have served travellers through Melton or hotel staff in the late nineteenth century, and it is understood that the hotel had 'extensive stables' to cater for this traffic.¹⁰ The Royal Hotel operated into the twentieth century, but was closed in c. 1911 as a result of the work of the Licensing Reduction Board in the early twentieth century. It was later used for retail purposes, including a fruit shop in the 1960s.¹¹ In the early 1970s, the Royal Hotel (Figure 1) was demolished as part of the development of the Melton Civic Centre. The Royal Hotel site can be seen in an aerial photograph of 1970 (Figure 2), though it is unclear in this image where the bluestone structure was located.

The bluestone outbuilding was relocated to the Toolern Vale site from Melton in c. 1971. A photograph (Figure 3) of the structure prior to its removal from the Royal Hotel site shows it unoccupied and in a poor condition, with overpainted stone, missing windows and door, and a different roof form and materiality (corrugated metal) to its current presentation.

The structure was demolished, with individual stones hand numbered, and reassembled and restored by the McKenna family.¹² Starr's *Plains of Promise* describes the process:

Philip [McKenna] began by numbering the bluestone blocks, then moving them block by block to his farm at Toolern Vale. There he and his father began to rebuild it as it would originally have been. There were interruptions to the work, because Philip and Bev were also having a home built on the farm ... Complete with shingle roof, and an added verandah with stone flagged floor, the 30 ft x 15 ft room makes an ideal family room ...¹³



Figure 1 Royal Hotel at intersection of Smith and High streets, prior to demolition
Source: Joan Starr, *Melton: Plains of Promise*, Melton City Shire, n.d., p. 48

Place Citation



Figure 2 Aerial photograph of Royal Hotel site, 1970, just prior to the redevelopment of the hotel site
Source: Historical Aerial Photography Collection, Landata, Victorian Land Registry Services



Figure 3 Undated photograph of Royal Hotel outbuilding, prior to relocation in 1971, with earlier roof form visible
Source: Joan Starr, *Melton: Plains of Promise*, Melton City Shire, n.d., p. 50

*Place Citation***Description**

The relocated bluestone building at 2130-2170 Diggers Rest-Coimadai Road, Toolern Vale is situated approximately 170 metres from the road (Figure 4), and is an outbuilding to a c. 1970s house on the property. No site inspection was undertaken, and this description is based on aerial images and photographs provided by Council, which date to c. 2000.

The building (Figure 5, Figure 6) is a single-storey bluestone double-fronted cottage, with timber framed, multipaned sash windows, that do not appear to be original. It has a hipped roof without eaves, clad in shingles, a change in materiality and roof form as seen in the photograph prior to its relocation (Figure 3). The front pitch of the roof extends beyond the building to a small non-original verandah on square timber posts. In terms of materiality, three sides of the building are mixture of dressed bluestone and bluestone rubble, whereas the front facade is dressed bluestone. Although it is understood that the cottage was rebuilt from the Royal Hotel outbuilding, some extant detailing is not consistent with nineteenth century practice, and the cottage appears to have been reconstructed with some liberties, including the roof form which is not original in form or fabric.



Figure 4 Recent aerial photograph of subject site, with bluestone cottage indicated
Source: Nearmap

Place Citation



Figure 5 Front elevation of relocated bluestone cottage, c. 2000
Source: Provided by City of Melton



Figure 6 Rear elevation of relocated bluestone cottage
Source: Provided by City of Melton

*Place Citation***Comparative Analysis**

There are numerous extant and generally intact nineteenth century bluestone structures in the City of Melton, which relate to a variety of different uses and comprise evidence of nineteenth century history of the municipality. These include:

- Exford Homestead (VHR H0316, HO2), Eynesbury Road, Eynesbury. Rare surviving pastoral homestead complex which includes bluestone structures from the mid-1850s such as barn and outbuildings.
- Former Rose & Crown Hotel (HO121), 2057-2083 Western Highway, Rockbank. Rare surviving nineteenth century hotel building in the municipality, constructed of bluestone, although altered.
- Rockbank Inn (VHR H1933, HO10), 1992-2106 Western Highway, Aintree. Site comprises three ruinous bluestone structures, understood to be the hotel, store and stable, and are evidence of an early gold rush era wayside hotel complex.
- Glencoe (HO14), 518-610 Blackhill Road, Toolern Vale. Significant as a predominantly intact nineteenth century farm complex, associated with pastoralist John Beatty, which includes bluestone homestead and bluestone dairy.

Assessment Against Criteria

(Criteria endorsed by the Heritage Council on 6 December 2012 (Reviewed and updated 4 April 2019))

Criterion A - Importance to the course, or pattern, of the City of Melton's cultural history.

The Royal Hotel was one of a group of early hotels in the township of Melton, which became an important stopping point on the road from Melbourne to the goldfields in the 1850s. Early wayside hotels have previously been identified as being of significance in the municipality, as a demonstration of an important historical theme. Many of these hotels included stabling and other outbuildings to provide accommodation for travellers. The Royal Hotel was established in the 1850s and operated until the early twentieth century, when it was delicensed. A description of the hotel in the proprietor's estate and probate papers notes that the hotel and its outbuildings, including stables were all constructed of timber, and as such, the construction of a bluestone outbuilding is understood to date after this 1871 inventory. The bluestone building, believed to have been associated with the hotel's stabling complex, was relocated and rebuilt as a cottage in Toolern Vale in the early 1970s. As such, it has been removed from its early setting and context, and the ability to understand its original use and presentation is limited. Furthermore, its ability to contribute to an understanding of Melton's early history has been diminished.

This criterion is not satisfied.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Melton's cultural history.

There are numerous bluestone structures within the municipality. This criterion is not satisfied.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Melton's cultural history.

This criterion relates to archaeology or concealed physical evidence. Given the building has been dismantled and rebuilt at a different location, it is unlikely that there would be potential for this criterion to be satisfied.

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

Bluestone buildings which were simple in form, scale and design were a typical building type in the Melton district in the nineteenth century, due to the availability of locally sourced stone and the requirements of buildings in the rural locality. As an outbuilding to a hotel, which is understood to have formed part of a stabling complex and possibly accommodated hotel livery workers, the subject building was of a modest design, constructed of a mix of dressed bluestone and bluestone rubble. In its relocated form, it has had a new

Place Citation

roof constructed and verandah added, reducing an understanding of its original rudimentary construction and ancillary use to the early wayside hotel.

This criterion is not satisfied.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

This criterion does not apply.

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

This criterion does not apply.

Criterion G - Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.

This criterion does not apply.

Criterion H - Special association with the life or works of a person, or group of persons, of importance in the City of Melton's history.

Although the building was associated with the Royal Hotel, Melton, it was constructed after c. 1870, following the death of the hotel's original proprietor, Michael Ryan. This criterion is not satisfied.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Melton Planning Scheme.

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- 1 City of Melton, <https://www.melton.vic.gov.au/Services/People/Aboriginal-and-Torres-Strait-Islander/Education-Resources>, accessed March 2021.
 - 2 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, pp 15-21.
 - 3 David Moloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, pp. 73-74.
 - 4 'Township of Melton, in the Parish of Djerriwarrh, Count of Bourke', Department of Crown Lands and Survey, Victoria, 1857, State Library of Victoria. Note this plan does not show the Royal Hotel.
 - 5 David Moloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, p. 74.
 - 6 David Moloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, p. 74.
 - 7 Joan Starr, *Melton: Plains of Promise*, Melton City Shire, n.d., p. 49.
 - 8 David Moloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, p. 139.
 - 9 Michael Ryan, probate, 1873, VPRS 28/P2/19, 11/280, Public Record Office Victoria.
 - 10 Joan Starr, *Melton: Plains of Promise*, Melton City Shire, n.d., p. 49.
 - 11 Figure caption, Fire brigade in front of Radford's Fruit Shop, 1962 in David Moloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, p. 149.
 - 12 Joan Starr, *Melton: Plains of Promise*, Melton City Shire, n.d., pp. 49-50.
 - 13 Joan Starr, *Melton: Plains of Promise*, Melton City Shire, n.d., p. 49.

Place Citation

NAME	Milton Brae	PLACE ID	57
ADDRESS	574-638 Ryans Road, Toolern Vale		
PLACE TYPE	Residence and farm complex	SURVEY DATE	N/A
DATE OF CONSTRUCTION	c. 1850-60s (ruin), c. interwar period (residence)		

No site inspection undertaken. The residence and farm complex are not visible from the public domain

History*Contextual history*

The City of Melton incorporates three Traditional Owner Groups, the Wadawarrung, Wurundjeri Woi Wurrung and Boon Wurrung (Bunurong) peoples of the Kulin Nation.¹ The basalt plains and the incised valley created by the waterways of the Werribee River, Toolern Creek and their tributaries was a resource rich landscape for Kulin Nation peoples prior to the European settlement. With the permanent European settlement of the Port Phillip District (later renamed Victoria) from 1835, the traditional way of life ceased. The growing population of new settlers, their dominance and appropriation of the landscape and the introduced notion of private property (and its associated fences) prevented Kulin peoples from traversing their lands while European settlement and introduced animals disrupted traditional food supplies. Armed conflict, sexual violence and introduced diseases took a further toll. Many of the Aboriginal people from the region were also removed to Government owned reserves such as Coranderrk near Healesville (1863 -1924).² Despite the effects of colonisation, including dispossession of land, the Traditional Owners have maintained a continuing connection to land, waters and culture within the City of Melton.

Originally known as Yangardook, the Toolern Vale area developed into a thriving agricultural community as Crown land sales attracted former gold diggers seeking alternate livelihoods.³ The Parish of Yangardook was known as the 'jewel in the district's agricultural crown', with a reputation for high barley yields from the 1860s.⁴ Early land sales record a relatively high number of Irish names, along with Thomas Ryan, others including O'Neil, Bourke, O'Connor, Phelan, and Moylan.⁵ The township of Toolern Vale was initially known as Green Hills, after the pastoral run, as well as Yangardook and Toolern during the nineteenth century and early twentieth century, before 'Toolern Vale' was confirmed in 1931.⁶ A school was established in 1869, and by the 1880s, it consisted of a small number of private dwellings and public services, including a church and Mechanics Institute.⁷ By the early twentieth century, the population of the district was approximately 300.⁸ In 1965 a particularly devastating bushfire burnt down the school, the church, the post office, general store, Mechanics Institute and all but three houses.⁹

*Place Citation**Subject site*

The subject site was sold as Crown allotment 29 in the Parish of Yangardook, and purchased by Thomas Ryan in 1854. Ryan also purchased a number of other allotments to the north of the site, which also fronted what is now known as Ryans Lane.¹⁰ Survey plans of the district show an 'outstation' as located in close proximity to the subject property, at the fork in the creek about 200 metres south of other buildings on the property. It is believed that this outstation is related to the extensive Green Hills pastoral run, established in the early 1840s by George Hyde, and purchased by George Urquhart in the 1850s Crown Land sales.¹¹

The subject property was purchased in 1857 by Thomas Ryan's sister Bridget O'Donnell and her husband. Bridget O'Donnell had travelled from Tipperary with her brother in 1839, settling initially near Buninyong. At the time of her death aged 94 in 1917, she was described in a lengthy obituary in the *Catholic Advocate* newspaper as 'one of the oldest colonists in Victoria', and was survived by 10 of her 15 children.¹²

In October 1877, Bridget O'Donnell was listed in the *Bacchus Marsh Express* in October 1877 as a ratepayer of 97 acres, valued at a net annual value (NAV) of £25.¹³ The value of the property remained relatively consistent through the 1880s, with the same description and a NAV of £19 in 1882 and a NAV of £25 in the 1888 rate books.¹⁴ It is unclear from this description the extent of buildings on the site, although O'Donnell is listed as the owner and rateable occupier of the property. It is possible although it has not been confirmed that the bluestone ruin relates to the O'Donnells' early occupation of the site in the 1850s. Recollections of a resident of the district in the 1850s noted the O'Donnell homestead, and it appears to have been a relatively well known farm of the area in the nineteenth century.¹⁵

The O'Donnell homestead buildings were likely located close to the Toolern Creek, where the residence and farm buildings are presently situated. A bluestone ruin, extant at the property in 2001, may have been part of an early cottage or kitchen. There has been some suggestion that this bluestone ruin may be the outstation building shown on early survey plans. This appears unlikely, given the outstation building is consistently shown on plan in the fork of the Toolern Creek, on the opposite side of the waterway to the subject property. The existing residence appears to date from the twentieth century. There has been some suggestion that there may be an earlier building incorporated into it, this has not been confirmed through the historical research undertaken.

By the early twentieth century, the property appears to have been passed to Christopher O'Donnell, understood to be Bridget's son. He was listed as the occupying tenant of a house and 97 acres in Yangardook in 1900, also valued at £25.¹⁶ By 1914, the property was described as comprising 'bldgs' (buildings), with a NAV of £44, indicating that some additional structures may have been constructed in the intervening 13 years.¹⁷ In 1922, Christopher O'Donnell sold the farm to his neighbour Mr Cockbill, and the *Bacchus Marsh Express* observed the end of the long association of the district with the O'Donnells, the family 'being amongst the very oldest residents.'¹⁸ By the 1950s, the property was known as Hilton Brae, a sheep farm.¹⁹

Place Citation

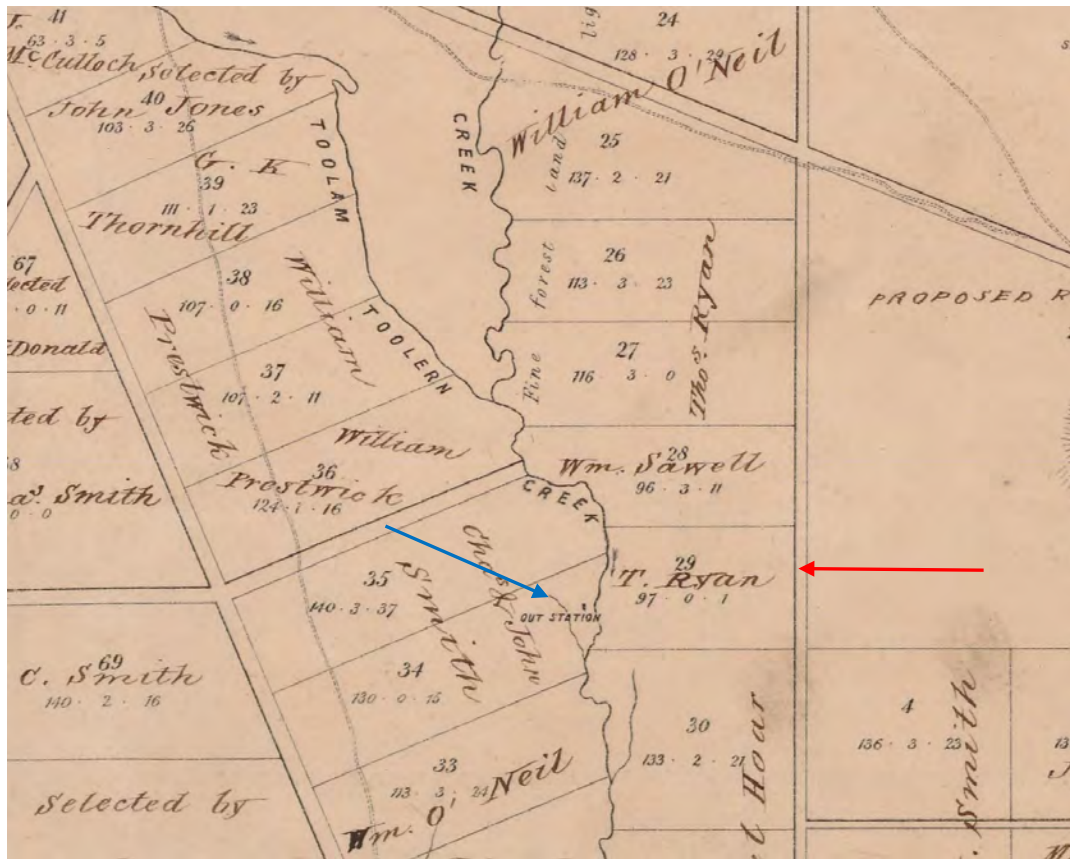


Figure 1 Part of Parish of Yangardook, as surveyed in 1856, with subject allotment indicated by red arrow. Note position of outstation on west bank of creek (blue arrow), approximately 200 metres south of subject buildings

Source: Surveyor General's Office, State Library of Victoria

Description

No site inspection was undertaken in the preparation of this citation, and this description is based on recent aerial images and photographs provided by Council, which date to c. 2000. The subject site is located on the east side of Ryans Lane, and is generally rectangular in shape, with an irregular western boundary at the Toolern Creek. Built form at the site is located approximately 690 metres west of Ryan Lane, near the creek. The property comprises a timber residence and a number of outbuildings, including sheds and water tanks.

A bluestone ruin (Figure 2) is understood to be located at the site. It was photographed in 2000, but it has not been confirmed that it remains extant, and it has not been possible to locate this structure on aerial photographs. The ruin appears to have been part of a fireplace or kitchen, and on photographs from 2000 is a short, narrow, three-sided structure, which may have formed the base of a chimney. It is constructed of coarse bluestone and rubble.

A weatherboard residence (Figure 3) is located on the property. It has been suggested this comprises some early or nineteenth century fabric, but this would need to be confirmed by a visual inspection. Much of the building presents as having been constructed in the first half of the twentieth century. The residence is H-shaped in plan form, formed by three gable sections. The gable at the south is longer than the central gable and the corresponding northern gable. The roof is clad in corrugated steel. A flat-roofed verandah with metal posts is located on the east side of the building. Brick chimneys, of different construction dates, are located to the central and northern gables. Timber-framed sash windows appear to date from the twentieth century.

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An outbuilding is located to the south of the residence which may be a weatherboard clad and gable-ended shed photographed in the property in 2000.



