

people place heritage

CONTEXT

City of Whittlesea Heritage Study

Volume 2: Key Findings and
Recommendations

Final Report
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Prepared for
The City of Whittlesea



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Report Register

This report register documents the development and issue of the report entitled *Whittlesea Heritage Study - Vol. 2; Key Findings and Recommendations* undertaken by Context Pty Ltd in accordance with our internal quality management system.

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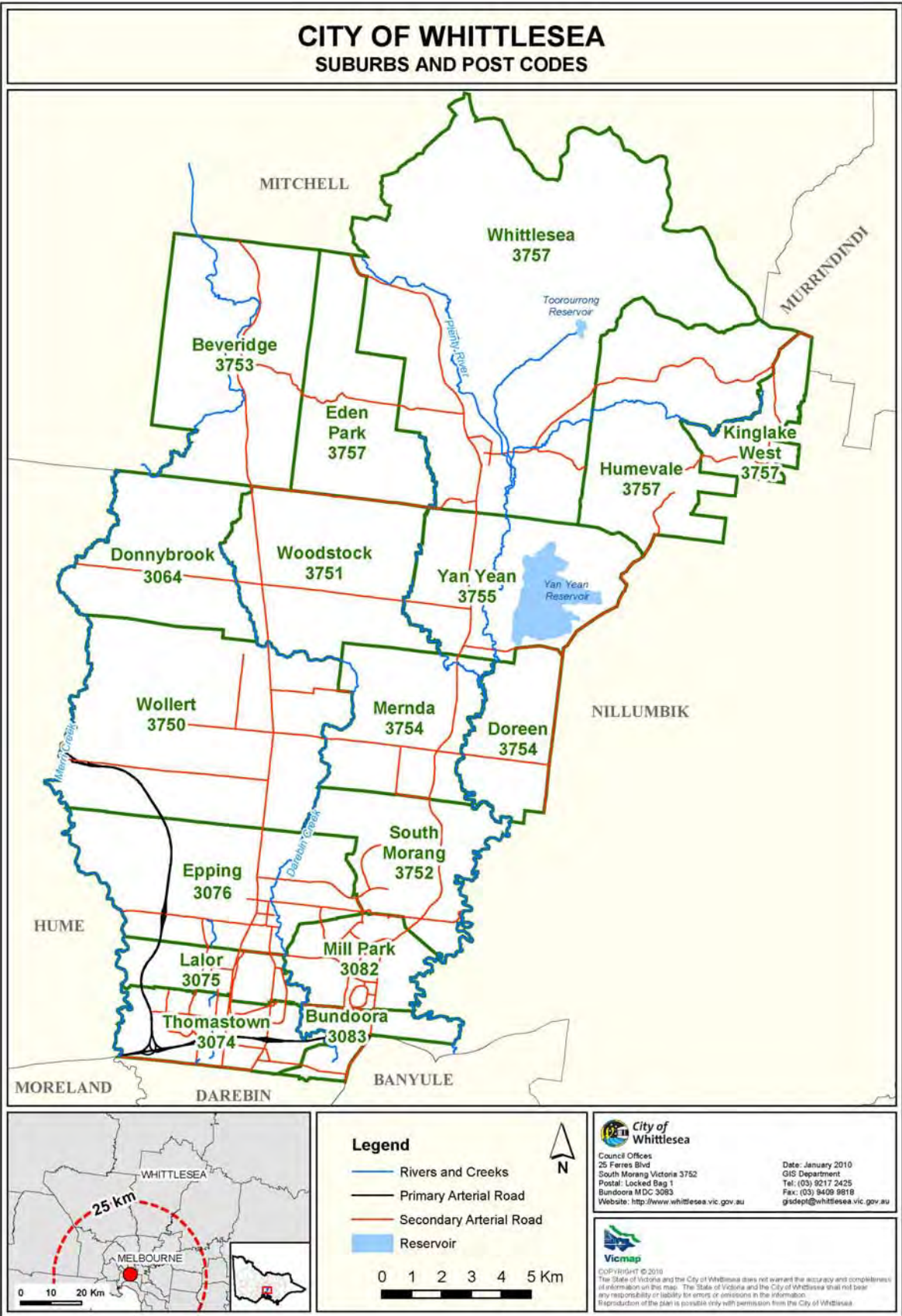
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Map of study area – City of Whittlesea

1.0 INTRODUCTION

1.1 Overview

1.1.1 The project

Whittlesea City Council commissioned Context in March 2009 to undertake the Whittlesea Heritage Study (henceforth 'the Study') to document cultural heritage within the City.

A Steering Committee comprising members of staff of Council and Heritage Victoria has guided the project, and the project has been undertaken in close collaboration with the City to ensure that all significant places are identified and mapped, and that sound recommendations would be made for their future management.

The Study has drawn on relevant information from both Council and the community in adding to the knowledge base of heritage places within Whittlesea, and, in accordance with Heritage Victoria guidelines, it has been prepared with reference to the Australia ICOMOS *Charter for the Conservation of Places of Cultural Heritage Significance* (the Burra Charter) and its Guidelines.

1.1.2 Study goals

The goals of the Study were to:

- Provide a comprehensive heritage assessment of the whole of Whittlesea;
- Identify and assess places of heritage significance in the municipality, and provide recommendations for their statutory protection.

The Study provides a comprehensive review of cultural heritage in Whittlesea and is a practical tool that will assist Whittlesea City Council to understand and appreciate places of cultural heritage significance throughout the municipality. It provides a knowledge base and reference point to assist any future heritage or typological studies.

1.2 Scope of the Study

This Study includes the development of a Thematic Environmental History (TEH) for the City of Whittlesea and the assessment of places of post-contact cultural heritage significance with reference to this document.

1.2.1 Whittlesea Heritage Study 1991

The majority of the places earmarked for assessment were derived from the 1991 City of *Whittlesea Heritage Study* (Meredith Gould Architects 1991) in which they had been identified and assessed but not recommended for inclusion on the Whittlesea Heritage Overlay - most of the places identified as higher significance (grades A & B) in the 1991 study have already been included on the Overlay. Generally therefore, the places included on the list were previously assessed at grade C or below.

To these were added additional places that had not been included in the 1991 study but had since been identified by the Council as of potential significance. The full list provided by the Council comprised 212 places, of which 200 derived from the previous study and 12 had subsequently been identified by the Council. This number has subsequently been further increased through the Council's commissioning of additional assessment for 230 Harvest Home Road and the 'Craigieburn Homestead' (521 Craigieburn Road East), both of which are in Wollert.

Gould recommended eleven (11) heritage conservation areas and these were graded according to the same grading system as individual places. Only A, B and C graded areas were

applicable.. A number of cultural landscapes were identified and these were frequently the same as heritage conservation areas. The Plenty Valley cultural landscape was an exception to this. The heritage conservation areas nominated and the updated recommendations are:

1. Westgarthtown (existing heritage overlay, HO61)
2. Peter Lalor Estate (separate study by Context 2010, recommended for HO)
3. Epping Civic Precinct
4. Old Epping/Darebin Creek
5. Harvest Home Lane
6. Mayfield
7. Yan Yean (Yan Yean Water Supply System, recommended for VHR)
8. Separation
9. Whittlesea
10. Medland Estate
11. Charnwood (Arthurs Creek area, not in current City of Whittlesea)

The precincts with no recommendations were re-assessed in the light of current planning guidelines for heritage precincts. In most cases there had been a loss of integrity both of individual places and of adjacent sites to the extent that heritage precincts were less definable. It was felt that the precincts on the whole did not now meet the threshold for local significance.

As the Study was primarily a review, new places of potential significance were not specifically sought out, but if specifically nominated by community members or noted during fieldwork they were recorded.

Recognising that a number of the places identified in 1991 will have since been demolished, and given the resources available for the work, it was agreed that the Study would involve the detailed assessment of a maximum of 150 places.

Demolished places of possible archaeological potential have though been recorded (see below), as have any additional places of potential significance identified during the field survey.

1.2.2 Whittlesea Historical Archaeological Study

This study has been undertaken in parallel with another which has sought to identify, record and assess places of historical archaeological value within the municipality.

The archaeological component of this Study has therefore been kept to a minimum. However, during the field survey notes were made and photographs taken of any remains of potential archaeological significance, such as foundations or remnant gardens, and this information, together with that concerning demolished places, has been used to inform the Archaeological Study.

1.3 Study methodology

The study methodology has been based upon the series of tasks set out in the brief and includes the following key stages:

- Preparation of a Project Management Plan to guide the course of the Study;
- Generation of the *Thematic Environmental History* - this is Volume 1 of the Study.
- Provision by Council of a list of places for review in this study;
- Refinement of the list of places for assessment;

- Field survey of places on the Council's list to establish their current condition and to gather information about the elements of each place;
- Establishment of a spreadsheet to capture basic information about the places, how they were nominated and to track subsequent research and documentation;
- Preliminary assessment of the places on the Council list into high, medium and low priority of potential heritage significance;
- Detailed assessment of higher priority places up to an agreed total of 150 places, involving the preparation of place histories and statements of significance for each place;
- Identification and description of any areas which are to be recommended as heritage precincts;
- Mapping of places, and any precincts, recommended for inclusion on the City of Whittlesea Heritage Overlay; and
- Preparation of a final report, documenting the project and its findings and setting out recommendations arising from it.

1.3.1 Report format

The results of the above stages have been collated into the following report volumes:

- Volume 1 – comprising the *Thematic Environmental History* for the City of Whittlesea
- Volume 2 – Key findings and recommendations
- Volume 3 – Place citations

2.0 THE STUDY AREA

2.1 The City of Whittlesea

Whittlesea is bounded by and intersected with rivers and creeks running essentially north to south. Having run through the town of Whittlesea itself, in roughly the central north of the municipality, the Plenty River forms the eastern boundary of its southern part. The Merri Creek defines its western boundary whilst Darebin Creek runs between the two. The City covers much of the Plenty River Basin but expands in the South West and West to include Epping, Wollert and Donnybrook. It is served by three key north-south routes along which small settlements developed at junctions with the several intersecting east west rural routes. These main north south routes are the Plenty Road to the east, the Epping Road in the centre, and Sydney Road (the Hume Highway), although the latter runs just to the west of the municipality for much of its length.

The attractive landscape has encouraged a predominantly residential and agricultural land use, with the western and central parts of the municipality comprising gently undulating pasture dotted with farmsteads. There is little industrial development, although at its southern extent, where it borders the City of Darebin, the municipality's boundary extends to incorporate the industrial belt to the south of Melbourne's Northern Ring Road. Its western boundary with Hume City follows the line of Merri Creek and then the railway line to Wallan, whilst that to the west, between Whittlesea and the Shire of Nillumbik, is initially defined by the course of the Plenty River before following Yan Yean Road and Ridge Road. Whittlesea shares a short border with Murrindindi at its north eastern corner, but the majority of its northern boundary, which is centred on Mt Disappointment in the foothills of the Great Dividing Range, is shared with Mitchell Shire.

The City of Whittlesea was proclaimed on 30th March 1988 comprising what had been the Districts of Whittlesea and Epping, together with the Shire of Bulla and parts of the City of Broadmeadows which had been annexed in May 1955. The city was largely unaffected by the local government reorganisations of 1994, although land was ceded to the Shires of Nillumbik, Murrindindi and Hume.

The City of Whittlesea now covers an area of 489.9 square kilometers and includes 17 suburbs between approximately 14 and 48 kilometres north of central Melbourne. These suburbs are: Bundoora, Doreen, Epping, Lalor, Mill Park, South Morang, Thomastown, Beveridge, Donnybrook, Eden Park, Humevale, Kinglake West, Mernda, Whittlesea, Wollert, Woodstock and Yan Yean.

2.2 Suburbs containing places assessed in this Study

This study has involved the assessment of significant places in 15 of the 17 suburbs contained within the City of Whittlesea (none are located in Beveridge or Kinglake West). The following short histories for these suburbs provides some further historical context for this assessment. These are derived from the *City of Whittlesea Thematic Environmental History* (Volume 1 of this Study).

2.2.1 Bundoora

From the late 1830s Bundoora largely comprised farmland. A settlement known as Janefield emerged in the area during the 1850s, but eventually dwindled and was virtually abandoned after the local school closed in 1877. In the early 20th century parts of Bundoora were favoured for the development of hospitals for tuberculosis patients, ex-servicemen and the mentally ill. Bundoora remained relatively undeveloped until the post-war period, when waves of subdivision brought many new immigrants into the area.

2.2.2 Donnybrook

Prior to being surveyed in 1852, the Donnybrook area was known to European settlers as Rocky Water Holes. At this time it was populated by small farmers, and by 1949 a number of small businesses and tradespeople had begun operating in the township. Later, an abundance of travellers' lodgings appeared, suggesting Donnybrook was a frequent stopping place for people on the road to Sydney or the goldfields. In 1872 the railway came to Donnybrook, a factor that partially contributed to the decline of the township as it reduced the opportunity for passing trade on the road (Wuchatsch & Hawke 1988).

2.2.3 Doreen

The township of Doreen was developed in the 1860s. During or prior to 1867 the first school in the town opened. By 1890, the township featured two stores (one run by Patrick Hickey and one by John Cornell) as well as a post office (which was relocated from the school in 1902). The land around the township had for the most part been sub-divided in to small, almost subsistence, farms. This trend continued until World War I, after which a gradual consolidation of land holdings began to occur. In recent times the development of several large housing estates has seen a substantial increase in the area's population.

2.2.4 Eden Park

The subdivision of Eden Park sits six kilometres to the west of Whittlesea and 40 kilometres to the north of Melbourne. It is located between the lines of a geometric grid that in 1888 was prepared by the Burwood Land Building and Investment. Co. Ltd. The development featured 1324 lots, ranging from one to four acres in size. Promotional material released at the time emphasised the evils of urban life and described Eden Park as an escape from the city and the misery forced on workers by the "land holding classes".

At its peak (in the early part of the 20th century) Eden Park had a school, a post office, and a police station site. At this stage, over 100 people of "small means" - domestic servants, retired clergymen, miners etc. were paying £1 per annum in rates for individual blocks (Payne 1975). Slowly though the land was abandoned and those families that remained consolidated their holdings, often through adverse possession. In the late 1960s the subdivision was rediscovered by developers and since then a steady flow of blocks have been sold and developed.

2.2.5 Epping

In 1839, following Hoddle's survey, the land south and west of the Darebin Creek Village Reserve was purchased by John Hosking and Terry Hughes at the Melbourne land sales. John Pike JP and, later, Charles Campbell owned the remainder of the Parish.

The north-south road set out by Hoddle, ran along the western boundary of the Village Reserve. In 1853, the Reserve was re-surveyed by Robert Mason, the main north-south road was diverted to go through the Reserve's centre and the town was re-named "Epping". Mason also set aside sites for a Catholic and Presbyterian Church, a cemetery and a village market (Payne 1975). By the 1870s the township had blacksmiths, a general store, a hotel, a butchers, a bakers and a boot makers. Farming was the main source of employment in the area.

In 1966, in response to the growth of the local population a new school, St Monica's, was established. Since then there has been a significant increase in the area's population. Epping is now one of Melbourne's northern suburbs and, in the 2006 census; had a population approaching 20,000.

2.2.6 Humevale

In 1893, government legislation made land around the Scrubby Creek area available for settlement on generous terms. The release of the land encouraged a variety of smallholders to relocate and new agricultural industries (including wine making) were developed. The subsequent growth of the township of Humevale led to the establishment of a school (No.

3300), in 1902 a post office was also opened. The town changed its name from Scrubby Creek to Humevale in 1927. Despite its early growth, improvements to transport and its proximity to Whittlesea led to the decline of the township of Humevale. The closure of the post office in 1959 marked the end of the town's commercial centre.