Figure 2 Bluestone ruin, as photographed in c. 2000
Source: Copy provided by Council



Figure 3 Weatherboard residence, eastern elevation, c. 2000
Source: Copy provided by Council

*Place Citation***Comparative Analysis**

A number of nineteenth century farm complexes have been identified in the municipality and are under a heritage control. These include:

- Farm Complex (HO24), 1229-1279 Gisborne-Melton Road, Toolern Vale. Farm complex comprising two weatherboard houses, bluestone ruin, brick garage, underground tank, and significant as an intact physical legacy of possibly the last surviving nineteenth and early twentieth century farming property beside the Toolern Creek.
- Ruin, 'McIntosh Cottage' (HO28), 687-777 Gisborne-Melton Road, Toolern Vale. It is significant as a now scarce relic of the first farming period in Melton, of the Scottish enclave in Toolern Vale. The ruin of the dwelling, built by the early 1860s, is a contributory part of an early and attractive cultural landscape of high significance in both the pastoral and farming histories of the Melton.
- Rocklands Homestead and Farm (HO114), 619-653 Hopkins Road, Truganina. Significant for its moderately intact c. 1850s Victorian styled main house and rural setting defined by the nineteenth/early twentieth century dry stone walls, stands of gum and cypress trees and nearby dam.
- Exford Homestead (VHR H0316, HO2), Eynesbury Road, Eynesbury. Rare surviving pastoral homestead complex which includes bluestone structures from the mid-1850s such as barn and outbuildings.

Assessment Against Criteria

(Criteria endorsed by the Heritage Council on 6 December 2012 (Reviewed and updated 4 April 2019))

Criterion A - Importance to the course, or pattern, of the City of Melton's cultural history.

Farming has been an important aspect of Melton's history from the 1850s, through the subdivision and sale of Crown allotments in the 1850s, the various phases of tenanted farmers at estates and small farming through land selection. Early farming sites are often situated close to waterways, while twentieth century places are more likely in proximity to a road. The Toolern Vale (Yangardook) area was particularly suited to farming activities, and developed a reputation for high yields, and has been identified as being a landscape of significance to the farming history of the municipality. Intact and ruinous farming complexes from the nineteenth and twentieth centuries remain across the municipality, and many are included in the Heritage Overlay.

The existence of built form at the site which is associated with the O'Donnell occupation has not been confirmed. Should it be established that the bluestone ruin and the homestead date from the nineteenth century, it would likely satisfy this criterion for its association with an important historical theme in the municipality.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Melton's cultural history.

Farming complexes in the municipality are not rare. This criterion does not apply.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Melton's cultural history.

This criterion relates to archaeology or concealed physical evidence. Given the early occupation of this site and its proximity to the Toolern Creek, there is potential for this site to have archaeological remains from the municipality's mid-nineteenth century farming history. The extent to which this may yield additional information which would contribute to an understanding of Melton's history, however, is not known.

It has not been established that this criterion is satisfied, although further investigation may establish archaeological potential to satisfy this criterion at a local level.

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Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

Mid nineteenth century farming properties were typically located close to waterways, and included timber and bluestone buildings. The Toolern Vale/Yangardook district was well known for its farming activities, and other early Toolern Vale or Toolern Creek farming sites have been included in the Heritage Overlay.

As a site inspection has not been undertaken to establish the extent to which mid-nineteenth century built form or fabric remains at the site, the site's potential to satisfy this criterion cannot be confirmed. Further investigation would be required.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

This criterion does not apply.

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

This criterion does not apply.

Criterion G - Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.

This criterion does not apply.

Criterion H - Special association with the life or works of a person, or group of persons, of importance in the City of Melton's history.

The subject site has a demonstrated association with an early and long-standing farming family in Toolern Vale, with Bridget O'Donnell and then her son occupying the site for 65 years. Despite this length of occupancy, it has not been established that the O'Donnells were a prominent family in the district, although it appears that the property was well-known in the area in the mid-nineteenth century.

This criterion is not satisfied.

Recommendations

On the basis of the research undertaken for this assessment, the place is not recommended for inclusion in the Schedule to the Heritage Overlay of the Melton Planning Scheme. Further investigation, including a visual inspection and assessment of archaeological potential, may confirm if the place would meet Criterion A, C and/or D and may determine that a recommendation for inclusion is appropriate.

¹ City of Melton, <https://www.melton.vic.gov.au/Services/People/Aboriginal-and-Torres-Strait-Islander/Education-Resources>, accessed March 2021.

² David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, pp 15-21.

³ David Moloney et al, *Shire of Melton Heritage Study*, 2006, pp.41, 83.

⁴ David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 42.

⁵ David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 108.

⁶ David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 83.

⁷ David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 84.

Place Citation

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- 8 Victorian Municipal Directory, 1903, as reproduced in 'Toolern Vale', Victorian Places, Monash University and University of Queensland, 2015, <https://www.victorianplaces.com.au/toolern-vale>, accessed 26 April 2021.
- 9 David Moloney et al, Shire of Melton Heritage Study, 2006, pp. 26,38 150-151,
- 10 Parish of Yangardook. Plan and schedule of allotments, Central Plan Office, Landata, Victorian Land Registry Services .
- 11 R V Billis and A S Kenyon, *Pastoral Pioneers of Port Phillip*, Stockland Press, 1974, Melbourne, p. 217 and David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 26.
- 12 *Advocate*, 3 March 1917, p. 23.
- 13 *Bacchus Marsh Express*, 20 October 1877, p. 2.
- 14 Shire of Melton, rate books, North Riding, 1882, rate no. 71, VPRS 12878/P1/2 and 1888, rate no. 49, VPRS 12878/P1/3, Public Record Office Victoria.
- 15 Richard Gilby, as described in *Bacchus Marsh Express*, 25 November 1922, p. 4.
- 16 Shire of Melton, rate books, North Riding, 1900, rate no. 54, VPRS 12878/P1/6, Public Record Office Victoria. Note a Mrs S Hunter is listed as the owner of the property at this time. ¹⁷ Shire of Melton, rate books, North Riding, 1914, rate no. 89, VPRS 12878/P1/6, Public Record Office Victoria.
- 18 *Bacchus Marsh Express*, 25 November 1922, p. 4.
- 19 *Age*, 23 November 1951, p. 6.

Place Citation

NAME	Roseview	PLACE ID	122
ADDRESS	1498-1620 Melton Highway		
	Plumpton		
PLACE TYPE	Farmhouse	SURVEY DATE	16/01/2020
DATE OF CONSTRUCTION	c. 1906-11		

**History***Contextual history*

The City of Melton incorporates three Traditional Owner Groups, the Wadawarrung, Wurundjeri Woi Wurrung and Boon Wurrung (Bunurong) peoples of the Kulin Nation.¹ The basalt plains and the incised valley created by the waterways of the Werribee River, Toolern Creek and their tributaries was a resource rich landscape for Kulin Nation peoples prior to the European settlement. With the permanent European settlement of the Port Phillip District (later renamed Victoria) from 1835, the traditional way of life ceased. The growing population of new settlers, their dominance and appropriation of the landscape and the introduced notion of private property (and its associated fences) prevented Kulin peoples from traversing their lands while European settlement and introduced animals disrupted traditional food supplies. Armed conflict, sexual violence and introduced diseases took a further toll. Many of the Aboriginal people from the region were also removed to Government owned reserves such as Coranderrk near Healesville (1863 -1924).² Despite the effects of colonisation, including dispossession of land, the Traditional Owners have maintained a continuing connection to land, waters and culture within the City of Melton.

As an agricultural district, the area around Melton was originally dominated in the 1840s by large pastoral sheep runs, particularly those of the Clarkes, the Staughtons, the Taylors, as well as the Pykes and Pinkertons.³ Changes to the sale of land by the Crown in the 1850s saw a brief rise in small hold mixed farming. This era also saw a rise in the production of cereal crops such as oats, barley and particularly wheat and hay, for which the district became well known.⁴ But the small holders lacked the resources to weather misfortune and by the 1860s drought and disease, the small holders lacked the resources had forced many off the land, their properties bought up and added to the pastoralists' runs.⁵

As the population of the district increased between the 1890s and the 1910s there was increasingly political pressure on large landholders to break up their estates, as the large runs were view as hindering development and progress.⁶ In the early twentieth century the government actively legislated for the subdivision of

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properties, through the Closer Settlement Act of 1904 which allowed for compulsory acquisition through the Closer Settlement Board in order to provide small holdings.⁷ This era also marked a concerted change away from sheep toward dairying and accompanying industries such as chaff mills.⁸

Subject site

The subject site was Crown allotment 1B in section 23 in the parish of Kororoit, in the county of Bourke. The site was developed as a small farm in the early twentieth century as part of the Closer Settlement land selection scheme.

During the nineteenth century, the land was part of the extensive Overnewton Estate, established by William Taylor in 1849. By the turn of the century, the estate had increased to 11,336 acres. Taylor was a Scotsman who emigrated to the Port Phillip District (later Victoria) in 1840, at the age of 22. He soon established a number of sheep runs either independently or in partnership near Geelong and then the Wimmera and Mallee before settling on the Overnewton Estate in Keilor. He later owned properties throughout Victoria, including in Melbourne, and in New South Wales and Queensland. After his death in 1903, his probate was valued at £117,446, but once mortgage debts were paid, was £12,000 in deficit.⁹ Taylor's Overnewton Estate was offered for sale in 1904, and in 1905, the Lands Department, under the Closer Settlement Act 1904, purchased all of the estate within the Melton Shire.¹⁰ A flyer for the upcoming sale noted the area's good agricultural and grazing land which have produced 'heavy' crops and have grazed sheep, for many years and perfectly clean'.¹¹ The scale of the Overnewton Estate is illustrated at Figure 1. Along with the Exford Closer Settlement Estate also located within the municipality, the Overnewton Estate was one of the 'first, largest and most publicised' Closer Settlement estates.¹² As noted in the Shire of Melton Heritage Study Stage 2:

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.¹³

The Closer Settlement Act of 1904 allowed the government to compulsorily acquire land from freeholders, for the purpose of subdivision as small farms through lease agreements.¹⁴ Closer settlement schemes were developed as a way of encouraging farmers to remain in Victoria and to increase the population of the state's rural areas.¹⁵ These schemes were sometimes criticised in providing allotments which were too small to be profitable farms, or in land not suitable for small-scale farming, setting many selectors up for difficulty in meeting the terms and conditions of the lease.

The lease for allotment 1 in Section 23 of the estate was granted to sisters-in-law Rose Ann Trethowan and Esther Watters in December 1905.¹⁶ In 1906, allotment 1 was subdivided into 1A and 1B, with Watters granted the lease to 1A to the west, and Trethowan obtaining the lease to the larger allotment 1B (Figure 2).¹⁷ A small additional piece of land was transferred to 1B in 1913, correcting an error in the survey (Figure 3).

It was in this small sliver of land that their residence had been constructed. The Trethowans had not occupied the farm immediately after obtaining the lease, having business to resolve in Ballarat. Upon arrival, it was discovered their house was located on Watters' allotment.¹⁸ An inventory of 1911 noted that the improvements at property comprised a house valued at £175, a stable valued at £30, along with sheds, fencing and clearing of 70 acres of land.¹⁹ Rose Trethowan remained at the property into the mid-twentieth century.

The lease to 1B was transferred to William Francis Trethowan in 1947, understood to be Rose Trethowan's son, due to her age and ill health.²⁰ In 1952, having satisfied the conditions of the Closer Settlement lease arrangement, W F Trethowan was issued with the Crown grant for allotments 1B.²¹ In the middle decades of the twentieth century, the Trethowans were involved in the local chaffing industry. The Trethowan Mill was

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the last chaff mill in the western region to remain before it was destroyed by fire in the late 1970s/c.1980s.²² In the latter part of the twentieth century, quarrying became a leading industry in Melton Shire.²³ Much of allotment 1B was taken over for quarrying, as can be seen in the recent aerial at Figure 6.

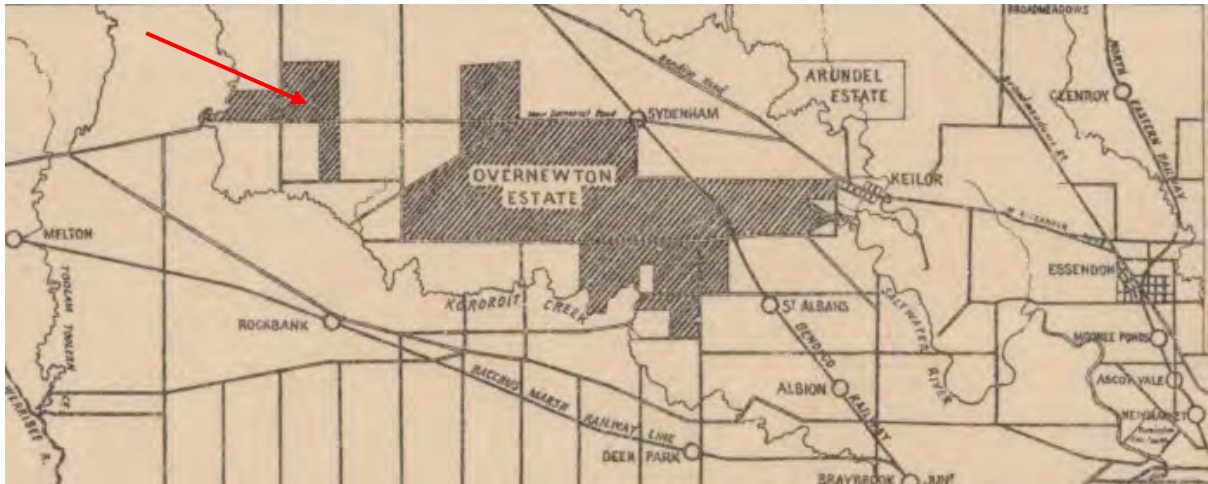


Figure 1 The extent of the Overnewton Estate in the parishes of Kororoit and Maribyrnong, with the approximate location of the subject site indicated
Source: Department of Crown Lands and Survey Victoria, 1912, State Library of Victoria

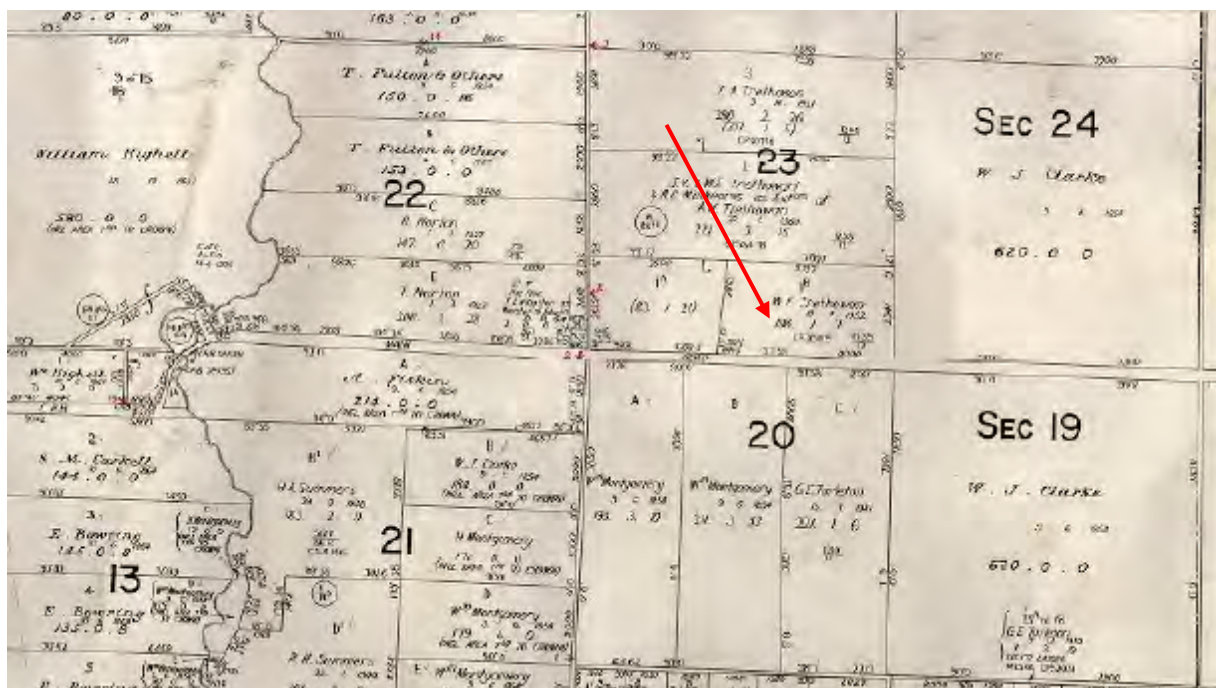


Figure 2 A section of the Kororoit parish plan showing Crown allotments, with the approximate location of the subject site indicated
Source: Plan 2927, K74(4), Central Plan Office, Landata, Victorian Land Registry Services

Place Citation

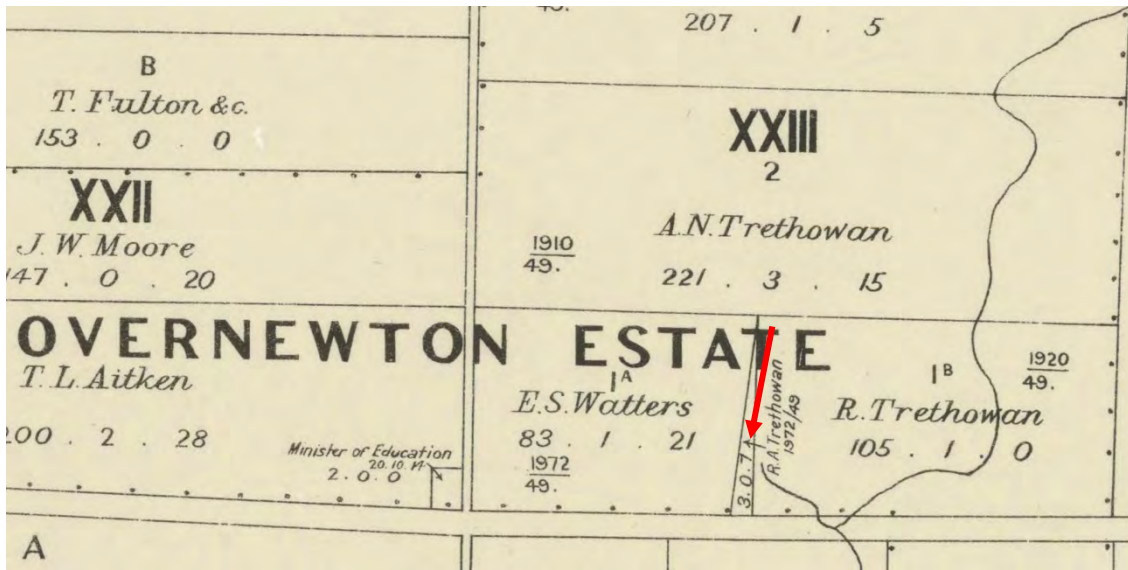


Figure 3 Parish plan of Kororoit, 1916, showing subject site within the Overnewton Estate subdivision, and additional piece of land transferred to Rose Trethowan's allotment (indicated), on which the subject residence is located

Source: Department of Lands and Survey, State Library of Victoria

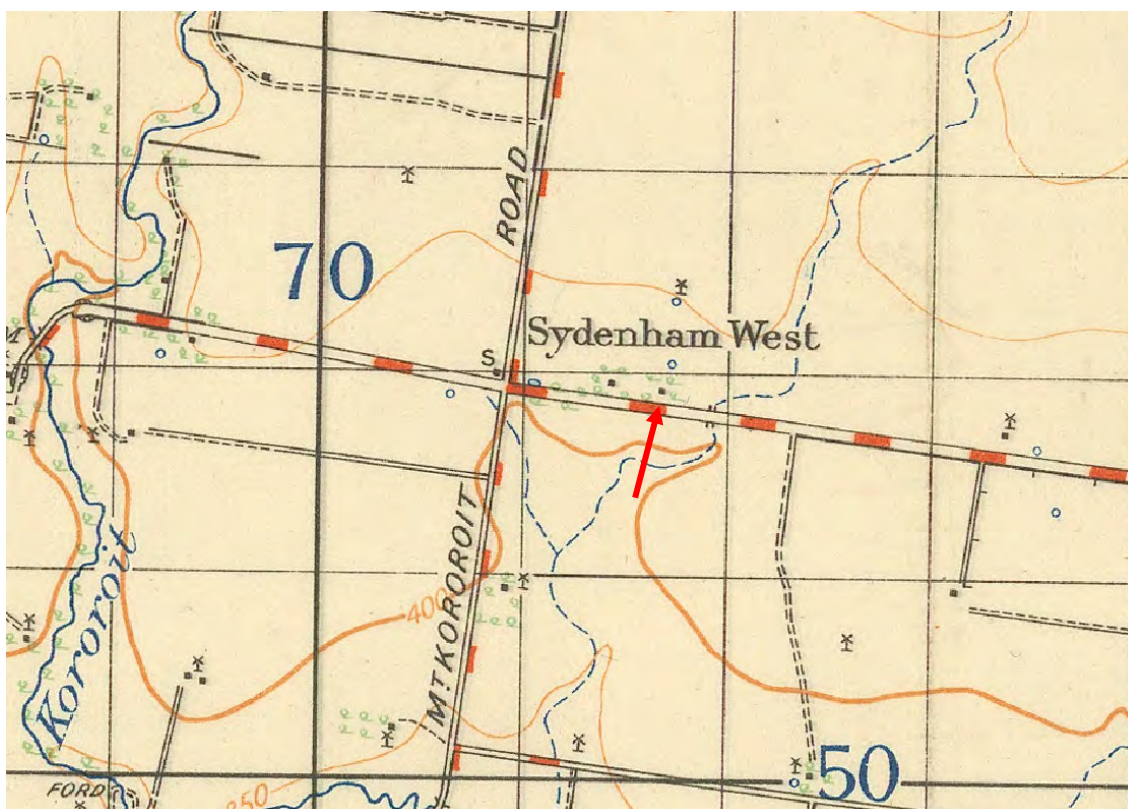


Figure 4 Map of Melton showing the residences within allotments 1A and 1B (indicated) surrounded by trees on the north side of Melton Highway, 1938 (surveyed 1936)

Source: Victoria, Sunbury, prepared by Australian Section, Imperial General Staff, State Library of Victoria Maps Collection

Place Citation

Figure 5 Aerial photograph of the site, 1979, showing the residence within the subject site indicated by the red arrow; the neighbouring property (formerly within allotment 1A) is visible to the left of the image

Source: Historical Aerial Photography Collection, Landata, Victorian Land Registry Services

Description

No site inspection was undertaken in the preparation of this citation. The following description has been prepared based on aerial photography and views to the property from the public domain. All photographs were taken from publicly accessible areas.

The subject site is a large rectangular property on the north side of Melton Highway. The majority of the property is in use as a quarry, with the residence located in the south-west corner of the site. Aerial photographs indicate that there are a number of sheds/buildings to the north of the residence (Figure 6). These are partly visible in views from Melton Highway. The residence is set back approximately 45 metres from Melton Highway. A post and wire fence extends along the front boundary.

The 1938 plan at Figure 4 suggests that the residences within allotments 1A and 1B were consistently set back from Melton Highway with no other residences located on the north side of Melton Highway in this location at that time.

The house is a single-storey, double-fronted weatherboard and cement-sheet clad building with a corrugated metal clad hipped roof. A gable-ended projecting bay extends from the east elevation, with an external brick chimney on this bay. A simple post-supported verandah with a flat roof extends along the symmetrical façade. The openings are timber-framed, with double-hung sash windows and entry. An additional entry is provided in the projecting bay.

The 1979 aerial image at Figure 5 indicates that additions may have been added to the rear of the residence by this time. There have since been additional changes at the rear of the residence, including new/extended additions which encroach on the presentation of the projecting bay at the rear of the residence.

Place Citation



Figure 6 Recent aerial image of 1498-1620, Plumpton – the location of the residence is indicated
Source: Nearmap, image date February 2021

Comparative Analysis

There are a several farmhouses in the City of Melton associated with the historically significant Closer Settlement Board Overnewton Estate subdivision of 1905-6, largely concentrated on Melton Highway. These include:

- HO55 – House, 974-1048 Melton Highway, Plumpton: c. 1906-07 single-storey weatherboard house, dry stone wall and cypresses around house
- HO58 – House, 911-935 Melton Highway, Fraser Rise: 1906 single-storey weatherboard house and boundary plantings of Monterey cypresses

There are also comparable early twentieth century farmhouses in the City of Melton. These include:

- HO55 – House, 974-1048 Melton Highway, Plumpton: c. 1906-07 weatherboard residence with a hipped roof.
- HO101 – House, 865 Exford Road, Exford: c. 1907 weatherboard residence with a hipped roof, brick chimneys and post-supported verandah.

Assessment Against Criteria

(Criteria endorsed by the Heritage Council on 6 December 2012 (Reviewed and updated 4 April 2019)

Criterion A - Importance to the course, or pattern, of the City of Melton's cultural history.

The farmhouse at 1498-1620 Melton Highway, Plumpton, constructed in c. 1906-11, is of interest for its association with the Closer Settlement Scheme of rural development in the early twentieth century, and for its association with the Overnewton Estate, identified in the *Shire of Melton Heritage Study Stage 2* as one of the 'first, largest and most publicised' Closer Settlement estates. The study also identifies the 'break-up' of the

Place Citation

large estates in this period as a 'turning point' in the history of the municipality, and the establishment of small farms through various land settlement schemes is considered to be of historical importance. However, there are other, more intact examples of farmhouses and farm complexes in the City of Melton, including the 'Dalgook' Farm Complex (HO123), which better demonstrate the establishment of small farms as part of the Closer Settlement Scheme.

There is also some historical interest in the fact that the lease for land was taken up by two female selectors, but not at a level that would meet the threshold for local significance.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Melton's cultural history.

This criterion does not apply.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Melton's cultural history.

This criterion relates to archaeology or concealed physical evidence, and further investigation of the site would need to be undertaken to understand the potential for this criterion to be satisfied.

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

This criterion relates to 'representativeness' as a typical example of a place type, and places which meet this criterion would have relatively high level of intactness and/or present as remarkable examples of an architectural style. Farmhouses constructed as part of the early twentieth century development of the municipality were typically small, weatherboard dwellings, reflecting both the origins of the movement, the background of the selectors, and the reality of satisfying the conditions of the Closer Settlement Scheme lease on a small farm.

The residence at 1498-1620 Melton Highway, Plumpton is of minor interest as a typical example of an early twentieth century farming dwelling, but not at a level that would warrant the application of the HO.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

This criterion does not apply.

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

This criterion does not apply.

Criterion G - Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.

This criterion does not apply.

Criterion H - Special association with the life or works of a person, or group of persons, of importance in the City of Melton's history.

This criterion does not apply.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Melton Planning Scheme.

Place Citation

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- 1 City of Melton, <https://www.melton.vic.gov.au/Services/People/Aboriginal-and-Torres-Strait-Islander/Education-Resources>, accessed March 2021.
 - 2 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, pp 15-21.
 - 3 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 27
 - 4 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p.42-43
 - 5 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p.41-44.
 - 6 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p.37,60
 - 7 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p.38
 - 8 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p.61
 - 9 J. Ann Hone, 'Taylor, William (1818–1903)', *Australian Dictionary of Biography*, <http://adb.anu.edu.au/biography/taylor-william-1681/text7775>, accessed online 22 June 2020.
 - 10 David Maloney, *Shire of Melton Heritage Study: Environmental History*, May 2007, p. 38
 - 11 'Subdivisional plan of the Overnewton, Arundel & Annandale Estates near Melbourne [cartographic material]', 1904, State Library of Victoria
 - 12 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 25.
 - 13 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 25.
 - 14 Lesley Alves and Phillipa Nelson, *Lands Guide: A guide to finding records of Crown land at Public Record Office Victoria*, Public Record Office Victoria, Melbourne, 2009, p. 56.
 - 15 Lesley Alves and Phillipa Nelson, *Lands Guide: A guide to finding records of Crown land at Public Record Office Victoria*, Public Record Office Victoria, Melbourne, 2009, p. 285.
 - 16 'Application for Consent to Sublet a Conditional Lease', 29 April 1937, in 1240/12, Land Selection Files, Section 12 Closer Settlement Act 1938, VPRS 5717/P0/932, Public Record Office Victoria.
 - 17 File note, Charles Weir, 14 August 1906, in 1240/12, Land Selection Files, Section 12 Closer Settlement Act 1938, VPRS 5717/P0/932, Public Record Office Victoria.
 - 18 Correspondence, Rose Trethowan to Secretary of Closer Settlement, 5 December 1912, in 1239/12, Land Selection Files, Section 12 Closer Settlement Act 1938, VPRS 5717/P0/931, Public Record Office Victoria.
 - 19 File note, 'Extract of report by Adam Hastie, 25.1.11', in in 1239/12, Land Selection Files, Section 12 Closer Settlement Act 1938, VPRS 5717/P0/931, Public Record Office Victoria.
 - 20 'Transfer of Leasehold', 16 August 1947, in 1239/12, Land Selection Files, Section 12 Closer Settlement Act 1938, VPRS 5717/P0/931, Public Record Office Victoria.
 - 21 'Approval of issue of Crown grant pursuant to a Closer Settlement Lease', 7 April 1952, in 1239/12, Land Selection Files, Section 12 Closer Settlement Act 1938, VPRS 5717/P0/931, Public Record Office Victoria.
 - 22 David Maloney, *Shire of Melton Heritage Study: Environmental History*, May 2007, p. 130.
 - 23 David Maloney, *Shire of Melton Heritage Study: Environmental History*, May 2007, p. 126.

Place Citation

NAME	Shirley	PLACE ID	123
ADDRESS	1646 Melton Highway, Plumpton		
PLACE TYPE	Residence	SURVEY DATE	02/08/2021
DATE OF CONSTRUCTION	c. 1907-9		

**History***Contextual history*

The City of Melton incorporates three Traditional Owner Groups, the Wadawarrung, Wurundjeri Woi Wurrung and Boon Wurrung (Bunurong) peoples of the Kulin Nation.¹ The basalt plains and the incised valley created by the waterways of the Werribee River, Toolern Creek and their tributaries was a resource rich landscape for Kulin Nation peoples prior to the European settlement. With the permanent European settlement of the Port Phillip District (later renamed Victoria) from 1835, the traditional way of life ceased. The growing population of new settlers, their dominance and appropriation of the landscape and the introduced notion of private property (and its associated fences) prevented Kulin peoples from traversing their lands while European settlement and introduced animals disrupted traditional food supplies. Armed conflict, sexual violence and introduced diseases took a further toll. Many of the Aboriginal people from the region were also removed to Government owned reserves such as Coranderrk near Healesville (1863 -1924).² Despite the effects of colonisation, including dispossession of land, the Traditional Owners have maintained a continuing connection to land, waters and culture within the City of Melton.

As an agricultural district, the area around Melton was originally dominated in the 1840s by large pastoral sheep runs, particularly those of the Clarkes, the Staughtons, the Taylors, as well as the Pykes and Pinkertons.³ Changes to the sale of land by the Crown in the 1850s saw a brief rise in small hold mixed farming. This era also saw a rise in the production of cereal crops such as oats, barley and particularly wheat and hay, for which the district became well known.⁴ But the small holders lacked the resources to weather misfortune and by the 1860s drought and disease, the small holders lacked the resources had forced many off the land, their properties bought up and added to the pastoralists' runs.⁵

As the population of the district increased between the 1890s and the 1910s there was increasingly political pressure on large landholders to break up their estates, as the large runs were view as hindering development and progress.⁶ In the early twentieth century the government actively legislated for the subdivision of properties, through the Closer Settlement Act of 1904 which allowed for compulsory acquisition through the

Place Citation

Closer Settlement Board in order to provide small holdings.⁷ This era also marked a concerted change away from sheep toward dairying and accompanying industries such as chaff mills.⁸

Subject site

The subject site was Crown allotment 1A in section 23 in the parish of Kororoit, in the county of Bourke. The site was developed as a small farm in the early twentieth century as part of the Closer Settlement land selection scheme.

During the nineteenth century, the land was part of the extensive Overnewton Estate, established by William Taylor in 1849. By the turn of the century, the estate had increased to 11,336 acres. Taylor was a Scotsman who emigrated to the Port Phillip District (later Victoria) in 1840, at the age of 22. He soon established a number of sheep runs either independently or in partnership near Geelong and then the Wimmera and Mallee before settling on the Overnewton Estate in Keilor. He later owned properties throughout Victoria, including in Melbourne, and in New South Wales and Queensland. After his death in 1903, his probate was valued at £117,446, but once mortgage debts were paid, was £12,000 in deficit.⁹ Taylor's Overnewton Estate was offered for sale in 1904, and in 1905, the Lands Department, under the Closer Settlement Act 1904, purchased all of the estate within the Melton Shire.¹⁰ A flyer for the upcoming sale, noted the area's good agricultural and grazing land which have produced 'heavy' crops and have grazed sheep, for many years and perfectly clean'.¹¹ The scale of the Overnewton Estate is illustrated at Figure 1. Along with the Exford Closer Settlement Estate also located within the municipality, the Overnewton Estate was one of the 'first, largest and most publicised' Closer Settlement estates.¹² As noted in the Shire of Melton Heritage Study Stage 2:

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.¹³

The Closer Settlement Act of 1904 allowed the government to compulsorily acquire land from freeholders, for the purpose of subdivision as small farms through lease agreements.¹⁴ Closer settlement schemes were developed as a way of encouraging farmers to remain in Victoria and to increase the population of the state's rural areas.¹⁵ These schemes were sometimes criticised in providing allotments which were too small to be profitable farms, or in land not suitable for small-scale farming, setting many selectors up for difficulty in meeting the terms and conditions of the lease. Cannoli

The lease for allotment 1 in Section 23 of the estate was granted to sisters-in-law Rose Ann Trethowan and Esther Watters in December 1905.¹⁶ Watters' husband, Thomas, had been granted the lease of allotment 3 to the north. In her lease application, Watters noted that she had been farming 'all my life'.¹⁷ The selecting of two allotments gave the Watters a large area of land on which to operate a viable farm. In 1906, the allotment was subdivided into 1A and 1B, with Watters granted the lease to 1A to the west, and Trethowan obtaining the lease to the larger allotment 1B (Figure 2).¹⁸ A small additional piece of land, where the Trethowan residence was located, was subsequently transferred to 1B, correcting an error in the survey (Figure 3).

The Watters resided at the subject property and by 1907 had commenced construction of their house.¹⁹ By 1909, the property comprised a timber residence, with stables and various other improvements including fencing.²⁰ An inventory of the site of 1913 noted a dwelling house of five rooms, stables, fowl house and outbuildings, along with trees including sugar gums, wattles, and peppercorns.²¹

Following the death of her husband in 1917, Esther Watters transferred the lease to Esther Trethowan, of the neighbouring family, in mid-1918.²² Esther Trethowan subsequently married and moved to Melbourne, transferring the lease of allotment 1A to Thomas Albert Trethowan in 1921.²³ In 1951, having satisfied the

Place Citation

conditions of the Closer Settlement lease arrangement, Thomas Albert Trethowan was issued with the Crown grant for allotments 1A and 3.²⁴ The 1979 aerial image at Figure 5 indicates that the neighbouring property at 1640-1644 Melton Highway had been constructed by this time, although the c. 1907-9 residence within the subject site remains extant.