2.2.7 Lalor

After World War II, there was a critical shortage of housing in Melbourne. In August 1945, in response to intensive lobbying, the Victorian Government passed the *Co-operative Housing Society Act*. The Act enabled co-operatives to obtain loans with government guarantees from banks and other institutions at low interest rates. The Peter Lalor housing co-operative was established in 1947. By 13 February 1947, the co-operative had identified land to the north of Thomastown sufficient to allow the construction of 300 homes (in time, the holding was increased to allow for the construction of 900 homes). The purchase of the land on which the estate was to be built was completed later the same year.

2.2.8 Mernda

The township of Morang (originally called Mernda) was established at the site of a road crossing over the Plenty River. It was, however, the construction of the Yan Yean Reservoir that was to make the most significant contribution to the township's growth. Between 1853 and 1857, up to 1,000 men were employed in the Reservoir's construction. After its completion the Reservoir was a major attraction and provided a steady flow of tourists to the town. Three hotels, adjacent to the Reservoir, were constructed to accommodate visitors; The Picnic hotel, The Yan Yean Reservoir Hotel and the Yan Yean Hotel (Payne 1975). Other facilities followed, including a Presbyterian Church (1860), post office (1861) and bakery (1860s). In 1893, as a result of the opening of the Whittlesea railway line, the town changed its name to South Yan Yean (there was already an existing Yan Yean station). Despite the township's initial growth, the popularity of the Yan Yean Reservoir (as a tourist attraction) began to decline and Mernda went in to a period of stagnation. In 1913, the name South Yan Yean was abandoned and the town reverted to its original name of Mernda. By the 1970s, the town was being described as "within easy commuting distance of Melbourne". Today the expansion of Melbourne's suburbs to the north has effectively seen it incorporated in to the city's urban fringe.

2.2.9 Mill Park

By 1841 there were several families living in the Mill Park area. Amongst them were the Coulstocks who used a portion of their land to construct a flour mill. In order to obtain money to continue the business, the Coulstocks probably mortgaged their land to Henry Miller. They defaulted on the loan, and Miller took possession. Miller subsequently sold the flour mill to John Brock and developed the remaining land. Miller named the Estate that he created there "Mill Park". In 1939 the Miller family sold Mill Park to Senator Alexander McLachlan (South Australia). Following McLachlan's death in 1956 the property passed to his nephews, who in 1972 sold it to the T & G Mutual Life Assurance Society Ltd, which subdivided the land and developed the Mill Park housing estate.

2.2.10 South Morang

Like many areas within the district, land in South Morang was initially purchased by speculative investors and, later, developed by graziers. The arrival of settlers in the area saw the development of other facilities. In 1873, the post office opened and 1875 the Yan-Yean South Morang Aqueduct was constructed. By 1877 South Morang had a school (No. 1975) and probably a hotel. The district is now in the process of being incorporated in to Melbourne's urban fringe.

2.2.11 Thomastown/Westgarhtown

The area was initially surveyed under the direction of Hoddle and named as the Parish of Keelbundoora. In 1848, John and Mary Thomas and their family took up land south of Main Street, opposite to Settlement Road and started market gardening (Payne 1975). They were successful, and their success encouraged others to join them, including John Bower, George Dyer, James Ollney and Benjamin Johnson. The name Thomastown is thought to either refer to John and Mary 'Thomas', or to the large number of subsequent settlers who were also called Thomas. In 1850, the Thomas' sold part of their holding to William Westgarth and Captain Stanley Carr, who established the Lutheran settlement of 'Westgarhtown' (Payne 1975).

Subsequent improvements to the area followed, including the establishment of a regular coach to Melbourne and the gradual development of a dairy industry. By the 1920s there were "scattered shops facing Epping road" in the town centre. The construction of Fowler's Pottery in 1927 provided factory employment; however, it wasn't until the 1950s that Thomastown began to be absorbed into suburban Melbourne. It is now a suburb in Melbourne's north, and in 2006 had a population of over 20,000 (<http://www.censusdata.abs.gov.au>).

2.2.12 Whittlesea

In 1838, Robert Hoddle issued instructions to "survey Plenty River and [the] Dividing Range to Mount Macedon". The plan that was produced featured an unnamed village reserve. In 1853, Robert Mason, conducted a survey of the reserve and named it Whittlesea, after the village Whittlesey in Cambridgeshire, England. The economy of the township of Whittlesea was initially heavily reliant upon logging, but, following a Select Committee report to Parliament, the Yan Yean catchment was closed to logging to prevent pollution of the Reservoir. The decline of logging saw Whittlesea become more dependent upon grazing and farming for its revenue. The arrival of the railway in 1889 provided a reliable and efficient way to transport produce from the district to Melbourne and, acted as a catalyst to the development enjoyed by the township (and the region) throughout the 20th century.

2.2.13 Wollert

Wollert is located north of Epping and to the west of Mernda. The land was originally a pastoral lease under the control of John Pike and, later, Charles Campbell (Meredith Gould Architects 1991). Robert Mason subsequently surveyed the area, dividing it into small farms. The subdivision was known as the Medlands Estate and consisted of blocks from 70 to 331 acres in size that extended "north from Boundary Road for almost two miles and from the Darebin Creek, westward to the Summerhill holding of Thomas Wilson" (Payne 1975). A school was constructed, and operated from 1853. By 1877 the township had added a post office and a church. While initially an agricultural district, during the latter part of the 20th century, quarrying became increasingly important to the area's economy. In 1974 Apex quarries opened a \$2 million complex; which, despite several changes in ownership, continues to operate.

Separation

In Wollert, the "Township of Separation" was a 19th century speculative development that flourished and failed in the space of twenty years. In March 1862 Josiah Morris Holloway purchased 640 acres of land between one and two miles west of Morang, for 640 pounds. He proceeded to subdivide the land into acre lots, gridded without reference to land formation. The resultant plan featured a small town square and was neat and regular with nostalgic references to places remembered, such as Regent Circus, Portland Place, Oxford Street and Cheapside. The sale of lots soon followed, and by 1865 Separation had 65 houses, a Methodist Church and a local school (operating from the church building). However, five years later the town was in decline. In 1882, the school was closed. The former church and school building was moved to Yan Yean; and later to Yarrambat.

2.2.14 Woodstock

The township of Woodstock developed c.1853, around the same time a Catholic church was established there. 1855 saw the opening of the Sir Henry Barkly Hotel and in 1858 a post office and store also opened its doors. The Woodstock Roads Board was established in 1857 to promote the management and improvement of roads in the area, and was consequently one of the first local government bodies in the district. In 1870 it joined with the districts of Epping and Morang to become the Shire of Darebin, lasting 25 years before being incorporated into the Shire of Epping in 1895. Following this short period of success in the 19th century, Woodstock dwindled. A state school opened in 1875 closed due to a shortage of pupils in 1901. It briefly re-opened in the 1920s, but closed again in 1929.

2.2.15 Yan Yean

In the mid-1850s a township grew up at the construction site of the Yan Yean Reservoir. At its peak in 1856 up to 1,000 labourers including some with their families took up residence in slab huts or tents. A school, the Yan Yean Quarry School and the Yan Yean hotel were opened; two other hotels were also opened nearby. A house was built for the resident engineer, John Charles Taylor, on a hillside overlooking the Reservoir- this house later became the caretaker's residence (Dingle & Doyle 2003).

Following the completion of the Reservoir, the town centre shifted back towards Old Plenty Road where a new school and a post office/store were established. Initially, the surrounding land was used predominantly for grazing, but from the 1930s, dairying became increasingly important.

2.3 Cultural heritage policy

Heritage in the City of Whittlesea is the subject of the following local policy:

2.3.1 Clause 15.11; Heritage

This clause provides State strategic policy in relation to heritage. It notes that:

Planning and responsible authorities should identify, conserve and protect places of natural or cultural value from inappropriate development.