Figure 1 The extent of the Overnewton Estate in the parishes of Kororoit and Maribyrnong, with the approximate location of the subject site indicated

Source: Department of Crown Lands and Survey Victoria, 1912, State Library of Victoria

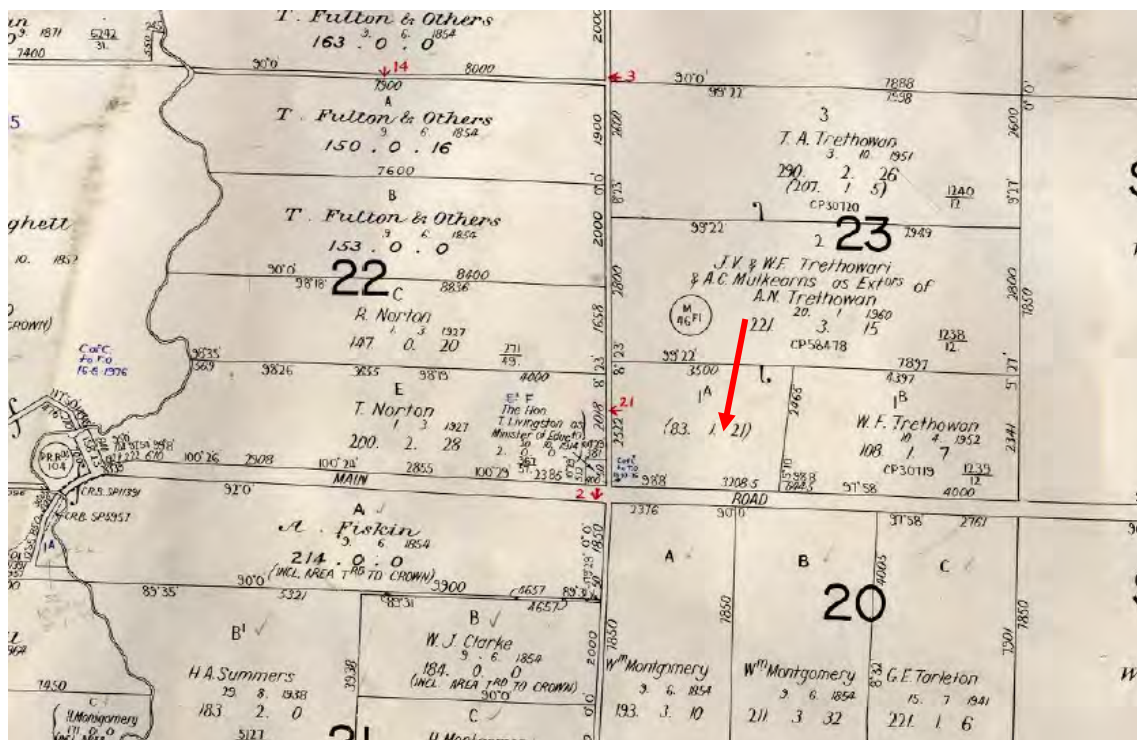


Figure 2 A section of the parish plan of Kororoit, showing the approximate location of the subject site

Source: Plan 2927, K74(4), Central Plan Office, Landata, Victorian Land Registry Services

Place Citation

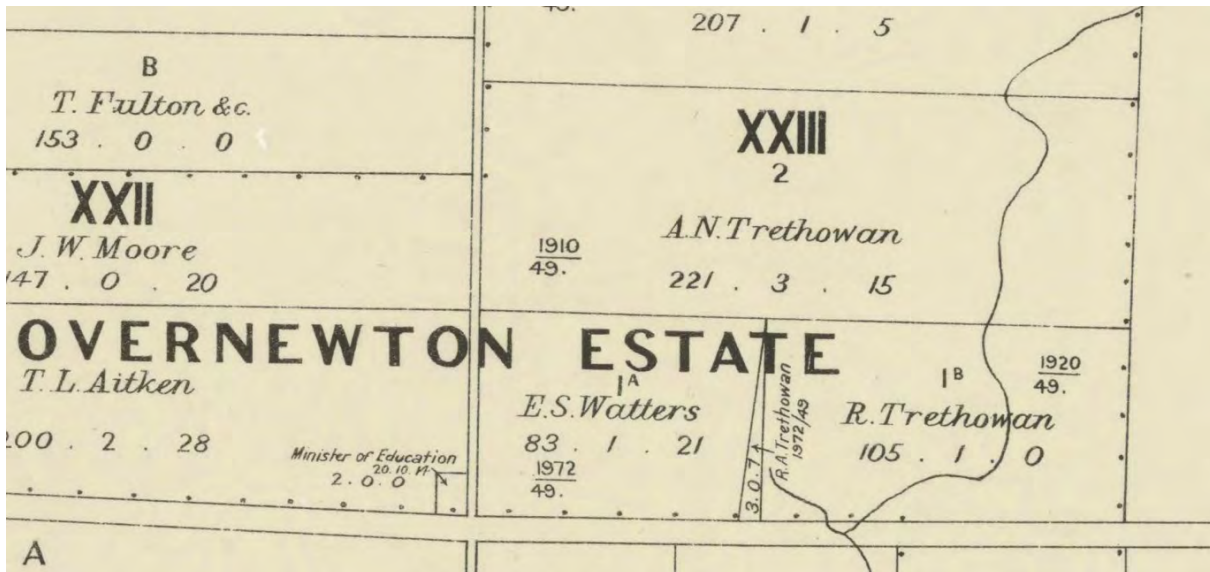


Figure 3 Parish plan of Kororoit, 1916, showing subject site within the Overnewton Estate subdivision,
Source: Department of Lands and Survey, State Library of Victoria

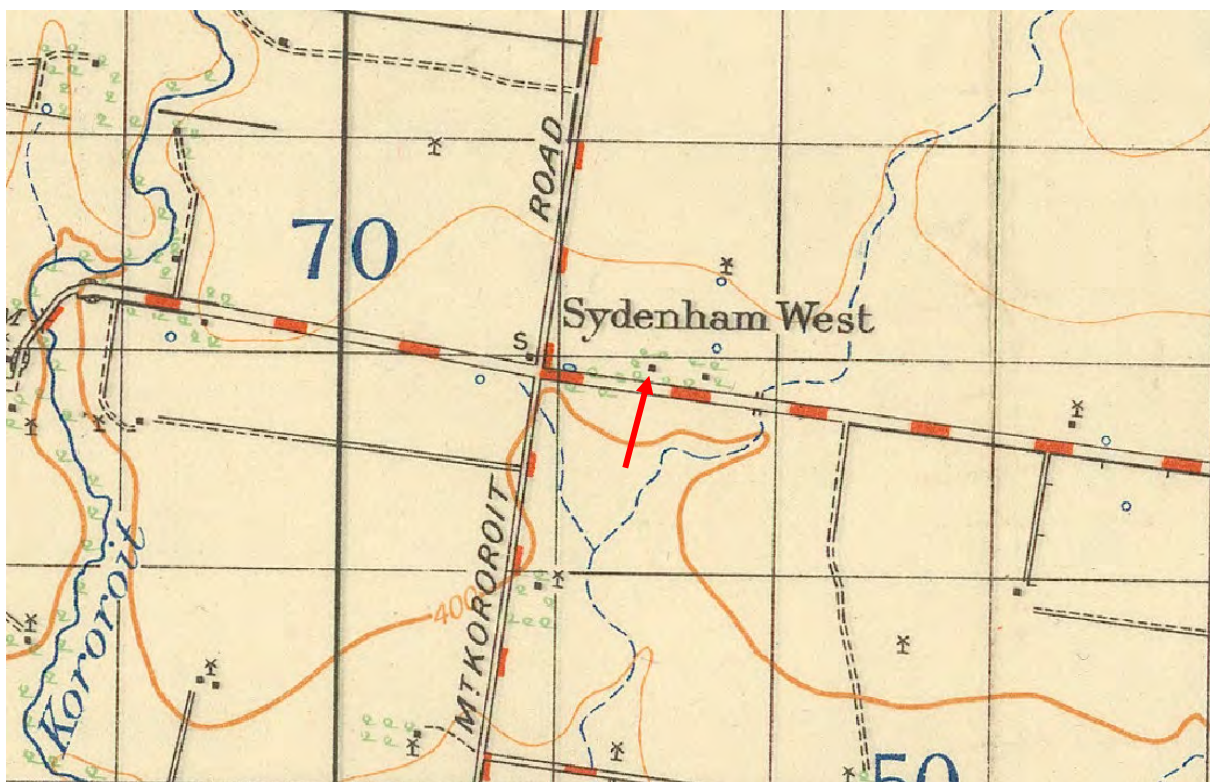


Figure 4 1938 map of Melton showing the residences within allotments 1A (indicated) and 1B surrounded by trees on the north side of Melton Highway (surveyed 1936)
Source: Victoria, Sunbury, prepared by Australian Section, Imperial General Staff, State Library of Victoria Maps Collection

Place Citation

Figure 5 Aerial photograph of the site, 1979, showing the residence within the subject site indicated by the red arrow; the neighbouring property (formerly within allotment 1B) is visible to the right of the image

Source: Historical Aerial Photography Collection, Landata, Victorian Land Registry Services

Description

The subject site is a large irregularly-shaped property on the north side of Melton Highway. Most recently it appears to have been in use as a nursery, and aerial photographs indicate that there are a number of buildings, sheds, fenced areas, dams and garden beds within the property (Figure 6). Very little visibility into the property is available from publicly accessible areas.

The 1938 plan at Figure 4 suggests that the residences within allotments 1A and 1B were consistently set back from Melton Highway with no other residences located on the north side of Melton Highway in this location at that time.

The residence is a single-storey weatherboard residence with an asymmetrical façade incorporating a projecting gable ended bay. The 1979 aerial image at Figure 5 indicates that additions may have been added to the rear of the residence by this time. Previously, a post-supported verandah extended along the remainder of the principal façade.

A c. 2001 image at Figure 7 indicates that there had been several alterations to the residence by this time including false brick cladding, replacement of the gutters and altered window joinery, although the verandah remained extant (Figure 7). There have since been additional alterations to the residence, including the removal of the verandah, replacement cladding and additions to the front and rear (Figure 8 & Figure 9).

Place Citation



Figure 6 Recent aerial image of 1646 Melton Highway, Plumpton (indicated in red); it appears that the c. 1907-9 residence may survive within the site, although external alterations are visible in this image

Source: Nearmap, image date February 2021

Place Citation



Figure 7 c. 2001 image of the residence located at 1646 Melton Highway, Plumpton
Source: City of Melton



Figure 8 2021 image of the south and east elevations of the residence showing alterations since c. 2001
Source: Lovell Chen

Place Citation



Figure 9 West elevation of the residence, showing the additions to the front and rear
Source: Lovell Chen

Comparative Analysis

There are a several farmhouses in the City of Melton associated with the historically significant Closer Settlement Board Overnewton Estate subdivision of 1905-6, largely concentrated on Melton Highway. These include:

- HO55 – House, 974-1048 Melton Highway, Plumpton: c. 1906-07 single-storey weatherboard house, dry stone wall and cypresses around house
- HO58 – House, 911-935 Melton Highway, Fraser Rise: 1906 single-storey weatherboard house and boundary plantings of Monterey cypresses

There are also comparable early twentieth century farmhouses in the City of Melton. These include:

- HO55 – House, 974-1048 Melton Highway, Plumpton: c. 1906-07 weatherboard residence with a hipped roof.
- HO101 – House, 865 Exford Road, Exford: c. 1907 weatherboard residence with a hipped roof, brick chimneys and post-supported verandah.

*Place Citation***Assessment Against Criteria**

(Criteria endorsed by the Heritage Council on 6 December 2012 (Reviewed and updated 4 April 2019))

Criterion A - Importance to the course, or pattern, of the City of Melton's cultural history.

The farmhouse at 1646 Melton Highway, Plumpton is of interest for its association with the Closer Settlement Scheme of rural development in the early twentieth century, and for its association with the Overnewton Estate, identified in the Shire of Melton Heritage Study Stage 2 as one of the 'first, largest and most publicised' Closer Settlement estates. The study also identifies the 'break-up' of the large estates in this period as a 'turning point' in the history of the municipality, and the establishment of small farms through various land settlement schemes is considered to be of historical importance. However, there are other, more intact examples of farmhouses and farm complexes in the City of Melton, including the 'Dalgook' Farm Complex (HO123), which better demonstrate the establishment of small farms as part of the Closer Settlement Scheme.

There is also some historical interest in the fact that the lease for land was taken up by two female selectors, but not at a level that would meet the threshold for local significance.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Melton's cultural history.

This criterion does not apply.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Melton's cultural history.

This criterion relates to archaeology or concealed physical evidence, and further investigation of the site would need to be undertaken to understand the potential for this criterion to be satisfied.

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

Farmhouses constructed as part of the early twentieth century development of the municipality were typically small, weatherboard dwellings, reflecting both the origins of the movement, the background of the selectors, and the reality of satisfying the conditions of the Closer Settlement Scheme lease on a small farm.

The subject residence was constructed with the characteristics typical of selectors' farmhouses, as a small, weatherboard dwelling of the early twentieth century on a farm allotment. However, the residence has been subject to extensive external alterations, including additions to the front and rear, removal of the verandah and alterations to cladding. As such, its ability to demonstrate the principal characteristics of this type of place has been diminished. The place does not meet this criterion at a local level.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

This criterion does not apply.

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

This criterion does not apply.

Criterion G - Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.

This criterion does not apply.

Place Citation

Criterion H - Special association with the life or works of a person, or group of persons, of importance in the City of Melton's history.

This criterion does not apply.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Melton Planning Scheme.

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- 1 City of Melton, <https://www.melton.vic.gov.au/Services/People/Aboriginal-and-Torres-Strait-Islander/Education-Resources>, accessed March 2021.
 - 2 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, pp 15-21.
 - 3 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 27
 - 4 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 42-43
 - 5 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 41-44.
 - 6 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 37,60
 - 7 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 38
 - 8 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 61
 - 9 J. Ann Hone, 'Taylor, William (1818–1903)', *Australian Dictionary of Biography*, <http://adb.anu.edu.au/biography/taylor-william-1681/text7775>, accessed online 22 June 2020.
 - 10 David Maloney, *Shire of Melton Heritage Study: Environmental History*, May 2007, p. 38
 - 11 'Subdivisional plan of the Overnewton, Arundel & Annandale Estates near Melbourne [cartographic material]', 1904, State Library of Victoria
 - 12 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 25.
 - 13 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 25.
 - 14 Lesley Alves and Phillipa Nelson, *Lands Guide: A guide to finding records of Crown land at Public Record Office Victoria*, Public Record Office Victoria, Melbourne, 2009, p. 56.
 - 15 Lesley Alves and Phillipa Nelson, *Lands Guide: A guide to finding records of Crown land at Public Record Office Victoria*, Public Record Office Victoria, Melbourne, 2009, p. 285.
 - 16 'Application for Consent to Sublet a Conditional Lease', 29 April 1937, in 1240/12, Land Selection Files, Section 12 Closer Settlement Act 1938, VPRS 5717/P0/932, Public Record Office Victoria.
 - 17 'Application for Conditional Purchase Lease of Farm Allotment', Esther Susan Watters, 5 January 1906, in 1240/12, Land Selection Files, Section 12 Closer Settlement Act 1938, VPRS 5717/P0/932, Public Record Office Victoria.
 - 18 File note, Charles Weir, 14 August 1906, in 1240/12, Land Selection Files, Section 12 Closer Settlement Act 1938, VPRS 5717/P0/932, Public Record Office Victoria.
 - 19 Correspondence dated 22 March 1909, in 1240/12, Land Selection Files, Section 12 Closer Settlement Act 1938, VPRS 5717/P0/932, Public Record Office Victoria.
 - 20 Correspondence dated 22 March 1909, in 1240/12, Land Selection Files, Section 12 Closer Settlement Act 1938, VPRS 5717/P0/932, Public Record Office Victoria.

Place Citation

- 21 'Statement of Lessee of an allotment under conditional purchase lease as to the performance of the covenants of his lease', 19 October 1912, in 1240/12, Land Selection Files, Section 12 Closer Settlement Act 1938, VPRS 5717/P0/932, Public Record Office Victoria.
- 22 'Application to Mortgage or Transfer a Conditional Purchase Lease under the Closer Settlements Acts', 30 May 1918, in 1240/12, Land Selection Files, Section 12 Closer Settlement Act 1938, VPRS 5717/P0/932, Public Record Office Victoria.
- 23 Memorandum, 1 February 1921, in 1240/12, Land Selection Files, Section 12 Closer Settlement Act 1938, VPRS 5717/P0/932, Public Record Office Victoria.
- 24 'Approval of issue of Crown grant pursuant to a Closer Settlement Lease', 1 October 1951, in 1240/12, Land Selection Files, Section 12 Closer Settlement Act 1938, VPRS 5717/P0/932, Public Record Office Victoria.

Place Citation

NAME	Former Tame Wire Fence Co.	PLACE ID	072
ADDRESS	1376-1432 Calder Highway		
	Diggers Rest		
PLACE TYPE	Factory	SURVEY DATE	16/01/2020
DATE OF CONSTRUCTION	c. 1940s		

**History***Contextual history*

The City of Melton incorporates three Traditional Owner Groups, the Wadawarrung, Wurundjeri Woi Wurrung and Boon Wurrung (Bunurong) peoples of the Kulin Nation.¹ The basalt plains and the incised valley created by the waterways of the Werribee River, Toolern Creek and their tributaries was a resource rich landscape for Kulin Nation peoples prior to the European settlement. With the permanent European settlement of the Port Phillip District (later renamed Victoria) from 1835, the traditional way of life ceased. The growing population of new settlers, their dominance and appropriation of the landscape and the introduced notion of private property (and its associated fences) prevented Kulin peoples from traversing their lands while European settlement and introduced animals disrupted traditional food supplies. Armed conflict, sexual violence and introduced diseases took a further toll. Many of the Aboriginal people from the region were also removed to Government owned reserves such as Coranderrk near Healesville (1863 -1924).² Despite the effects of colonisation, including dispossession of land, the Traditional Owners have maintained a continuing connection to land, waters and culture within the City of Melton.

Diggers Rest developed as a stopping place on the road to the Bendigo goldfields from Melbourne, with a coffee shop and then hotel in operation from c. 1852. Unlike other townships in the district, Diggers Rest was not the result of a government survey.³ A new hotel was constructed in c. 1854, which became an important stabling and wayside location, 'at which three coaches changed daily'.⁴ A railway station was established on the line between Melbourne and Sunbury in 1859, and a school, additional hotels, general store, mechanics institute and post office were established through the nineteenth century, although the population

Place Citation

remained small.⁵ The rise in car travel in the twentieth century once again saw it become a stopping point for regional travellers. In terms of industry, a chaff mill and weighbridge were established by 1915, located near the railway line.⁶ In the late twentieth century, the population of the township began to increase as a satellite town to Melbourne, with the Calder Freeway bypass constructed in the 1990s.⁷

Subject site

The subject site was originally sold in 1851 to Murphy and Ryan as part of Crown allotment IX in the parish of Holden. The Crown allotment was subsequently bisected by the railway line, with the main road north-west from Melbourne (Old Calder Highway) crossing it at its north-east corner.

From the early twentieth century, the broader Crown allotment was associated with the Robinson Brothers and their chaff mill, constructed adjacent to the railway line on its west side.⁸ When the chaff mill burned down in 1940, *The Age* observed:

An old landmark at Diggers Rest – the chaff mill ...- was destroyed completely by fire last night. Damage is estimated as nearly £10,000. The mill housed much valuable machinery ... By the time Sunbury brigade arrived the roof had fallen in and 30 tons of hay had been completely destroyed.⁹

John Murphy was recorded on the certificate of title as the owner of the subject allotment – located between the railway line and Calder Highway – in 1896. Following Murphy's death in 1910, it was acquired by Honora Murphy and Laura O'Loughlin, after probate was granted in 1919.¹⁰ Murphy's estate documentation identifies a weatherboard house that was '50 years old [and] occupied by the deceased' at the subject property.¹¹ This weatherboard house is likely to be the one now included in the Heritage Overlay as HO46, although it is understood to have been relocated from its original position in the mid-twentieth century.¹² The same day as Murphy and O'Loughlin were granted the property, it was transferred to farmer Robert Roulston, who remained the owner of the property until his death in 1952.¹³

Although the Roulston Bros appear to have operated a hay farming business in the area, by the early 1940s, the subject site was occupied by Albert Edward Tame. The Tame family acquired a number of properties within the Diggers Rest area in this period, including the Diggers Rest garage to the north of the subject site.¹⁴

The *Melton Express* in mid-1941 reported that Tame was establishing saleyards on the former chaff mills site, with cattle and sheep pens having already been erected, with produce sales also being offered.¹⁵ By 1945, Tame had also commenced operation of a wire factory, for the production of 'cyclone wire, galvanised tanks and various other products'.¹⁶ The 'newly erected' factory was due to open in mid-1946, with the *Melton Express* predicting it 'should be a great help to those requiring materials, as well as a great acquisition to the community'. Tame registered the factory with the Melton Shire Council in 1950, with employment of 'two to nine hands'.¹⁷ The rate books of that year describe Tame as owning a house and factory in the parish of Holden, along with other land.¹⁸ In 1954, Tame applied to the Melton Shire Council for permission to construct a shed at the site, and to construct a lavatory 'adjacent to his garage'.¹⁹ Although Tame Wire does not appear to have been a high profile company, the factory likely supplied wire for fencing in the district, as well as the hardware store in Clifton Hill in inner suburban Melbourne, also operated by Tame.²⁰ A garage on the property is understood to have been connected with the relocated weatherboard residence; operators of the garage include Alan Jones and family in c. 1950 and Eddie and May Walsh in c. 1985.²¹

The subject site can be seen on an aerial photograph of 1972 (Figure 3), with the gable roofed factory buildings, sheds and the garage building all visible, along with the hipped roof of the relocated 1910s residence.

Place Citation

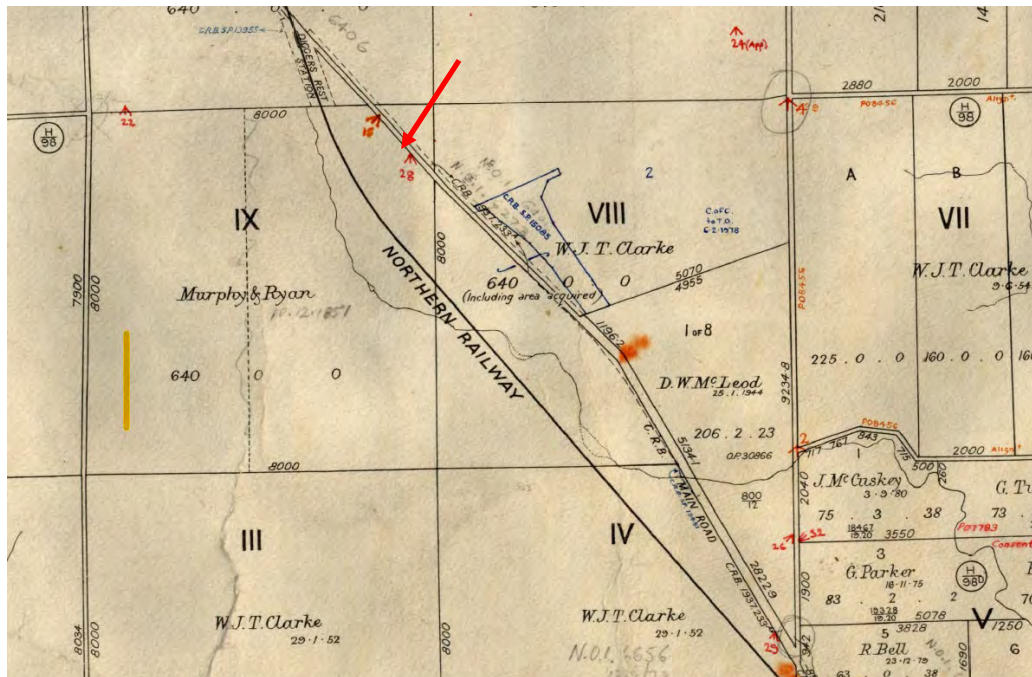


Figure 1 A section of the parish plan of Holden, showing the approximate location of the subject site (indicated)

Source: Central Plan Office, Landata, Victorian Land Registry Services

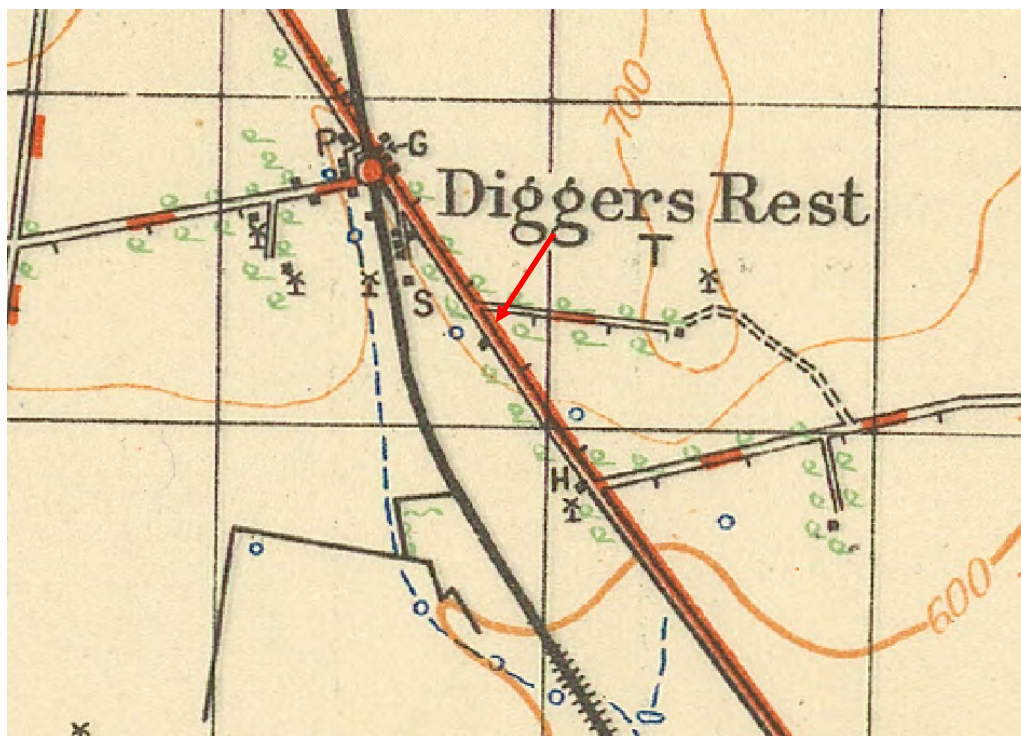


Figure 2 Map of Diggers Rest, indicating the location of the factory site near the junction of the railway and the Calder Highway, 1938 (surveyed 1936). Built form shown on the site could be related to the factory buildings or the weatherboard house (indicated)

Source: Victoria, Sunbury, prepared by Australian Section, Imperial General Staff, State Library of Victoria Maps Collection

Place Citation

Figure 3 Aerial photograph of subject site, 1972, with factory buildings visible (red arrow)
Source: Historical Aerial Photography Collection, Landata, Victorian Land Registry Services

Description

No site inspection was undertaken in the preparation of this citation. The following description has been prepared based on aerial photography and views to the property from the public domain. All photographs were taken from publicly accessible areas.

The property at 1376 Calder Highway is a large irregularly shaped allotment south of the junction of the railway line and Old Calder Highway. The allotment contains, in close proximity, the former Tame Wire Fence Co. factory, an auto garage and a weatherboard house (HO46). All of the buildings are located in the north-east corner of the allotment.

The former Tame Wire Fence Co. factory appears to be made up of two narrow rectangular gable ended buildings, with a central saw truss roof section. The roofs are clad with corrugated metal sheets, and the east elevation (visible from the public domain) is made up of a lower bricked section, with the upper section clad with corrugated metal and cement sheets. Uniform large multi-pane windows extend along the east elevation, with a window also visible on the north elevation of this section of the building. Evidence of what appears to have been rooftop signage is also visible on the easternmost roof slope. A small square building with a flat roof adjoins the south-east corner of the building, and a large section with a flat roof is visible to the rear of the building. Cyclone wire fencing extends along the Calder Highway property boundary. Reportedly, the name of the company was previously incorporated into metal work on the front gate²², but no evidence of this was visible in views to the property from Calder Highway.

To the south of the former factory building is a gable-ended brick former garage building with an adjoining rear structure and a c. 1910 weatherboard residence understood to have been relocated from its original position in the mid-twentieth century (included as HO46 in the Schedule to the Heritage Overlay). No assessment of the former garage has been undertaken as part of this assessment.

*Place Citation***Comparative Analysis**

Twentieth century industry/manufacturing has not been identified as a major theme in the historical development of Melton. There are no factory or former factory sites included in the Schedule to the Heritage Overlay in Melton, although evidence of industrial practices exists in the municipality including through former quarries and dairies.

Relevant to consideration of fencing as an industry in Melton, it is also noted that early evidence of fencing practices in the municipality survive in the form of dry stone walls.

Assessment Against Criteria

(Criteria endorsed by the Heritage Council on 6 December 2012 (Reviewed and updated 4 April 2019))

Criterion A - Importance to the course, or pattern, of the City of Melton's cultural history.

The former Tame Wire Fence Co. factory provides evidence of the establishment of an industrial enterprise in Melton in the mid-twentieth century. According to the Melton thematic environmental history, 'the most historically significant industry to establish in the area has been chaff cutting. But there have also been a number of small extractive, rural product processing and secondary industries operating in Melton at various times.'²³ In this context, the former Tame Wire Fence Co. is of interest as an industry established in Diggers Rest in the mid-1940s, but it does not provide evidence of a key industry significant to the development of Melton. Furthermore, wire fencing, while a typical feature of agricultural areas across Victoria, does not characterise the municipality in the way that dry stone walls have. As such, the production of wire fencing does not represent an industry that has had a significant influence on the character of the City of Melton.

The Tame Wire Fence Co. factory is prominently sited on the old Calder Highway and would have provided a useful service for the local area, but does not appear to have been a high profile company or of individual note in the municipality.

Where the weatherboard house to the south of the factory (HO46) is historically significant as the oldest and most intact residence in Diggers Rest and for its association with two of the Diggers Rest industrial proprietors – Robinson Brothers and Albert Edward Tame – the surviving factory building is a later introduction to the site and does not represent a historically significant industry to the local area.

On the basis of the research undertaken for this assessment, the former Tame Wire Fence Co. factory does not satisfy this criterion at a local level.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Melton's cultural history.

Although industrial sites have not typically been included in the Heritage Overlay of the Melton Planning Scheme, the former Tame Wire Fence Co. factory does not represent a historically significant industry to the local area. As visible from the public domain, the existing built form also does not provide clear evidence of the former use of the site. It appears unlikely that the place would satisfy this criterion.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Melton's cultural history.

This criterion relates to archaeology or concealed physical evidence, and further investigation of the site would need to be undertaken to understand the potential for this criterion to be satisfied. Based on the historical research undertaken, it does not appear likely that the place would reach the threshold to satisfy this criterion.

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

This criterion does not apply.

Place Citation

Criterion E - Importance in exhibiting particular aesthetic characteristics.

This criterion does not apply.

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

No evidence has been uncovered to date to suggest that this criterion would apply.

Criterion G - Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.

No evidence has been uncovered to date to suggest that this criterion would apply.

Criterion H - Special association with the life or works of a person, or group of persons, of importance in the City of Melton's history.

This criterion does not apply.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Melton Planning Scheme.

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- 1 City of Melton, <https://www.melton.vic.gov.au/Services/People/Aboriginal-and-Torres-Strait-Islander/Education-Resources>, accessed March 2021.
 - 2 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, pp 15-21.
 - 3 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, pp. 81-82.
 - 4 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 82.
 - 5 'Diggers Rest and Plumpton', Victorian Places, Monash University and University of Queensland, 2015, <https://www.victorianplaces.com.au/diggers-rest-and-plumpton>, accessed 17 May 2021.
 - 6 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 82.
 - 7 'Diggers Rest and Plumpton', Victorian Places, Monash University and University of Queensland, 2015, <https://www.victorianplaces.com.au/diggers-rest-and-plumpton>, accessed 17 May 2021.
 - 8 *Melton Express*, 16 March 1940, p. 3; Gary Vines, *Chaff-Mills in Melbourne's West, An Industrial Sites Study, Melbourne's Living Museum of the West Incorporated*, 1987, p. 100.
 - 9 J A Bilszta, *Chaff Mills in the Melton District, from 1902 to 1987*, c. 1990, n.p.n; *Age*, 14 March 1940, p. 9
 - 10 Certificate of Title (cancelled) Vol. 2617 Fol. 376, Landata, Victorian Land Registry Services.
 - 11 John Murphy, Probate and Administration Files, 1910, VPRS 28/P3/132, Item 115/975, Public Record Office Victoria.
 - 12 David Maloney et al, *Shire of Melton Heritage Study Stage Two, 2006: Volume 3*, May 2007, p. 318.
 - 13 Certificate of Title (cancelled) Vol. 2617 Fol. 376, Landata, Victorian Land Registry Services.
 - 14 Shire of Melton, rate books, 1940-41, East riding, rate nos. 584, 671-673, VPRS 12878/P1/336, Public Record Office Victoria.
 - 15 *Melton Express*, 5 July 1941, p. 2
 - 16 *Melton Express*, 8 September 1945, p. 6.
 - 17 *Melton Express*, 1 April 1950, p. 2.

Place Citation

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- 18 Shire of Melton, rate books, 1950-51, East riding, rate nos. 675-676, VPRS 12878/P1/336, Public Record Office Victoria.
- 19 *Melton Express*, 30 January 1954, p. 7, 3 April 1954, p. 5.
- 20 *Melton Express*, 10 May 1941, p. 3; *Age*, 23 February 1935, p. 21.
- 21 David Maloney et al, *Shire of Melton Heritage Study Stage Two, 2006: Volume 3*, May 2007, p. 320.
- 22 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 132.
- 23 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 124.

Place Citation

NAME		PLACE ID	315
ADDRESS	1232-1290 Beattys Road,		
	Grangefield		
PLACE TYPE	Residence	SURVEY DATE	16/01/2020
DATE OF CONSTRUCTION	c. late nineteenth or early twentieth century		



History

The City of Melton incorporates three Traditional Owner Groups, the Wadawarrung, Wurundjeri Woi Wurrung and Boon Wurrung (Bunurong) peoples of the Kulin Nation.¹ The basalt plains and the incised valley created by the waterways of the Werribee River, Toolern Creek and their tributaries was a resource rich landscape for Kulin Nation peoples prior to the European settlement. With the permanent European settlement of the Port Phillip District (later renamed Victoria) from 1835, the traditional way of life ceased. The growing population of new settlers, their dominance and appropriation of the landscape and the introduced notion of private property (and its associated fences) prevented Kulin peoples from traversing their lands while European settlement and introduced animals disrupted traditional food supplies. Armed conflict, sexual violence and introduced diseases took a further toll. Many of the Aboriginal people from the region were also removed to Government owned reserves such as Coranderrk near Healesville (1863 -1924).² Despite the effects of colonisation, including dispossession of land, the Traditional Owners have maintained a continuing connection to land, waters and culture within the City of Melton.

As an agricultural district, the area around Melton was originally dominated in the 1840s by large pastoral sheep runs, particularly those of the Clarkes, the Staughtons, the Taylors, as well as the Pykes and Pinkertons.³ Changes to the sale of land by the Crown in the 1850s saw a brief rise in small hold mixed farming. This era also saw a rise in the production of cereal crops such as oats, barley and particularly wheat and hay, for which the district became well known.⁴ But the small holders lacked the resources to weather misfortune and by the 1860s drought and disease, the small holders lacked the resources had forced many off the land, their properties bought up and added to the pastoralists' runs.⁵

As the population of the district increased between the 1890s and the 1910s there was increasingly political pressure on large landholders to break up their estates, as the large runs were view as hindering development and progress.⁶ In the early twentieth century the government actively legislated for the subdivision of properties, through the Closer Settlement Act of 1904 which allowed for compulsory acquisition through the

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Closer Settlement Board in order to provide small holdings.⁷ This era also marked a concerted change away from sheep toward dairying and accompanying industries such as chaff mills.⁸

The subject site is located in Crown allotment 1, section 8A in the parish of Kororoit, county of Bourke. The 148 acre Crown allotment was purchased by W J T Clarke in 1866 (Figure 1). Beattys Road, originally known as Ballarat Road, was established in 1851 as a road to the Ballarat goldfields.⁹ The plan at Figure 1 shows the location of the subject site near the junction of Beattys Road and the Western Highway.

Clarke had established a pastoral run in the area in the 1830s and purchased a number of Crown land allotments following the first land sales in the 1850s. Together with Simon Staughton, Clarke became one of the largest landholders in the region, purchasing more than 30,000 acres in 1850. Clarke continued purchasing large tracts of land throughout the 1850s.¹⁰ The subject site was part of Clarke's substantial Rockbank estate, which reportedly comprised an area of approximately 54,000 acres and was managed for grazing sheep, although it remained under Clarke's 'personal control'.¹¹ Throughout the nineteenth century, the land continued to be used for pastoral and agricultural purposes. Following Clarke's death in 1874, his large estate passed to his family, namely his son W J Clarke. In the early twentieth century, Clarke's large properties began to be subdivided into smaller allotments and sold, often developed into mixed farming-grazing properties.¹²

The 1918-19 rate books described the Crown allotment as being of 148 acres 2 roods and 26 perches and buildings, owned and occupied by farmer Henry Missen, a member of the locally prominent Missen family. As noted in the *Shire of Melton Heritage Study*, George and Mary Missen arrived with their family in South Australia in 1853. The Missen family purchased land in the City of Melton during the 1860s land sales, and by the mid-1870s George Senior and some of his children were able to successfully apply for freehold grants to their allotments, exceeding 530 acres. As noted in the heritage study:

The Missens were engaged in hay making, dairying, poultry and pig raising, and carting produce to Melbourne for sale. They were successful farmers and increased their land holdings greatly in Rockbank, as well as securing acres in Tarneit and Rowsley districts where they had a butchering business and were involved in the breeding of draft, and later, pacing horses.¹³

The Missen family owned and occupied a number of properties in the area in the early twentieth century; the 1918-19 rate book alone lists members of the family in at least eight entries.¹⁴ The residence within the subject site appears to have been constructed in the late nineteenth or early twentieth century.