2.3.2 Clause 21.06-12; Heritage and Culture

This clause of the Whittlesea Municipal Strategic Statement relates to Heritage and Culture and provides strategic policy in relation to heritage at the local level. The objective of this clause is:

To increase the level of protection for and opportunities for incorporation of the City's European and Aboriginal heritage

Furthermore, it notes that:

It is essential that the significance of these heritage buildings, places, and artifacts are documented and measures put in place to ensure they are retained and incorporated within the development process. In a similar fashion to local environmental features, culture heritage offers the opportunity to add identity, interest and diversity to the City of Whittlesea.

Specific actions that are relevant include:

- Placing increased emphasis on recognition of local heritage and other cultural features in undertaking site analysis processes; and
- Pursuing heritage advice on key applications which involve sites of heritage significance.

However, it should be noted that the policy is currently only specifically directed towards protecting sites which have an A, B or C grading as recommended by the 1991 City of Whittlesea Heritage Study (see below) by applying the Heritage Overlay. Given the scope of this

Study (see Section 1.2 above), which includes places graded below C in 1991, this is recommended for review in Section 5.3.2 below.

2.4 Previous heritage studies

The following studies represent the only heritage assessments which have been previously carried out within the City of Whittlesea:

- *City of Whittlesea Heritage Study* (Meredith Gould Architects 1991)
- *Plenty Valley Historical Survey* (Hicks 1988)

2.5 Representativeness of existing heritage listings

2.5.1 HERMES database

Heritage Victoria's HERMES database was used to confirm the numbers and status of places already identified in the City of Whittlesea. Existing information (from the 1991 study) on most of the places reviewed by this Study is already on included in the HERMES database. As a result of this study this information; the description, history and statement of significance, has been expanded and updated where required for places found to be of local (or higher) significance.

Inclusion on the HERMES database does not in itself confer any legislative protection on a place, but many of the entries do relate to inclusion on other heritage lists, both statutory and non-statutory.

The HERMES database contains 685 records relating to heritage places in the Whittlesea LGA, although this number includes many multiple entries for a fewer number of individual places. For example, it is probably mostly for this reason that HERMES includes 112 records for places on the Whittlesea Heritage Overlay (HO) when only 84 places actually have this status.

2.5.2 Victorian Heritage Register (VHR) and Heritage Inventory (VHI)

The VHR includes 14 places in Whittlesea (for which HERMES contains 33 records). This includes one precinct nomination; Yan Yean Reservoir and its surrounds. The VHI, which records archaeological places, includes 157 places in the City of Whittlesea (HERMES contains 256 records).

Places in Whittlesea on the VHI are the subject of the Whittlesea Historical Archaeology Study (Context 2010) which has been prepared in parallel with this Study.

2.5.3 Places on the Heritage Overlay (HO)

The place types recorded on the Whittlesea HO closely mirror those included on the VHR, as do the proportions in which they are included.

Of the 84 places on the HO, farmsteads and other agricultural facilities (such as mills and stables) represent the largest group, as would be expected in an area which has historically comprised agricultural land. Scattered individual homesteads make up the second largest group, followed closely by educational establishments, although this number is boosted by the inclusion of several structures in what was the Janefield Training Centre. The remainder include several churches and a number of infrastructure sites, in particular relating to the Yan Yean reservoir.

Table 2.1 provides a broad summary of the types of places featuring on the VHR and Heritage Overlay, and whether in general terms they are relatively well represented or under represented¹. The under-representation of certain place types was borne in mind during the prioritisation of places for detailed assessment (see below).

Table 2.1 – Representation of place types on heritage registers at the State and local level

Significance	Relatively well represented	Under represented
State (included on the VHR)	Early settlement farming estates. Nineteenth century churches and schools. Places relating to the Yan Yean Reservoir.	20 th century public and residential buildings.
Local (included on the Heritage Overlay)	Places representing the early agricultural settlement of Whittlesea. Public buildings in Whittlesea and the southern part of the municipality. Surviving native vegetation in the southern part of the municipality.	Representative buildings in smaller townships and villages. Places associated with migrant communities. Public buildings and surviving native vegetation in the northern part of the municipality.

¹ This is based on general observation rather than a detailed analysis.

3.0 HISTORIC THEMES IN WHITTLESEA

3.1 Introduction

'Using thematic frameworks for heritage assessments is a well established practice. Themes are selected to ensure a comprehensive representation of the history and heritage of the assessment region' (Victoria's Framework of Historic Themes 2010).

Thematic frameworks help to enable more thought about historical processes and to clarify the significance of places through providing historical context and linkages. They can show how specific places and objects are commonly associated with a theme, thereby ensuring that such items are not missed in heritage area surveys and assessments. Building on these frameworks, Thematic Environmental Histories (TEHs) should be regarded as fluid documents which can be added to and amended over time as new themes come to light and the history of a district evolves.

3.2 Thematic History for the City of Whittlesea

The changes in the City of Whittlesea since the completion of the history in 1988 have been substantial, as the district has seen waves of new migration, the emergence of new patterns of settlement and a recent construction boom which reflects the overlap of the urban landscape into a previously substantively rural setting.

Given the size, extent and nature of the Whittlesea area, consideration of any element or site must be approached from the broader perspective of the main historic themes, and the TEH has used the new state-wide Framework of Historical Themes to elucidate outstanding themes important within the development of the City of Whittlesea.

The information contained within the *Plenty Valley Historical Survey*, (Hicks 1988) has been reworked, supplemented through additional research and presented in the TEH in a more contemporary format, focussing on the thematic, rather than strictly chronological, development of the district. This has brought it into line with contemporary heritage legislation and will enable swifter and more logical future updates to be made in the future.

The TEH will manifest a better understanding of the thematic development of the City of Whittlesea, allowing individual places to be related to this historical development, and enabling more thorough assessment of their significance. Inevitably some places will not fit neatly into any historic theme, but these are nevertheless considered to be of importance in demonstrating aspects of the cultural heritage of Whittlesea.

The themes developed by the TEH are elaborated in Section 3.3.

3.2.1 Linking State, National and Local Themes

Victoria's Framework of Historic Themes (2010) explains the links between State, National and Local themes as Victoria's growth and development are symbolic of the rapid expansion of metropolitan and regional centres in the nineteenth century. The framework is intended to allow for local variations and also the multi-layering of several themes in one place or object.

3.2.2 Review

On its completion, the draft TEH it was submitted to the Council, the Steering Group and to the relevant historical societies; Whittlesea Historical Society, the Plenty Valley Conservation Group and Friends of Westgarthtown, for review. Comments received by these organizations have been incorporated in the TEH where those comments were seen to add to the document or correct errors. Review comments were not included where they did not particularly illuminate themes. A record has been made of what has been done with all feedback comments.

3.3 Historic themes

Themes derived from Volume 1 of the Heritage Study: the *Thematic Environmental History*, are set out in Table 3.1.

Table 3.1 – Themes for the City of Whittlesea

Theme	Comments
1. Living with Natural Processes	Although, by the middle of the 19 th century, clearing of the land in the Plenty Valley had begun, large tracts were still thick bush. Following flooding caused by heavy rain in preceding years, the summer of 1850-51 was particularly hot and saw a blaze which consumed large tracts of the City of Whittlesea in what came to be known as Black Thursday, a similarly destructive precursor to the fires of 2009. The 1851 fires were blamed on dense native vegetation and encouraged rapid clearance, whilst the distress drove settlers to seek familiar English landscape elements. The products of this change included intensive agriculture and the deliberate introduction of exotic species.
2.1 Exploiting the land: The Yan Yean Reservoir	The construction of the Yan Yean dam had a huge impact upon the landscape and community of Whittlesea. Work began on the reservoir in 1853 with the main outlet pipe running through South Morang, Preston, and finally to Melbourne along what became known as the Yan Yean Pipe Track. Between 1853 and 1857 approximately 500 men were employed in the Reservoir's construction. Many settled nearby, and their presence created a demand for other services, including schools, hotels and churches.
2.2 Exploiting the land: The pastoral	The first settlers in the Plenty region carved out large tracts of land to support a pastoral economy. However, the proximity of the Plenty to Melbourne meant that the dominance of the early pastoralists was short lived and survey and sale left all land to the west of the Plenty river in private hands by the mid 1840s and to the east not long after. Pressure from development saw a reduction in the area available for pastoral activities which made it largely unviable for pastoral activity. The demise of squatting provided smallholders with the opportunity to own and farm land, and the accompanying increase in the need for labour promoted growth.
2.3 Exploiting the land: The agricultural	Subdivision of the land established a pattern of smaller farms producing a variety of crops and, by 1853, Plenty was feted in parliament as the 'second most important district in the colony'. Claims that the Plenty Valley was 'potentially the granary of Victoria' were countered by those that felt the climate was too damp for growing wheat. There was also a fairly lax approach to land management, many farmers in the region lacking farming expertise, and often land was cropped until it became exhausted. However, farming continued to be a profitable activity and to employ many people.
2.4 Exploiting the land: The mills	Although poorly managed, the initial cropping of the land did produce substantial quantities of wheat, and local mills on the Plenty River, set up to mill imported and later local grain, were amongst the earliest and most significant developments in the area. Their construction demonstrated a faith both in the fertility of the area and the future of the Colony. The Coulstocks established the first of several Mills on the river (and one of the earliest in Victoria) at some point during the early 1840s. The opening of the Yan Yean reservoir in 1856 seems to have had a significant impact upon the operation of the mills, and resulted in some friction between mill operators.