Henry Missen's property was assessed as having a net annual value (NAV) of £65 in 1918-19. This had increased to a NAV of £97 the following year, however, there appears to have been increase in values of all properties in this period so this does not indicate any improvement to the site.¹⁵ Missen appears to have been engaged in sheep farming, with stock listings appearing in metropolitan and local newspapers in the 1910s.¹⁶ By the mid-1920s, the site was occupied by an Edwin Stewart Gillespie, with Henry Missen still listed as the owner.¹⁷ The Missen family continued to own and occupy numerous properties in the area, including the subject site, into the mid-1940s.¹⁸

The 1938 plan at Figure 2 shows the residence within the subject site on the north side of Beattys Road, and indicates that the only other houses in this section of Beattys Road at this time were located on the south side of the road.

Although the 'buildings' were not specified in the rate book entries, it is likely that included the extant residence. The Nissen hut was likely relocated to the site in the post-World War II period, and although its provenance is unknown, it is visible on a 1968 aerial photograph of the site (Figure 3). Nissen Huts were developed during World War I by Major Peter Norman Nissen of the 29th Company Royal Engineers, UK. They were used extensively by the Allies during World War II for military camps and airbases.¹⁹ These were

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corrugated iron covered semi-cylindrical buildings, the design of which was influenced by two main factors – wartime materials shortages and portability/ease of erection.

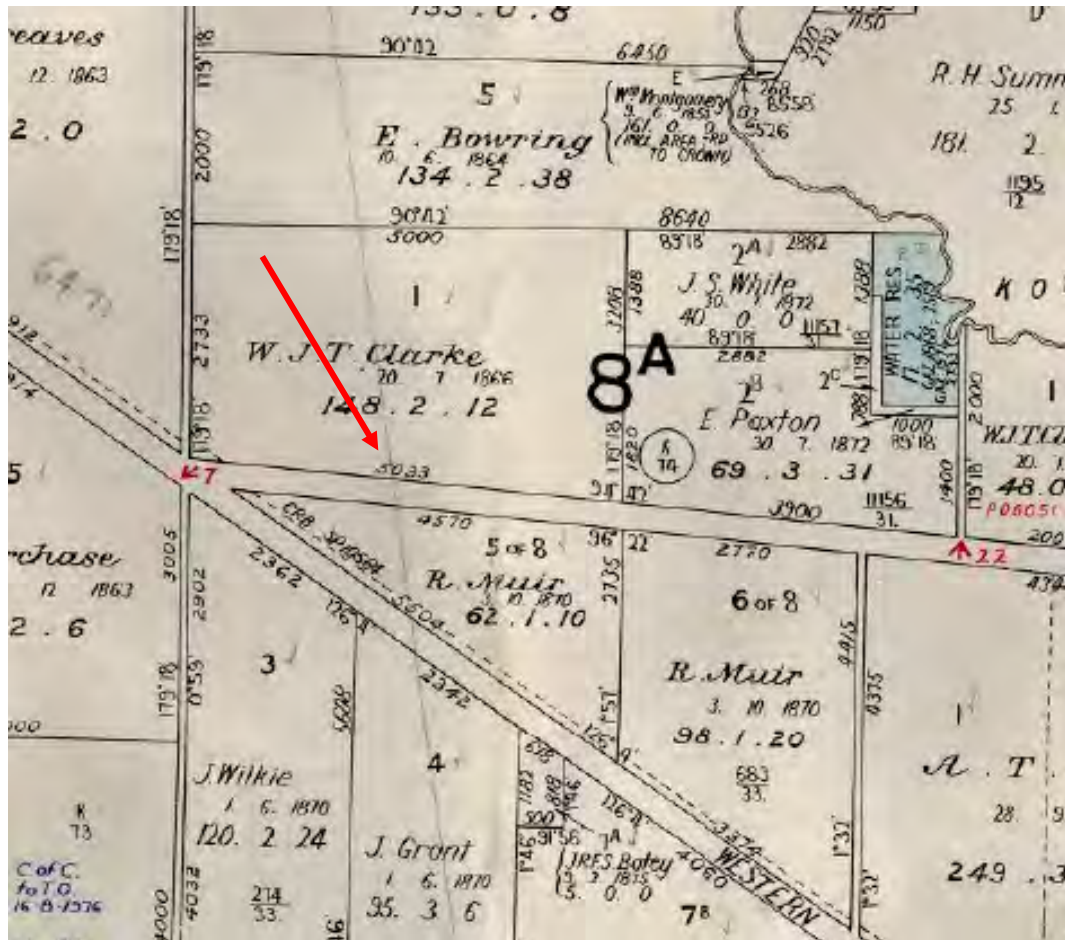


Figure 1 A section of the parish plan of Kororoit, showing the approximate location of the subject site
Source: Plan 2927, K74(4), Central Plan Office, Landata, Victorian Land Registry Services

Place Citation

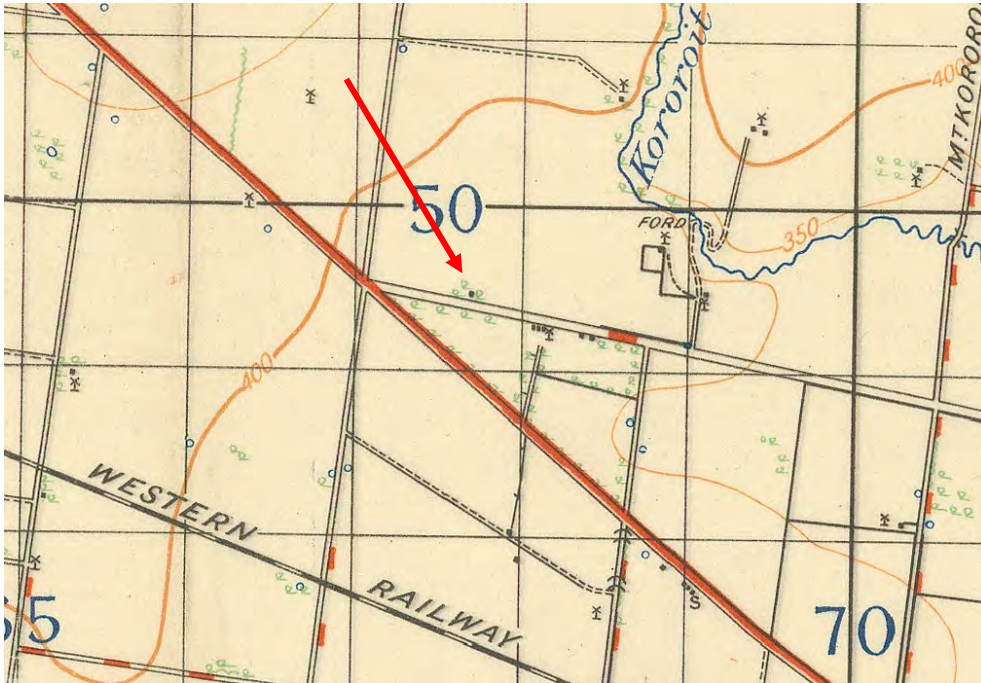


Figure 2 1938 map of Melton showing the residence surrounded by trees on the north side of Beattys Road
Source: Victoria, Sunbury, prepared by Australian Section, Imperial General Staff, State Library of Victoria Maps Collection



Figure 3 Aerial photograph of site, 1968, with residence indicated by red arrow and Nissen hut by blue arrow
Source: Historical Aerial Photography Collection, Landata, Victorian Land Registry Services

*Place Citation***Description**

No site inspection was undertaken in the preparation of this citation. The following description has been prepared based on aerial photography and views to the property from the public domain. All photographs were taken from publicly accessible areas.

The subject site is a large irregularly-shaped property on the north side of Beattys Road. Aerial photographs indicate that there are a number of sheds/fenced yards and vehicular paths, largely concentrated in the south-west corner of the property. Driveway access into the property is from Beattys Road (Figure 4).

The residence is located parallel to the west property boundary, set back approximately 28 metres from Beattys Road. A mid-height wire/metal fence extends along the front boundary.

The house is a single-storey weatherboard building with a corrugated sheet metal clad hipped roof. A brick chimney is visible in views to the building; aerial photography indicates that there is a second chimney to the rear of the dwelling.

A verandah with a flat roof extends along the principal (south) elevation, and returns along the west elevation. This verandah is post-supported to the south; it is unclear whether a previously symmetrical façade has been extended to the west to enclose this section of the verandah. Additional verandahs extend along the side and rear elevations.

The openings are timber-framed, with paired double-hung sash windows and an off-centre entry.

To the south-east of the residence is a corrugated iron clad Nissen Hut, set back approximately 4 metres from the front (south) property boundary. This structure is approximately 13 metres in length, with entries to both sides.

Comparative Analysis

There are a number of comparable late nineteenth/early twentieth century farmhouses in the City of Melton. These include:

- HO15 – House ‘Angus Downs’, 546-570 Blackhill Road, Toolern Vale: c. 1880s single-storey weatherboard residence with a gable roof and skillion verandah.
- HO25 – House, 1374 - 1404 Gisborne Melton Road, Toolern Vale: c. 1889 single-storey weatherboard residence with a gable roof.
- HO55 – House, 974-1048 Melton Highway, Plumpton: c.1906-07 weatherboard residence with a hipped roof.
- HO122 – House, 2341-2421 Western Highway, Rockbank: 1898 single-storey weatherboard residence with a hipped roof and timber post-supported verandah.



Figure 4 Recent aerial image of 1232-1290 Beattys Road
Source: Nearmap, image date February 2021

*Place Citation***Assessment Against Criteria**

(Criteria endorsed by the Heritage Council on 6 December 2012 (Reviewed and updated 4 April 2019))

Criterion A - Importance to the course, or pattern, of the City of Melton's cultural history.

The residence at 1232-1290 Beattys Road, Grangefield derives some historical interest at a local level for its association with the locally prominent Missen family, one of the most successful Rockbank farming families, who arrived in the Melton area in the 1860s. The property was owned by Henry Missen from at least 1918; the Missen family continued to own and occupy numerous properties in the area, including the subject site, into the mid-1940s. It also has some historical interest as demonstrating the break-up of large nineteenth century pastoral estates into smaller farming allotments.

However, despite these associations, the subject property does not meet the threshold to satisfy this criterion. There are better examples in the municipality which have a clearer association with the historical theme of early twentieth century farming development, including those associated with the Closer Settlement Scheme. Likewise, the influence of the extensive Missen family in the area is perhaps better demonstrated by other early buildings in Rockbank, such as the former Rose and Crown Hotel (HO121), established in the c. 1870s by G Missen.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Melton's cultural history.

This criterion does not apply.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Melton's cultural history.

This criterion relates to archaeology or concealed physical evidence, and further investigation of the site would need to be undertaken to understand the potential for this criterion to be satisfied.

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

This criterion relates to 'representativeness' as a typical example of a place type. The residence at 1232-1290 Beattys Road, Grangefield is a representative example of an early twentieth century farming dwelling. It appears that some alterations have been made to the residence.

Places which meet Criterion D would typically have relatively high level of intactness. Further investigation (including an inspection of the subject site) is required to confirm the extent of change and whether the place would meet this criterion at a local level.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

This criterion does not apply.

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

This criterion does not apply.

Criterion G - Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.

This criterion does not apply.

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Criterion H - Special association with the life or works of a person, or group of persons, of importance in the City of Melton's history.

This criterion does not apply. Associations with previous owners are considered under Criterion A.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Melton Planning Scheme.

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- 1 City of Melton, <https://www.melton.vic.gov.au/Services/People/Aboriginal-and-Torres-Strait-Islander/Education-Resources>, accessed March 2021.
 - 2 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, pp 15-21.
 - 3 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 27
 - 4 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 42-43
 - 5 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 41-44.
 - 6 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 37,60
 - 7 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 38
 - 8 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 61
 - 9 L. Bracey et. al., *Growth, Progress and Community Spirit: A History of the Melton District*, 2018, p. 44.
 - 10 L. Bracey et. al., *Growth, Progress and Community Spirit: A History of the Melton District*, 2018, p. 37.
 - 11 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 31, and RBA Architects, City of Melton heritage Assessments Project 2018, p. 29.
 - 12 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, pp. 37, 39
 - 13 David Maloney, *Shire of Melton Heritage Study – Volume 5*, Heritage Overlay No. 121, Citation No. 461.
 - 14 Shire of Melton, rate books, 1918-1919, rate no. 465 and rate nos 458-467, VPRS 12878/P1/15, Public Record Office Victoria.
 - 15 Shire of Melton, rate books, 1919-1920, rate no. 465, VPRS 12878/P1/15, Public Record Office Victoria.
 - 16 *Argus*, 24 December 1914, p. 4.
 - 17 Shire of Melton, rate books, 1924-25, rate no. 464, VPRS 12878/P1/20, Public Record Office Victoria.
 - 18 Shire of Melton, rate books, 1944-45, rate no. 125, VPRS 12878/P1/40, Public Record Office Victoria.
 - 19 Museums Victoria Collections, <https://collections.museumsvictoria.com.au/items/248038> accessed March 2021.

Place Citation

NAME	House	PLACE ID	453
ADDRESS	230 Troups Road, Fieldstone		
PLACE TYPE	Farmhouse	SURVEY DATE	02/09/2021 (by City of Melton)
DATE OF CONSTRUCTION	c. 1917		

**History***Contextual history*

The City of Melton incorporates three Traditional Owner Groups, the Wadawarrung, Wurundjeri Woi Wurrung and Boon Wurrung (Bunurong) peoples of the Kulin Nation.¹ The basalt plains and the incised valley created by the waterways of the Werribee River, Toolern Creek and their tributaries was a resource rich landscape for Kulin Nation peoples prior to the European settlement. With the permanent European settlement of the Port Phillip District (later renamed Victoria) from 1835, the traditional way of life ceased. The growing population of new settlers, their dominance and appropriation of the landscape and the introduced notion of private property (and its associated fences) prevented Kulin peoples from traversing their lands while European settlement and introduced animals disrupted traditional food supplies. Armed conflict, sexual violence and introduced diseases took a further toll. Many of the Aboriginal people from the region were also removed to Government owned reserves such as Coranderrk near Healesville (1863 -1924).² Despite the effects of colonisation, including dispossession of land, the Traditional Owners have maintained a continuing connection to land, waters and culture within the City of Melton.

Fieldstone is a small locality located near Rockbank, to the south of Greigs Road. Rockbank was a pastoral run of the 1840s, with a small township developing near the Rock Bank Inn, which had been established by the 1850s, on a route to the goldfields. The ruins of the hotel remain on the Western Highway. To the north of the subject site, Greigs Road became a stock route and an access road to water reserves on Kororoit Creek. It was a route between Melbourne and Ballarat, via Melton and Bacchus Marsh.³ Rockbank became an area of small farming properties, with hay and dairy produce sold in Melbourne, with land selection legislation opening up land in the area from the 1860s.⁴ A railway station at Rockbank was opened by 1890 on the Ballarat railway line, and in the interwar period, a mechanics institute, sports ground, quarry and chaff mills were in operation.⁵

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The opening of the AWA beam radio receiving station was an 'event of national significance' in 1927.⁶ Although a rural locality for much of the twentieth century, in the twenty-first century, the expansion of Melbourne's suburbs has resulted in subdivision proposals and development pressure on the area.

More broadly, the early twentieth century saw the 'break-up' and subdivision of large pastoral estates in the municipality and the construction of numerous small and medium timber bungalow farmhouses on smaller farm allotments.⁷ Hay became a 'niche' agricultural product in the municipality in the early twentieth century, and Melton's hay became known as 'the best in Australia'. There remained a significant market in the first half of the twentieth century for the product, both for farm stock and as part of the increased use of horses for goods transport.⁸

Subject site

The subject site is part of Crown allotment 5, section 17 in the Parish of Pywheitjorrk, County of Bourke (Figure 1). The 145-acre allotment was purchased by Stephen Donovan in 1854, the period when much of the land in the Melton-Rockbank area was sold into private ownership. Incidentally, Donovan bought an additional three of the section's five land parcels - two at the same auction and another a year later. A builder by trade, Donovan had arrived in Victoria in 1847 and was reportedly 'fortunate' at the gold diggings during the 1850s. He subsequently operated a hotel in Melbourne, invested in property in Victoria, became a member of the Melbourne City Council and appears to have been quite a well-known figure by the time of his death in 1868.⁹ Troups Road was named after the Troup Bros, large scale farmers in the district in the early twentieth century.¹⁰ The subject property was part of a broader property owned by the Troups, which extended south to Riding Boundary Road.¹¹ Initially the property was within the Shire of Braybrook, but in 1916, the Shire of Melton annexed land to create the Rockbank riding.¹²

Robert Peacock established a farm on Troups Road in the early twentieth century, in c. 1909-10.¹³ This was not the subject property, rather, the Braybrook rate books of 1915-16 list Peacock as occupying Crown allotment 2, Section 16 of Pywheitjorrk, on the eastern side of Troups Road. This site included buildings, but it is unclear if these buildings included a residence.¹⁴ The Peacock family were heavily involved in the Rockbank community, with references to participation in sporting matches and the Mechanics Institute.¹⁵

George Cattanach Troup was recorded as the owner of a large property in 1908, comprising over 2,003 acres.¹⁶ The property is listed in the Melton rate books for 1916-17, following annexation. Farmer George C Troup's property as valued at a net annual value (NAV) of £550, but the rate books did not identify any buildings. That same year, Robert Peacock was listed as owning and occupying the site on the eastern side of Troups Road, of 139 acres with buildings.¹⁷ A survey plan of the area of c. 1917 (Figure 3) does not indicate any built form at the subject site.

The subsequent rate book, for 1918-1919, shows that Robert Peacock was occupying a site of 236 acres with buildings in section 17, formerly part of the 'late G C Troup's' property. Troup had died in July 1917, although that property is not listed in his estate documentation.¹⁸ The site was valued at a NAV of £107.¹⁹ The inclusion of buildings in the description suggests that Peacock had constructed the residence at the site.

A certificate of title of October 1923 records Robert Peacock acquiring the property comprising the northern parts of Crown allotments 2, 3, 4, 5 of Section 17 (Figure 4). The rate books of the following year describe it as being of 236 acres with buildings, with a NAV of £142. There has been a suggestion that the house was relocated from another site and reassembled at Troups, a not unusual occurrence in the municipality in the late nineteenth and early twentieth century.²⁰ It is possible that Peacock relocated the house from his other property on the east side of Troups Road. Furthermore, the 1924-25 rate books do not record buildings at that earlier site, suggesting a building may have been removed.²¹

Place Citation

The subject property can also be seen on a 1933 survey plan of the district, with built form likely the subject residence, situated close to Troups Road (Figure 5). An aerial photograph of 1951 (Figure 6) shows the concentration of buildings, including the residence and sheds, with surrounding plantings, at the southern boundary of Peacock's property.

In 1927, Robert Peacock was described as 'that great worker for the district'.²² He owned the property until his death aged 84 in August 1954.²³ An obituary in the *Melton Express* described him as 'one of the farmers who pioneered Rockbank as a hay-growing district'.²⁴

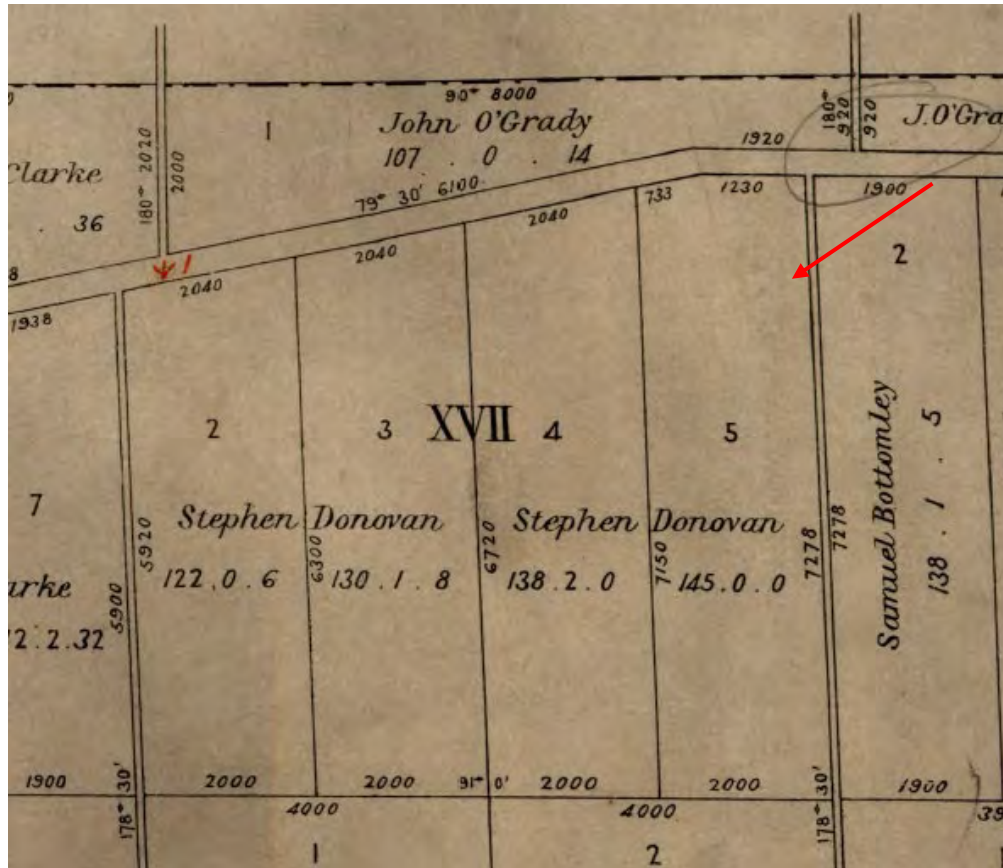


Figure 1 A section of the parish plan of Pywheitjorrk, with the approximate location of the subject site indicated

Source: Plan 3431 (2), Central Plan Office, Landata, Victorian Land Registry Services

Place Citation

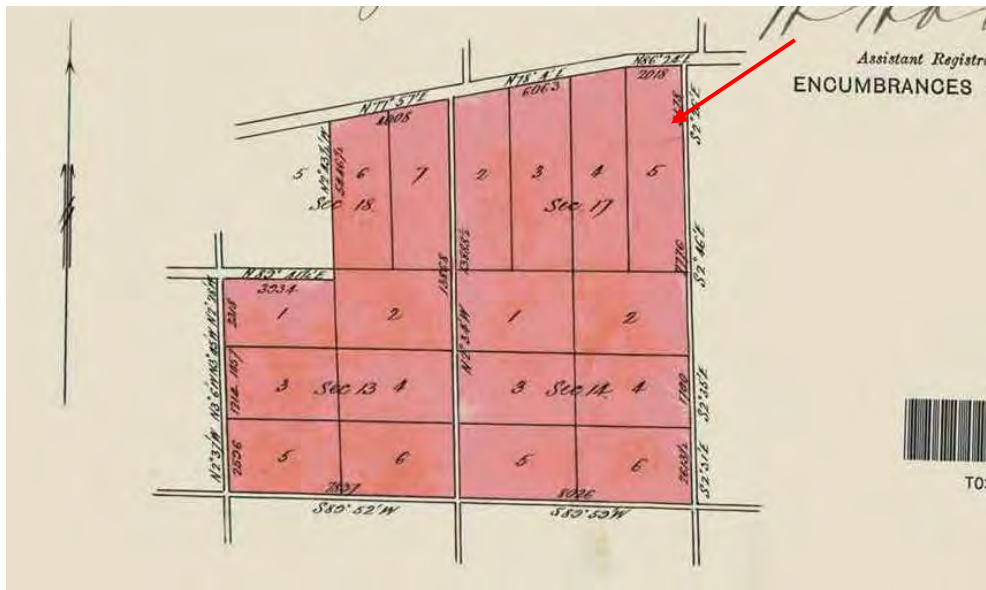


Figure 2 Title plan showing George Troup's property, 1905. Approximate location of subject building indicated
Source: Certificate of Title (cancelled), Vol. 3251 Fol. 065, Landata, Victorian Land Registry Service



Figure 3 Part of survey plan of Sunbury and Melbourne, 1917, with approximate location of subject site indicated. No buildings are recorded at the property at this time
Source: Commonwealth Department of Defence, State Library of Victoria

Place Citation

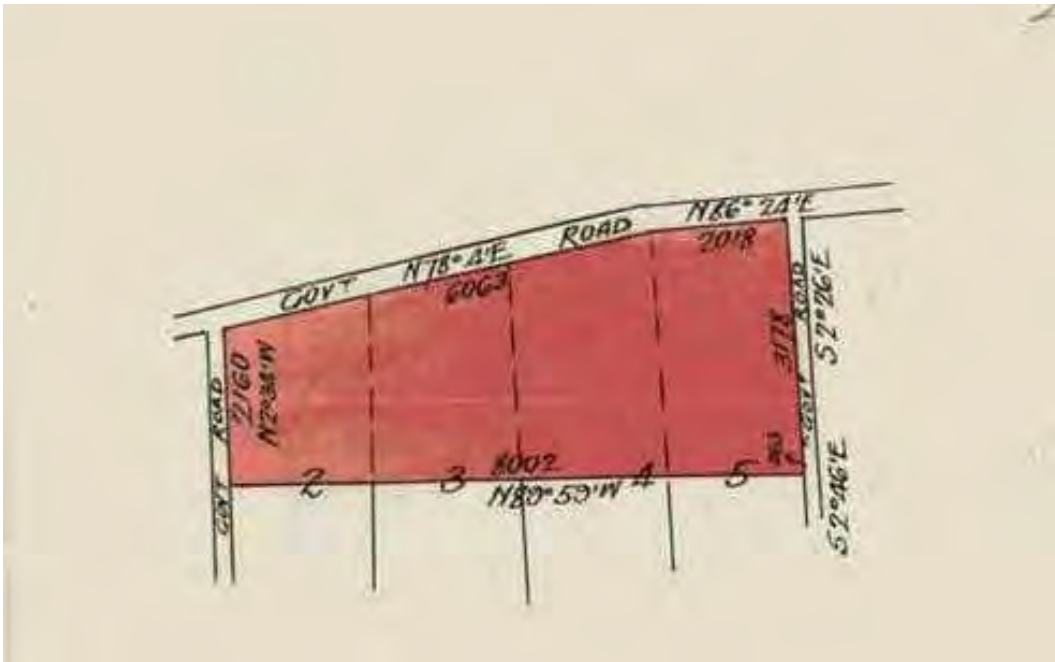


Figure 4 Title plan of Robert Peacock's property, 1923. Troups Road is at right
Source: Certificate of Title (cancelled), Vol. 4773 Fol. 485, Landata, Victorian Land Registry Services

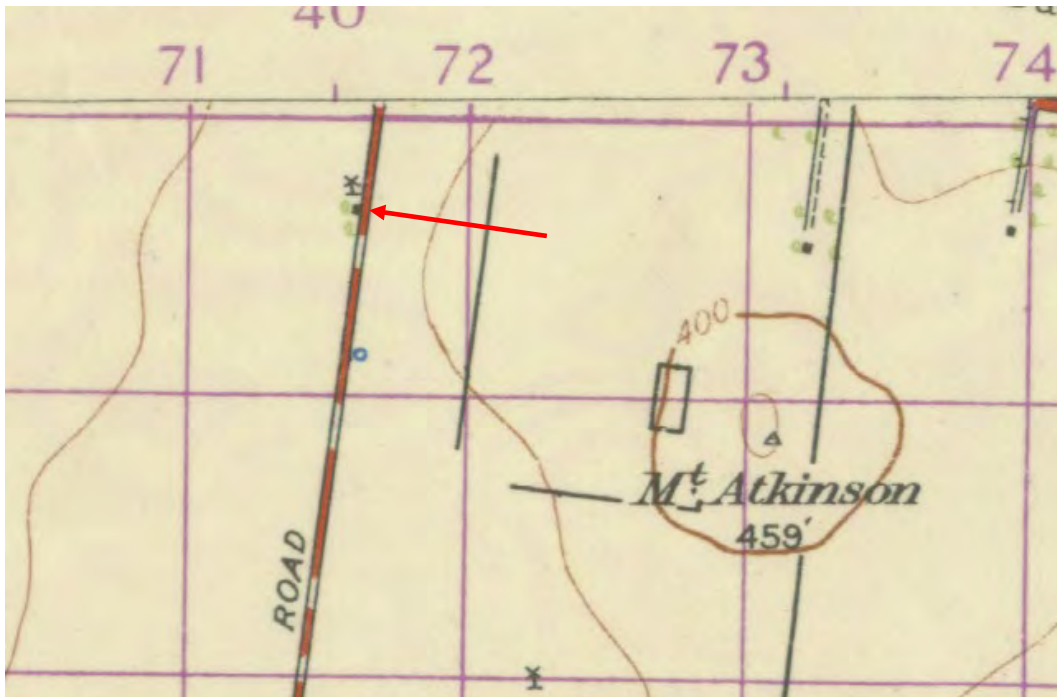


Figure 5 Detail of survey plan of Troups Road and Fieldstone area, 1933, with subject residence shown (indicated)
Source: Australian Section, Imperial General Staff, held by State Library of Victoria

Place Citation

Figure 6 Aerial photograph of Fieldstone in 1951, with subject property indicated

Source: Historical Aerial Photography Collection, Landata, Victorian Land Registry Services

Description

The subject residence is a single-story Federation/Edwardian period weatherboard residence located on the west side of Troups Road (Figure 7, Figure 8). It was constructed at the property in c. 1917, but it has been suggested that the residence may have been relocated to this site from elsewhere. Some amalgamation appears to have taken place of the various components of the building, resulting in a somewhat hybrid presentation. No documentary evidence has been located to confirm the development sequence.

The residence has a steeply pitched roof with central hip and gable to the east (Figure 9), although the form suggests some alterations, possibly in the form of the introduction of a gable-ended bay. The roof is clad in corrugated steel comprised of short sheets and painted green, which appears early. An overpainted brick chimney is located on the south-east, which adopts an early twentieth century form and may derive from the relocation. A return verandah is located on the north and east sides of the residence. The verandah appears to have been extended to incorporate the gable ended wing to the east. Some original/early timber-framed sash windows are visible on the east and west elevations, some with corrugated steel awnings on timber brackets (Figure 10). The residence is somewhat obscured from the street by a non-original wooden fence and plantings.

There have been some visible alterations to the residence, including is a flat roofed carport which has been added to the east (Troups Road) side of the building. In terms of condition, there is additionally evidence of fire damage to the residence (Figure 11).

Place Citation



Figure 7 Recent aerial photograph of subject property (indicated)
Source: Nearmap, April 2021



Figure 8 Recent aerial photograph of subject property, with roof form and chimney visible
Source: Nearmap, April 2021

Place Citation



Figure 9 View of subject residence from north
Source: Lovell Chen



Figure 10 View of south elevation of subject residence
Source: Lovell Chen

Place Citation

Figure 11 Evidence of fire damage to residence
Source: City of Melton

Comparative Analysis

There are a number of comparable early twentieth century farmhouses in the City of Melton, which 'constitute the major record of a major historical turning point in ... Melton'.²⁵ These include:

- HO55 – House, 974-1048 Melton Highway, Plumpton: Victorian-style weatherboard residence of c. 1906-07 with a hipped roof.
- HO101 – House, 865 Exford Road, Exford: c. 1907 weatherboard residence with a hipped roof, brick chimneys and post-supported verandah.
- HO21 - Toolern Park, 1558-1672 Diggers Rest-Coimadai Road, Toolern Vale: constructed in c. 1911, the weatherboard house is significant as an intact example of the Federation style, including symmetrical composition, hipped roof form, gable and skillion verandah.
- HO51 – Arrunga, 77-347 Holden Road, Plumpton: Federation style weatherboard farmhouse, with prominent chimneys, asymmetrical form, projecting gable and return verandah with turned timber posts.

Weatherboard houses that were relocated in the late nineteenth century and early twentieth century are not uncommon in the municipality. The 2007 Heritage Study notes that 'Melton is of interest for the large number of places that are known to have been relocated'.²⁶ Known examples of this include:

- HO46 – House, 1376-1432 Calder Highway, Diggers Rest: Single-storey weatherboard residence constructed in late Victorian and Federation style in c. 1910 and relocated to the site in c. 1940.
- HO072 – House, 2 Exford Road, Melton South: Intact, single-storey weatherboard bungalow, constructed in Diggers Rest in 1929 but relocated to Melton South in c. 1939-40.
- HO101 – House, 865 Exford Road, Exford: Moderately intact weatherboard Edwardian style house, constructed in c. 1907 and relocated to site in c. 1910.

*Place Citation***Assessment Against Criteria**

(Criteria endorsed by the Heritage Council on 6 December 2012 (Reviewed and updated 4 April 2019))

Criterion A - Importance to the course, or pattern, of the City of Melton's cultural history.

As identified in the environmental history of the *Shire of Melton Heritage Study 2007*, 'there are small to medium sized 1900-1920s wooden bungalows associated with the break-up of the pastoral estates' in the Melton district.²⁷ These farmhouses constitute a record of a 'major historical turning point' in the municipality.²⁸ Although there is some interest as associated with the growth in smaller scale farms, the subject site does not demonstrate an important phase of development in the municipality, the break-up of a major pastoral estate.

The relocation of weatherboard houses was also not uncommon in Melton in this period, and there are relatively high number of places in the municipality that are known to have been relocated.

The subject property does not satisfy this criterion at a local level.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Melton's cultural history.

This criterion does not apply.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Melton's cultural history.

This criterion relates to archaeology or concealed physical evidence, and further investigation of the site would need to be undertaken to understand the potential for this criterion to be satisfied. Based on the historical research undertaken, it does not appear likely that the place would reach the threshold to satisfy this criterion.

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

Farmhouses constructed as part of the early twentieth century development of the municipality were typically small, weatherboard dwellings, reflecting both the origins of the movement, the background of the selectors, and the reality of satisfying the conditions of the Closer Settlement Scheme lease on a small farm. These buildings were generally constructed on small farm holdings, a result of the subdivision of the large pastoral estates which had characterised much of the Melton area from the mid-nineteenth century. Typical characteristics of these Federation-era farmhouses include single-storey and weatherboard construction, asymmetrical form, pitched roof with gable ends, return verandahs, projecting wings, brick chimneys and awnings to windows on ornamented timber brackets.

Although the subject building incorporates many of the above principal characteristics, and was constructed in the early decades of the twentieth century as a farmhouse, it does not satisfy this criteria. Its hybrid form and presentation, apparently the result of a relocation from an earlier site, means it does not demonstrate these characteristics in a cohesive manner. There are other examples of this class of place within the municipality, included in the Heritage Overlay, which are better able to demonstrate the principal characteristics of early twentieth century farmhouses.

The subject property does not satisfy this criterion at a local level.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

This criterion does not apply.

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

This criterion does not apply.

Place Citation

Criterion G - Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.

This criterion does not apply.

Criterion H - Special association with the life or works of a person, or group of persons, of importance in the City of Melton's history.

This criterion does not apply.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Melton Planning Scheme.

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- 1 City of Melton, <https://www.melton.vic.gov.au/Services/People/Aboriginal-and-Torres-Strait-Islander/Education-Resources>, accessed March 2021.
 - 2 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, pp 15-21.
 - 3 Biosis, *Rockbank Precinct Structure Plan (PSP 1099) Historical Cultural Heritage Assessment Report*, September 2013, pp. 15, 32
 - 4 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, pp. 85-86.
 - 5 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 86.
 - 6 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 86.
 - 7 David Maloney, *Shire of Melton Heritage Study: Environmental History*, May 2007, p. 71.
 - 8 David Maloney, *Shire of Melton Heritage Study: Environmental History*, May 2007, p. 65.
 - 9 *Illustrated Australian News for Home Readers*, 9 November 1868, p. 13.
 - 10 *Bacchus Marsh Express*, 11 December 1909, p. 2.
 - 11 Certificate of Title (cancelled), Vol. 3251 Fol. 065, Landata, Victorian Land Registry Services.
 - 12 *Bacchus Marsh Express*, 27 May 1916, p. 2.
 - 13 *Bacchus Marsh Express*, 23 July 1910, p. 4.
 - 14 Shire of Braybrook, rate books, 1915-16, Northern Riding, rate no. 162, VPRS 1696/P0/25, Public Record Office Victoria.
 - 15 See for example, *Bacchus Marsh Express*, 8 May 1920, p. 3, 29 March 1924, p.2 and 15 January 1927, p. 3.
 - 16 Certificate of Title (cancelled), Volume 3251 Fol. 065, Landata, Victorian Land Registry Services.
 - 17 Shire of Melton, rate books, 1916-17, Rockbank Riding, rate nos. 494 and 482, VPRS 12878/P1/14, Public Record Office Victoria.
 - 18 George C Troup, Probate and Administration Files, VPRS 28/P3/773, item 154/265, Public Record Office Victoria.
 - 19 Shire of Melton, rate books, 1916-17, Rockbank Riding, rate nos. 494 and 495, VPRS 12878/P1/15, Public Record Office Victoria.
 - 20 City of Melton, research note, 230 Troups Road, Fieldstone, c. 2001; David Maloney et al, *Shire of Melton Heritage Study: Volume One*, May 2007, p. 28.
 - 21 Shire of Melton, rate books, 1924-5, Rockbank Riding, rate nos. 527 and 528, VPRS 12878/P1/20, Public Record Office Victoria.
 - 22 *Bacchus Marsh Express*, 15 January 1927, p. 3.