Theme	Comments
3.1 Beautifying the land: Physical changes to the landscape	Land clearance, agriculture and settlement transformed the physical form of the land as new settlers try to recreate the carefully manicured agricultural landscapes familiar in England. William Howitt's description of the Bakewell Homestead states that: <i>'As a result of, these changes the landscape became 'a place of English houses, English enclosures, English farms, English gardens, English cattle and horses'</i> . This recreation can be seen as a way of 'civilising' the roughness (and brutality) of the untamed and monotonous Australian landscape.
3.1 Beautifying the land: The perception of the landscape	The physical alteration of the landscape was accompanied by a change in the perception of its character and qualities. In the period following settlement, aspects of the Australian landscape which failed to fit into an English landscape aesthetic were derided. However, over time attitudes began to shift, and, by the early 20 th Century, parks and reserves such as Kinglake National Park (1927) were being established to protect the natural landscape. From the 1940s, the Plenty valley was a popular subject for artists developing an Australian landscape aesthetic. Their work has a wider significance, changing the way that the region, and the Australian bush in general, is seen.
4.1 Building community life: The councils	In the Plenty, as elsewhere, local government stemmed from the establishment of local roads boards. The roads of the mid-19 th century were poor and used by a relatively small number of people, but the 1851 gold rush generated far more traffic, placing far more strain upon the infrastructure. The establishment of the Central Roads Board (1853) Epping District Roads Board (1854), and the Woodstock Roads Board (1857), each of which derived much of its funding from tolls, was an attempt to manage and improve the condition of the roads. The metamorphosis of these Road Boards into local Council led to the abolition of the toll points and marked the start of a more recognisable system of local government.
4.2 Building community life: The schools	The history of schools in the area mirrors the history of many of the towns. Initially, the demand for education was met by the establishment of private schools as financial ventures. School buildings were often basic, and the quality of teaching varied significantly, but the success of these private enterprises usually prompted the establishment of government schools, an important sign of progress in the region. Schools have also performed important social and administrative functions within the local community, their development acting as a catalyst for the establishment of a whole range of committees which have created social ties of continuing benefit to the local community.
4.3 Building community life: The spiritual life of Whittlesea	Early settlers were almost exclusively Christian and were quick to establish churches as an expression of their religious beliefs. A range of denominations is represented, providing an indication of the backgrounds of these settlers, and a more subtle indication of the development of community ties and bonds. Churches (both the institutions and buildings) have played a central role in the life of settlements and often memorialise previous residents.

Theme	Comments
4.4 Building community life: Whittlesea Agricultural Show	The Whittlesea Agricultural Society was formed in 1859 to encourage the 'advancement of agriculture and horticulture', 'improve the breed of stock', 'make examination and trial implements' and to collect and disseminate seeds, plants and information. The Annual Society Show has been a significant commercial and social event since starting as a fair in 1859. By 1905 the show had outgrown its original ground (near the intersection of Plenty Road and Laurel Streets) and had moved to the present showgrounds. It will celebrate its 150 th anniversary in 2009.

4.0 PLACE ASSESSMENT

4.1 Overview

At the commencement of the Study, the Council provided a list of 212 places, comprising 200 places derived from the 1991 *City of Whittlesea Heritage Study* and 12 places subsequently identified by the Council, for review in this study.

On completion of the draft TEH described above, the list of places provided by the Council was subjected to two stages of assessment, as described below.

4.2 Preliminary Assessment

4.2.1 Refining the list

Prior to the field survey, the Council's list of places was examined and refined to better reflect the purpose of the Study. A number of places were removed from the list, with these falling into the following categories:

Places already on the Heritage Overlay - 2 places

At this stage, Bundoora Primary School no. 1915 was seen to appear on the Whittlesea Heritage Overlay and was therefore omitted from further assessment as it is already subject to protection through the planning process.

230 Harvest Home Road, which had been included in the Study at the request of the Council, was also noted to be on the Heritage Overlay and omitted from further assessment as part of this Study. This property was though the subject of separate related correspondence with the Council.

(A further 5 places from the Council list were subsequently found to already feature on the Whittlesea Heritage Overlay – see Section 4.4.3 below.)

Places covered in the Whittlesea Historical Archaeological Study – 5 places

Several places which were covered by the archaeological study (see Section 1.2.1) had found their way onto the Council's list for this study. As these sites mostly comprised ruins, and were therefore best assessed through the archaeological study, they have been omitted from this Study.

Dry stone walls – 5 places

The planning scheme for the City of Whittlesea has recently been augmented through the adoption of Clause 52.37 relating to post boxes and dry stone walls. Given that dry stone walls are now the subject of protection through policy, it was decided by the Steering Committee that they be omitted from this Study in favour of other unprotected places.

Native trees – 16 places

As with dry stone walls, native trees are the subject of separate policy within the Whittlesea planning scheme, and they have therefore been omitted from this Study.

The omission of these 28 places resulted in a reduced list of 184 places for field survey.

4.2.2 Field survey

Fieldwork involved Context heritage and cultural landscape specialists conducting brief site inspections of each of the places on the Council's list. These were undertaken to gather information about the elements which compose each place and to establish their existing condition. Notes were made on the condition and integrity of places using proforma datasheets, and photographs were taken for all of the places visited.

The owners of heritage places in the City of Whittlesea were informed of the Study prior to fieldwork being carried out through a mail-out on 12th August 2009 (Anthony Petherbridge, City of Whittlesea Council, pers. comm.). The letters stated that it would be necessary to take external photographs of each place and noted that it might be necessary to make appointments to visit some rural properties.

Some of the places marked for field survey had to be visited on more than one occasion. This was variously necessary simply to gain access, to confirm the specific location of a place or to obtain additional information in order to support an assessment. With regard to the former, for some places it was necessary to directly contact the owners/occupiers in advance in order to obtain access to the place.

The number of places included within the Study, the geographical area across which they were spread and the need for recurrent visits meant that field survey was undertaken on a number of separate days across a quite extensive time period.

In summary, field survey (including additional survey undertaken following the prioritisation of places – see below) was undertaken on the following days:

- 25th June 2009;
- 7th & 25th August 2009;
- 1st, 17th & 18th September 2009;
- 12th October 2009;
- 11th & 23rd November 2009;
- 10th March 2010; and
- 9th November 2010.

4.2.3 Places which could not be accessed

Despite the measures described above, it was not possible to gain access to a number of the places on the Council's list within the available time period. Of these, one (a post and rail fence along Craigieburn Road in Wollert) has probably been demolished.

4.2.4 Demolished places and places of archaeological potential

The field survey confirmed that 31 of the places on the Council list have been demolished. This was in roughly in line with expectations (initial discussion had envisaged that c. 37 would have been demolished since the 1991 study). However, some of the specific properties that the Council has anticipated would have been demolished were found to have survived.