Place Citation

- 23 Certificate of Title (Cancelled), Vol. 4773 Fol. 485, Landata, Victorian Land Registry Services.
- 24 *Melton Express*, 14 August 1954, p. 8.
- 25 David Maloney, *Shire of Melton Heritage Study: Environmental History*, May 2007, p. 71.
- 26 David Maloney, *Shire of Melton Heritage Study: Environmental History*, May 2007, p. 28.
- 27 David Maloney, *Shire of Melton Heritage Study: Environmental History*, May 2007, p. 71.
- 28 David Maloney, *Shire of Melton Heritage Study: Environmental History*, May 2007, p. 71.

Place Citation

NAME	House	PLACE ID	275
ADDRESS	570 Parwan-Exford Road, Parwan		
PLACE TYPE	Residence	SURVEY	02/2020
DATE OF CONSTRUCTION	c. 1910s, relocated c. 1950s		

**History**

The City of Melton incorporates three Traditional Owner Groups, the Wadawarrung, Wurundjeri Woi Wurrung and Boon Wurrung (Bunurong) peoples of the Kulin Nation.¹ The basalt plains and the incised valley created by the waterways of the Werribee River, Toolern Creek and their tributaries was a resource rich landscape for Kulin Nation peoples prior to the European settlement. With the permanent European settlement of the Port Phillip District (later renamed Victoria) from 1835, the traditional way of life ceased. The growing population of new settlers, their dominance and appropriation of the landscape and the introduced notion of private property (and its associated fences) prevented Kulin peoples from traversing their lands while European settlement and introduced animals disrupted traditional food supplies. Armed conflict, sexual violence and introduced diseases took a further toll. Many of the Aboriginal people from the region were also removed to Government owned reserves such as Coranderrk near Healesville (1863 -1924).² Despite the effects of colonisation, including dispossession of land, the Traditional Owners have maintained a continuing connection to land, waters and culture within the City of Melton.

As an agricultural district, the area around Melton was originally dominated in the 1840s by large pastoral sheep runs, particularly those of the Clarkes, the Staughtons, the Taylors, as well as the Pykes and Pinkertons.³ The subject site was sold as Crown allotment 19A in the parish of Mooradoranook, in the county of Grant (Figure 1). The 115-hectare allotment was acquired by Simon Staughton in 1856, just one of approximately 29 lots he was granted in the parish that year. Staughton had previously occupied the expansive Brisbane Ranges-Exford pastoral run, which he had acquired from John Watton in the early 1840s.⁴ As he prospered, the Exford estate (as it was then known) grew in size and at the time of Staughton's death in 1863, it incorporated some

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100,00 acres. Upon his death, the estate was passed on to his four sons before large parts of it were broken up.⁵

In the nineteenth century Parwan had been the location of Nerowie, one of the Staughtons' expansive pastoral estates.⁶ The local school opened in 1868 and the railway arrived in April 1886 with a section that ran from Bacchus March.⁷ In the twentieth century Parwan became the site of one of CE Barrie's chaff mills which capitalised on the region's acclaimed hay production.⁸ The breakup of the large pastoral estates under the closer settlement scheme resulted in an influx of small hold farming, and the construction of modest farmhouses across the district.⁹ Several attempts were made to initiate coal mining in the area. Underground brown coal mining commenced in the area in 1929 but the pits had limited commercial success, and after a number of accidents, mining permanently ceased in the area in the mid-1940s.¹⁰

The subject property appears to have remained undeveloped through the first half of the twentieth century. The army survey plans of the district, prepared to identify the location of buildings, do not show any structures on the property in either 1917 (Figure 2) or 1938 (Figure 3) plans. Likewise, the aerial photograph of 1951 (Figure 4) shows building was not then located at the site, however, it can be seen on aerial photograph of 1968 (Figure 5).¹¹

The subject residence is a weatherboard bungalow, which presents as having been constructed in the Edwardian/Federation period, c. 1910s. Given this, it appears that it was relocated to the subject property in the decades after its construction. Its provenance, including construction date and original location is unknown.

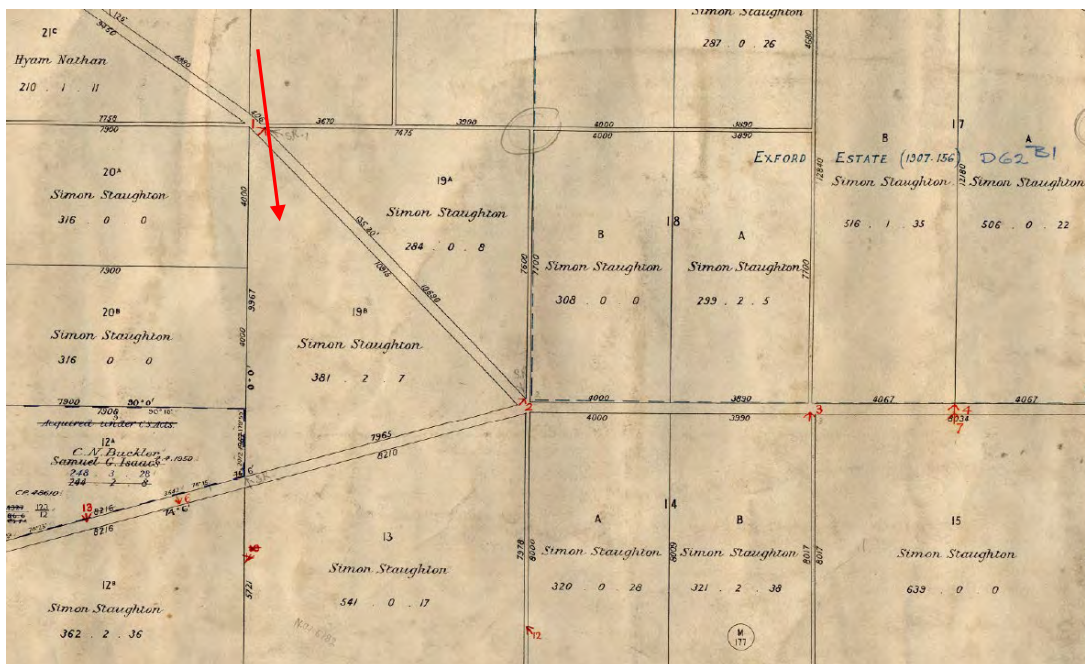


Figure 1 The parish plan of Mooradoranook, with the approximate location of the subject building indicated

Source: Plan 3164, Mooradoranook, M177 (2), Central Plan Office, Landata, Victorian Land Registry Services

Place Citation

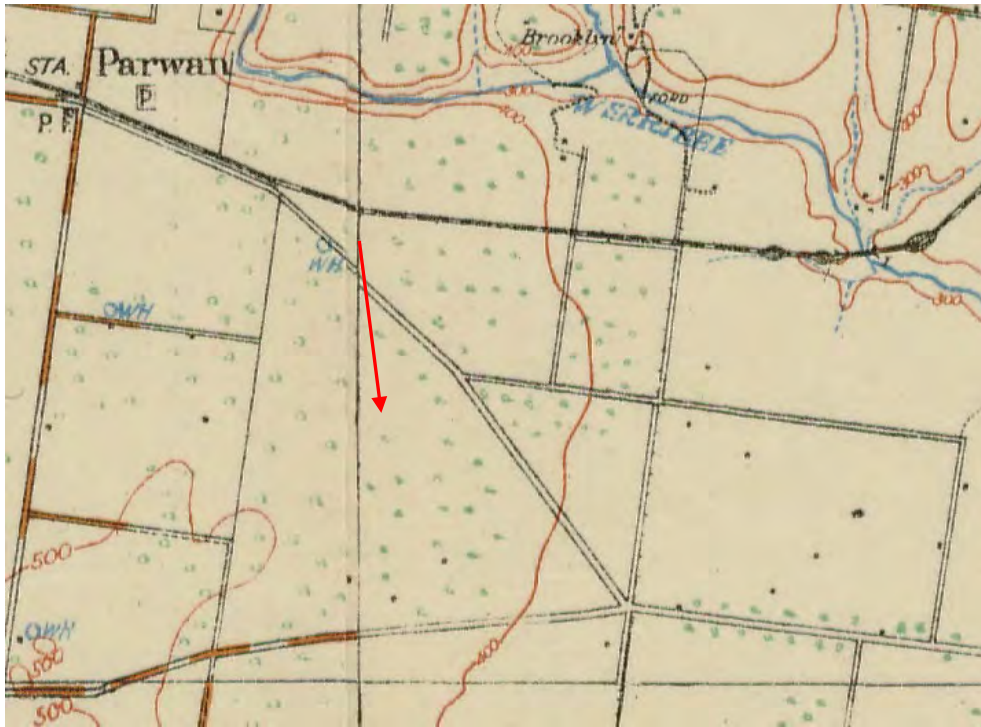


Figure 2 Detail of survey plan of the Melbourne and Melton areas, 1917, with approximate location of subject building indicated

Source: Commonwealth Department of Defence, State Library of Victoria

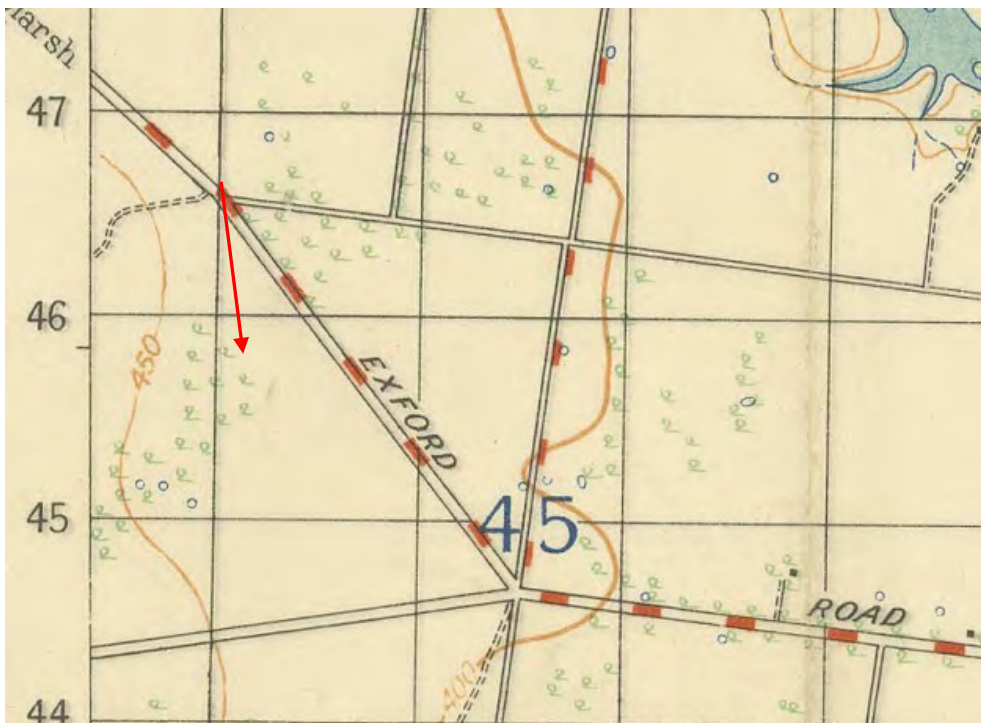


Figure 3 Detail of survey plan of Sunbury area, 1938, with approximate location of subject building indicated

Source: Australian Section, Imperial General Staff, State Library of Victoria

Place Citation



Figure 4 Aerial photograph of subject site, 1951. Approximate location of subject building indicated
Source: Historical Aerial Photography Collection, Landata, Victorian Land Registry Services



Figure 5 Detail of aerial photograph of 1968. With subject residence indicated
Source: Historical Aerial Photography Collection, Landata, Victorian Land Registry Services

*Place Citation***Description**

The subject building is located approximately 480 metres to the west of Parwan-Exford Road (Figure 6). A site inspection was undertaken in February 2020.

The residence is an early weatherboard bungalow (Figure 7), likely to date from c. 1910s, typified by its asymmetrical form, with a low pitched roof which presents a series of gable ends of both the primary volume and the short projecting wing. The building incorporates the typical elements of bungalows from this period, including a timber fretwork frieze to verandah, and awnings to windows on ornamented timber brackets.

The residence is in generally intact but in poor condition. The bullnose verandah to the front appears to be a notable change to the building or reconfigured, and the chimney to the rear derives from when the building was relocated. The rear wing (Figure 8) may date to the original construction but is in a ruinous state.



Figure 6 Recent aerial photograph (April 2021) with location of subject building indicated
Source: Nearmap

Place Citation



Figure 7 View of front elevation of subject residence from south-west
Source: Lovell Chen



Figure 8 View of side and rear of subject residence
Source: Lovell Chen

*Place Citation***Comparative Analysis**

There are a number of comparable late nineteenth/early twentieth century farmhouses in the City of Melton. These include:

- HO15 – House ‘Angus Downs’, 546-570 Blackhill Road, Toolern Vale: c. 1880s single-storey weatherboard residence with a gable roof and skillion verandah.
- HO25 – House, 1374 - 1404 Gisborne Melton Road, Toolern Vale: c. 1889 single-storey weatherboard residence with a gable roof.
- HO55 – House, 974-1048 Melton Highway, Plumpton: c. 1906-07 weatherboard residence with a hipped roof.
- HO101 – House, 865 Exford Road, Exford: c. 1907 weatherboard residence with a hipped roof, brick chimneys and post-supported verandah.

Assessment Against Criteria

(Criteria endorsed by the Heritage Council on 6 December 2012 (Reviewed and updated 4 April 2019))

Criterion A - Importance to the course, or pattern, of the City of Melton’s cultural history.

As identified in the environmental history of the Shire of Melton Heritage Study 2006, ‘there are small to medium sized 1900-1920s wooden bungalows associated with the break-up of the pastoral estates’ in the Melton district.¹² These farm houses constitute a record of a ‘major historical turning point’ in the municipality.¹³

Although originally a Staughton property, the subject site was not associated with the Closer or Soldier settlement schemes, and does not appear to have been occupied as a farm residence until the post-war period. Although the farm house building likely dates from the c. 1910s, it was not located at the subject property until the c. 1950s or 1960s. This is well outside the significant period of establishment of these small farm holdings in the early decades of the twentieth century. The house is unable to demonstrate this important phase of development in the municipality, as it was constructed elsewhere and relocated to the Parwan-Exford Road site, one which was not associated with the settlement schemes.

The subject property does not satisfy this criterion at a local level.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Melton’s cultural history.

This criterion does not apply.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Melton’s cultural history.

This criterion relates to archaeology or concealed physical evidence, and further investigation of the site would need to be undertaken to understand the potential for this criterion to be satisfied. Based on the historical research undertaken, it does not appear likely that the place would reach the threshold to satisfy this criterion.

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

Farmhouses constructed as part of the early twentieth century development of the municipality were typically small, weatherboard dwellings, reflecting both the origins of the movement, the background of the selectors, and the reality of satisfying the conditions of the Closer Settlement Scheme lease on a small farm. These buildings were generally constructed on small farm holdings, a result of the subdivision of the large pastoral estates which had characterised much of the Melton area in from the mid-nineteenth century.

Place Citation

The subject residence is a small, weatherboard bungalow dwelling of the early twentieth century, typical of farmhouses of this period. It is generally intact, although in poor condition, and retains the typical characteristics of the bungalow typology including asymmetrical form, low pitched roof with gable ends, timber fretwork frieze to verandah, and awnings to windows on ornamented timber brackets. However, due to its relocation, it has been removed from its original context and is therefore unable to demonstrate a key aspect of this class of place, being the association with an early twentieth century selector's farm holding. There are other examples of this class of place within the municipality, which are better able to demonstrate the principal characteristics.

The subject property does not satisfy this criterion at a local level.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

This criterion does not apply.

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

This criterion does not apply.

Criterion G - Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.

This criterion does not apply.

Criterion H - Special association with the life or works of a person, or group of persons, of importance in the City of Melton's history.

This criterion does not apply.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Melton Planning Scheme.

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- 1 City of Melton, <https://www.melton.vic.gov.au/Services/People/Aboriginal-and-Torres-Strait-Islander/Education-Resources>, accessed March 2021.
 - 2 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, pp 15-21.
 - 3 David Maloney, *Shire of Melton Heritage Study Stage Two, 2006: Environmental History*, May 2007, p. 27
 - 4 David Maloney, *Shire of Melton Heritage Study: Environmental History*, May 2007, p. 24
 - 5 JH Pollitt, *An Historical Record of Melton*, Shire of Melton 1962, p.20; David Maloney, *Shire of Melton Heritage Study: Environmental History*, May 2007, p. 28
 - 6 David Maloney, *Shire of Melton Heritage Study: Environmental History*, May 2007, p. 125; Victorian Places: Parwan, <https://www.victorianplaces.com.au/parwan>
 - 7 David Maloney, *Shire of Melton Heritage Study: Environmental History*, May 2007, p.38; Victorian Places: Parwan, <https://www.victorianplaces.com.au/parwan>
 - 8 David Maloney, *Shire of Melton Heritage Study: Environmental History*, May 2007, pp. 66, 183
 - 9 Victorian Places: Parwan, <https://www.victorianplaces.com.au/parwan>
 - 10 Jack Vines, *Coal Mining Heritage Study in Victoria*, Heritage Council of Victoria (2008) pp.9, 45-46.

Place Citation

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- 11 Melbourne 1968 Project, no. 656, Run 21 Frame 134, 1968, Historical Aerial Photography Collection, Landata, Victorian Land Registry Services.
- 12 David Maloney, *Shire of Melton Heritage Study: Environmental History*, May 2007, p. 71.
- 13 David Maloney, *Shire of Melton Heritage Study: Environmental History*, May 2007, p. 71.

LOVELL CHEN

LEVEL 5, 176 WELLINGTON PARADE
EAST MELBOURNE 3002
AUSTRALIA
TEL +61 (0)3 9667 0800
enquiry@lovellchen.com.au
www.lovellchen.com.au