One of the demolished places was identified as having a high archaeological potential, as were two other sites which were generally characterised by landscape features rather than structures but may retain sub-surface evidence of previous structures within them. These 3 sites were removed from the list for detailed assessment and have been recommended for inclusion in future archaeological studies. They are listed in Appendix 9.

4.2.5 Additional places and related projects

In the course of the field survey Context identified 12 additional places of potential significance that did not appear on the Council's list and had apparently not been included in the 1991 study. Of these, 2 were subsequently subjected to detailed assessment (see below), whilst the remainder are included in this report as Appendix 8.

Following the commencement of the Study the Council requested that two further places, which have been the subject of separately commissioned planning related assessments (see Bibliography), be included in the Study. The property at 230 Harvest Home Road is already

on the Heritage Overlay, but the 'Craigieburn Homestead' (521 Craigieburn Road East) was included amongst the places earmarked for detailed assessment.

During the course of the Study, one of the properties identified by the Council which had not been covered by the 1991 study; 42-44 Tramoo Street, Lalor, was the subject of a separate assessment in response to a planning requirement. The property was added to the Whittlesea Heritage Overlay as a result of this work and required no further assessment in this Study.

The Study has also coincided with Context's documentation and assessment of the 1947 Saxil Tuxen designed Peter Lalor Housing Estate in the south western corner of the municipality. As part of this work Context has developed a series of specific planning controls to help protect the heritage values of this post-war development.

4.2.6 Project spreadsheet and final list of places

All of the above, and the results of the field survey, were documented in a project spreadsheet derived from the Council's original digital list (see Appendix 10). This was also used to capture basic information about the places and how they were nominated and subsequently used to track historical research and detailed assessment for the selected prioritised places (see below).

Taking into account demolished places, those recommended for archaeological assessment in the future and the other amendments to the list described above, the final list to be prioritised for detailed assessment included 153 places.

4.3 Prioritisation of places

Following ground-truthing by the field survey, preliminary assessment of each of the 153 places was made through discussion amongst the Context team and with reference to any place information available from the 1991 study or elsewhere.

Places were sorted according to their potential cultural significance, as shown in Table 2.1.

Table 2.1 – Prioritisation criteria

Significance	Includes	Statement
High	Places identified in fieldwork as worthy of further research	This place is of potential local (or higher) significance as a place that has been identified and/or assessed by a heritage study, report, register or database, or as a key place associated with an important theme in Whittlesea.
Medium	Places identified in fieldwork as having a lower priority	This precinct/place may have potential significance as an underrepresented place in Whittlesea or in a locality that is underrepresented by heritage places
Low	Places that had been significantly altered or were well represented elsewhere in the locality	This place is not recommended for further research as part of this Study
Not found or demolished		This place was not found (and is presumed demolished) or is known to have been demolished.

The place prioritisation, which was undertaken in September 2009, resulted in a list of 74 places of 'high' priority, 49 of 'medium' priority and 13 of 'low' priority.

The balance of the 153 earmarked places could not be assessed at that juncture as they had yet to be surveyed at that time. However, field survey was ongoing (see Section 4.2.2) and most of these were later incorporated into the detailed assessment process. Two places however; 265 Masons Road, Mernda and 960 Epping Road, Woodstock, could not be accessed during the Study.

Following completion of the TEH and the preliminary assessment stage, this work was documented in an interim report submitted to the project Steering Committee at the beginning of October 2009.

4.4 Detailed assessment

This stage involved the production of a citation, incorporating a statement of significance for each place. This involved historical research, testing against the themes and comparative analysis to determine the level of significance, which may be either local or State.

Places were assessed in order of priority, up to the agreed total, and submitted for comment to the Council and Steering Group in a series of bundles to avoid overloading. The first bundle therefore comprised places assessed as of higher priority than those in the last.

For each of the places, the methodology employed in their detailed assessment is set out below.

4.4.1 Historical Research

Context expanded on existing place histories for those places assessed by the 1991 study, and developed new histories for the additional places. The resultant accounts are based on research into primary sources (e.g. land titles, rate books and historic plans), secondary sources (e.g. local histories, especially those written since 1991), and information from stakeholders (e.g. historical societies and property owners) where available.

The Plenty Valley Conservation Group, the Whittlesea Heritage Society and the Friends of Westgarthtown were approached to provide input into the significance assessment. Once the draft citations were complete, they were provided to these groups for comment.

4.4.2 Description

A written description of each place was prepared by an appropriately qualified heritage consultant, with input from Context's wider specialist team as required (e.g. in relation to trees, landscapes or archaeology).

In each case, the description is intended to identify all of the elements that contribute to a place's significance (e.g. house, trees, outbuildings, fences), and their integrity and condition. A representative photograph taken during the field survey has also been included in the final citation for each place.

4.4.3 Duplicate places and places already on the Heritage Overlay

During the detailed assessment it became apparent that two of the entries on the Council's list were duplicates or variations of others. The relevant entries were either ignored or, in the case of the entries for Yan Yean Reservoir and its access road, amalgamated.

Five places were found to already be on the Heritage Overlay, in addition to those identified before the detailed assessment stage. Updated citations for these places have been entered into HERMES (see below) but no further recommendations have been made.

4.4.4 Testing against themes

As discussed above, the use of themes strengthens the assessment of heritage significance to ensure that heritage controls are applied appropriately to a range of places. It is also helpful to clarify the significance of a place through the historical context and linkages and to show how specific types of places or objects are commonly associated with a theme, thereby ensuring that such items are not missed in heritage area surveys.

Places were matched with the relevant themes from the TEH (set out in Chapter 3), and the following questions were considered:

- *How well does this place represent the theme?*

- *What other places are there that represent this theme?*

4.4.5 Criteria and thresholds

In accordance with Heritage Victoria guidelines, the Study was prepared with reference to the Australia ICOMOS *Charter for the Conservation of Places of Cultural Heritage Significance* (the Burra Charter) and its guidelines.

Assessment involved applying criteria to establish the reasons why a place is significant, whether this is for historic, aesthetic, social, spiritual and natural or scientific reasons, and then looking at comparative examples to establish the level of significance, whether local or State.

The Study has used the HERCON criteria, as recommended by Heritage Victoria for use in Local Government Heritage Studies (see Appendix 1). Comparison with other like places, if they exist, has also helped to establish whether a place is significant at the local level to Whittlesea, or at the State level, in which case a wider comparative analysis was to be used.

For each place, the above information was used to produce a statement of significance to support the inclusion of the place on the City of Whittlesea Heritage Overlay.

For each place, the statement clearly and accurately describes:

- *What is important about the place?* – what elements contribute to its significance; buildings, trees, objects, views, etc.;
- *How it is important?* – in terms of its historic, aesthetic/architectural, social, technical, spiritual or other values; and
- *Why it is important?* – What historic themes does it demonstrate? Is it a good or representative example of its type? Who is it associated with? Is it valued by the community? Each reason ‘why’ was paired with the appropriate Heritage Victoria criterion (HERCON).

Places assessed as of local significance are recommended for inclusion on the Whittlesea Heritage Overlay, whilst those of State significance are recommended for inclusion on the Victorian Heritage Register (VHR) – see Chapter 5 below.

4.5 Mapping

To support the inclusion of appropriately significant places on the Whittlesea Heritage Overlay or the VHR, the citation for these places has included a description of the area to be included.

For the majority of these places, the required overlay boundaries correspond to the title boundaries, and for these places the property addresses have been supplied to Council for entry into Council’s GIS system.

In cases where the proposed overlay curtilage is different to the title boundaries (e.g. large farms), the Council provided aerial photographs onto which the recommended overlay boundary has been drawn. If agreed, these annotated aerial images, which are included in this report as Appendix 11, can be translated onto the Council’s GIS system.

4.6 HERMES

All of the place information deriving from the detailed assessment has been uploaded into Heritage Victoria’s HERMES database. This system also contains place information derived from the 1991 study, and, where it has been established that the places have since been demolished, a partial entry has been made which briefly notes this change in status.

Completed HERMES database entries for each of the places subjected to detailed assessment have been printed and are included in Volume 3 of this report.

5.0 FINDINGS AND RECOMMENDATIONS

5.1 Introduction

The *Whittlesea Heritage Study* is a practical tool that, in tandem with the Whittlesea Historical Archaeology Study (2010), will assist the City of Whittlesea Council to understand, appreciate and protect cultural heritage places throughout Whittlesea and provide a knowledge base and reference point to assist any future heritage or typological studies.

The key outcomes of the Study have been to:

- **Production of a *Thematic Environmental History* (TEH) for the City of Whittlesea.**

This provides historic context, reflecting the dramatic changes in the City of Whittlesea since the completion of the *Plenty Valley Historical Survey* in 1988, which allows individual places to be related to the historical development of the area. The TEH enables more thorough assessment of the significance of these places, and the thematic framework which it has established can be added to and amended over time, as the history of a district evolves, to ensure the compatibility and relevance of future heritage area surveys and assessments.

- **Place records on Heritage Victoria's HERMES database for 150 (145 in HERMES) places of heritage significance identified by the Study.**

Following a process of field survey and preliminary assessment, citations have been produced for 150 places of heritage significance.

For each place, these citations comprise a concise account of their history, a description of contributory elements and cross reference to relevant themes in the TEH. It also includes an assessment of the place's significance, and for places assessed as of local or State significance this is qualified against the HERCON criteria and the significant elements are specified.

These citations have been uploaded into the HERMES database, together with updates to entries for previously recorded places which the current Study has noted to have since been demolished.

- **Recommendations for the statutory protection for the places identified as of local or State significance.**

The following section contains recommendations relating both specifically to the management of the significant places identified in this Study and to the general management of cultural heritage in the City of Whittlesea.

These recommendations include the nomination of assessed places to the City of Whittlesea Heritage Overlay or the Victorian Heritage Register, and these are accompanied by illustrations where required (see Section 4.5 above).

A peer-review of initial findings with staff from Heritage Victoria will be undertaken.

5.1.1 Limitations of the Study

The Study has been carried out to a specific brief and it is not intended that it is a complete and comprehensive record of heritage places in the City of Whittlesea. For example, current best practice in the preparation of TEHs includes a consideration of all natural, cultural and Aboriginal values, neither of which has been included in the TEH produced as part of this Study.

There is also scope to expand the thematic history temporally – to include more post-war and modern themes, and this should be used to address the under-representation of contemporary

places assessed as of heritage significance. It is noted that very few post war or modern sites were included in the list of places submitted for this study.

Although the Peter Lalor Study (Context 2010, see Section 4.2.4 above) acknowledges the historic importance of post-war suburban development in the southern sections of the municipality, the housing boom in the second half of the 20th century requires further attention. Similarly, whilst this Study has included Fowler's Pottery, a more detailed account of the industrialisation of Thomastown and the surrounding area is required, and will most likely result in the identification of related places of significance.

5.2 Key findings

The key findings of the Study have been:

- The identification of 11 key historic themes that form the basis of the identification of places of potential cultural significance in Whittlesea (A summary of the themes is provided in Section 3);
- The examination of 216 places associated with the historic development of Whittlesea, including places recorded in the 1991 *City of Whittlesea Heritage Study*, places subsequently identified by the Council and places identified during the course of the Study (these are listed in the project spreadsheet - Appendix 10)
- The identification of an additional 10 places of potential significance in the municipality (see Appendix 8) for future study.
- Histories, descriptions and Statements of Significance to support the addition of 97 of these places onto the Whittlesea Heritage Overlay (although 2 have been demolished since commencement of this Study) (Appendix 2);
- Marked up plans illustrating the recommended area to be included on the overlay for 43 of these 97 places for which the title boundary is considered too large (included as Appendix 11) - for the remainder either the title boundary or an area defined by a radius is recommended for inclusion;
- Histories and descriptions for 22 places of local interest whose significance is not considered worthy of their inclusion on the Heritage Overlay (Appendix 5); and
- Shorter histories and descriptions for a further 16 low priority places (Appendix 6).

5.2.1 Heritage precincts

Amongst the significant places assessed, no groupings of places were identified which would warrant designation as a heritage precinct. Although the town of Whittlesea itself was examined as a possible candidate, it was felt that the significant elements, which would have comprised contributory places, were too dispersed to allow the definition of a specific area.

The City of Whittlesea includes one heritage precinct on its Heritage Overlay (Westgarthtown Heritage Area HO61), although the Yan Yean water supply system is currently nominated for inclusion on the VHR, which would result in inclusion on the HO by default.

The *Peter Lalor Housing Estate Heritage Significance Assessment* (Context 2010) has also recommended the creation of a residential precinct - containing the most intact areas of the houses constructed within the Co-operative Area between 1948 and 1955.

5.3 Recommendations

The following recommendations arise from the Study:

- Adoption of the Whittlesea Heritage Study by the City of Whittlesea (7.3.1);
 - Cross reference to complimentary studies
- Implementation of the Study's findings (7.3.2);
 - Planning scheme amendment
 - Update existing policy
 - Nomination to the VHR
- Undertake further work arising from the Whittlesea Heritage Study (7.3.3);
 - Inclusion of identified places on other planning overlays
 - Additional places identified in this Study
 - Places of archaeological potential
 - Heritage Strategy

5.3.1 Adoption of Whittlesea Heritage Study by the City of Whittlesea

It is recommended that the City of Whittlesea adopt the Whittlesea Heritage Study as the basis for decision making for the future management of the heritage places assessed, including preparing an amendment to the Whittlesea Planning Scheme (see below), to appropriately acknowledge the places identified by this Study as being of cultural significance to the City of Whittlesea.

Cross reference to complimentary studies

This Study should not be referred to in isolation, but with reference to both the parallel Whittlesea Historical Archaeological Study and the Peter Lalor Housing Estate heritage significance assessment (both Context 2010) which also relate to significant heritage within the City of Whittlesea.

Furthermore, it should be remembered that this Study builds on two previous studies undertaken for the municipality. Whilst the TEH has reworked and expanded on the *Plenty Valley Historical Survey* (Hicks 1988), the assessment of places follows on from the 1991 *City of Whittlesea Heritage Study* (Meredith Gould Architects 1991), reassessing a number of the places identified in that study.

5.3.2 Implementation of the Study's findings

Planning scheme amendment

It is recommended that the City of Whittlesea Council prepare a planning scheme amendment that will add the 97 places listed in Appendix 2 to the Heritage Overlay of the Whittlesea Planning Scheme.

The HO schedule entry should be as set out in the Recommendations field of the Hermes place record. The extent of the HO should include the whole of the property as defined by the title boundary, or, for properties on which the significant place occupies only a portion of the area within the title boundary, as shown in the marked-up aerial images in Appendix 11.

Update existing policy

As noted above, the City of Whittlesea's heritage policy is currently only specifically directed towards protecting sites which were awarded an A, B or C grading by the 1991 City of Whittlesea Heritage Study (Meredith Gould Architects 1991) by applying the Heritage Overlay.

This will require review to cover the places nominated for inclusion by this Study.

Nomination to the VHR

It is recommended that consideration be given to nominating the following place for inclusion on the Victorian Heritage Register (VHR):

- The Yan Yean Water Supply System including the reservoir, pipetrack and aqueducts.

5.3.3 Undertake further work arising from the Whittlesea Heritage Study

The *Whittlesea Heritage Study* has identified opportunities for further work to both expand and strengthen the heritage records of the municipality.

Inclusion of identified places on other planning overlays

Although it is not appropriate to include the native trees and dry stone walls initially included on the Council's list (see Section 4.2.1) within the Heritage Overlay, measures should be taken to secure the preservation of these features.

Although they are covered by Council policy as described above, consideration should be given to including these places, along with the other landscape areas identified during this study, on the Significant Landscape Overlay or Environmental Significance Overlay as appropriate.

Additional places identified in this Study

During the field survey for this Study 12 additional places of potential significance were identified, of which two were submitted for detailed assessment.

The remaining 10 additional places are included in Appendix 8 and should be considered for further assessment in the future.

Places of archaeological potential

In the course of this Study, the following places have been assessed as possessing some archaeological potential:

- Tacks Water Wheel and market garden (site of) - 48 Beech Street, Whittlesea
- 239 Bodycoats Road, Wollert (ruin)
- Darebin Creek and rural landscape environment - Greenbrook Drive, Keith Avenue, Coulstock Street, Memorial Avenue, Greenbrook Drive, Houston Street and Greenbrook Drive, Epping

These places have not been examined as part of the *Whittlesea Historical Archaeology Study* which has run parallel to this Study, and they should be flagged for inclusion in any future archaeological study of the municipality.

Heritage Strategy

Consideration should be given to the formulation of a heritage strategy for the City of Whittlesea.

The preparation of a municipal Heritage Strategy is a way of understanding, protecting and promoting the heritage of a municipality which would be particularly useful in what is a period of quite dramatic change. It is also useful in prioritising heritage projects so that they may be included in Council's budget for each year.

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- Payne J.W. 1975 *The Plenty: A centenary history of the Whittlesea Shire*
- Wuchatsch R. & Hawke G. 1988 *Historic views of the City of Whittlesea*

Correspondence

- 6th May 2010 *230 Harvest Home Road*, between Louise Honman of Context and Anthony Petherbridge at the City of Whittlesea

Websites

- Australian Bureau of Statistics website. Accessed 21st July 2009 at (<http://www.censusdata.abs.gov.au>)
- Department of Primary Industries GeoVic website, Accessed May 2009 to December 2010 at (<http://mapshare2.dse.vic.gov.au/MapShare2EXT/imf.jsp?site=geovic>)
- Department of Sustainability and the Environment, Victoria's Planning Schemes Online. Accessed May 2009 to December 2010 at (<http://www.dse.vic.gov.au/PlanningSchemes/>)
- Land Victoria, Land Channel Interactive Map. Accessed May 2009 to December 2010 at (<http://services.land.vic.gov.au/maps/interactive.jsp>)

Maps, plans & other sources

- MMBW Plans, Map collection, State Library Victoria (SLV) on-line
- Auction Notices, Maps, SLV
- Early Parish Plans, Maps, SLV
- Early Surveyors Plans, PROV
- Roads Board Plan

GLOSSARY

Cultural significance	<p><i>Cultural significance</i> means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.</p> <p>Cultural significance is embodied in the <i>place</i> itself, its <i>fabric, setting, use associations, meanings, records, related places and related objects</i>.</p>
Conservation	<p><i>Conservation</i> means all the processes of looking after a place so as to retain its <i>cultural significance</i>.</p>
Burra Charter	<p>The <i>Burra Charter</i> is the short name given to the <i>Australia ICOMOS Charter for Places of Cultural Significance</i>, which was developed by Australia ICOMOS at a meeting in 1979 in the historic South Australian mining town of Burra. It is now widely accepted as the basis for cultural heritage management in Australia.</p> <p>The Burra Charter may be applied to a wide range of places - an archaeological site, a town, building or landscape and defines various terms and identifies principles and procedures that must be observed in conservation work.</p> <p>Although the Burra Charter was drafted by heritage professionals, anyone involved in the care of heritage items and places may use it to guide conservation policy and practice.</p>
ICOMOS	<p><i>ICOMOS</i> (International Council on Monuments and Sites) is a non-governmental professional organisation formed in 1965. ICOMOS is primarily concerned with the philosophy, terminology, methodology and techniques of cultural heritage conservation and is closely linked to UNESCO.</p>
HERMES	<p><i>HERMES</i> is an electronic database developed by Heritage Victoria that contains citation records for places of cultural heritage significance.</p>
Place	<p><i>Place</i> means site, area, land, landscape, building or other work, group of building or other work, and may include components, contents, spaces and views.</p>
Post contact	<p><i>Post-contact</i> means the period after first contact between indigenous and non-indigenous (sometimes referred to as 'European') individuals or communities.</p>
HERCON criteria	<p>The <i>HERCON criteria</i> are used to assess whether a place has significant cultural heritage values. A list is provided in Appendix 1.</p>

APPENDICES

Appendix 1 HERCON criteria for assessing heritage significance

(Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995).

Criterion A:

Importance to the course, or pattern, of Victoria's cultural history.

Criterion B:

Possession of uncommon, rare or endangered aspects of Victoria's cultural history.

Criterion C:

Potential to yield information that will contribute to an understanding of Victoria's cultural history.

Criterion D:

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

Criterion E:

Importance in exhibiting particular aesthetic characteristics.

Criterion F:

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

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.

Criterion H:

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

Appendix 2 Places recommended for inclusion on the HO

	Title	Address	Suburb	Date	Grading (1991 study)
1	Endowment Plantation (pines)	224F Plenty Road	Bundoora	1930	C
2	Maroondah Aqueduct Bridge over Plenty River	No address, located in south eastern corner of the municipality	Bundoora	1891	C
3	Langley Park	840 Donnybrook Road	Donnybrook	c1900	C
4	Property adjoining Donnybrook Mineral Springs	110 - 130 Springs Road	Donnybrook	c1860s	C
5	Donnybrook Mineral Springs	130 Springs Road	Donnybrook		C
6	Donnybrook Station	823 Donnybrook Road	Donnybrook	c1900	C
7	Doreen Hall	915 Yan Yean Road	Doreen	c1900	C
8	Gundoo	230 Eighth Avenue	Eden Park	c1895	D
9	Lot 144	275 Eighth Avenue	Eden Park	c1890	C
10	Residence	36 Davisson Street	Epping	c1885	C
11	St. Peters Catholic Church	7 Davisson Street	Epping	1865	C

12	St. Peters Catholic Church; Manse and house	13 Davisson Street	Epping	1912	C
13	City of Whittlesea Municipal Offices	785 High Street	Epping	1871	C
14		106 Houston Street	Epping		D
15	Former Catholic Denominational School No. 238	15 Coulstock Street	Epping	1854	C
16	Epping Cemetery and Recreation Reserve	861 High Street	Epping	1858	C
17		1 Cottage Boulevard	Epping		Subsequently identified by Council
18		265E Harvest Home Road	Epping North		Subsequently identified by Council
19	Pinelea	135 Gingles Road	Humevale	c1900	C
20	Elm Grove	60 Jacks Creek Road	Humevale		C
21	Dawson's 'Glenlinton' Vineyard/Cellars	20 Robins Avenue	Humevale	c1890	C
22		163 Humevale Road	Humevale	c1914	C
23		20 Thomas Road	Humevale		Subsequently identified by Council
24	Weatherboard farm house	25 Gingles Road	Humevale	c1910	C

25	Lalor Fire Station	26 Vasey Avenue	Lalor	c1925	C
26	Residence	100 Cravens Road	Mernda	c1880	C
27	Rockbank (Jeffrey property)	355 Masons Road	Mernda	1860 on	C
28	Brookwood	20 Old Plenty Road	Mernda	c1910	C
29		635 Bridge Inn Road	Mernda		Subsequently identified by Council
30	Euglebar Homestead	235 Bridge Inn Road	Mernda	1853	C
31	Karool	305-307 Bridge Inn Road	Mernda	c1860	C
32	Barbers Creek Monier Bridge	Old Plenty Road	Mernda	1901	C
33	Avenue of trees - gums, oaks, pines	345-371 Plenty Road, 340-388 McKimmies Road	Mill Park	unknown	C
34	Ruins	105W Hunters Road	South Morang		C
35	Rosevilla	1025 Plenty Road	South Morang		D
36	Uniting Church	41 Old Plenty Road	South Morang	1888	C
37	Commercial Hotel	820 Plenty Road	South Morang	1890	C

38	Le Page Homestead	994-1044 Plenty Road	South Morang	c1860	C
39	Railway Station, Station embankment and house	65 Williamsons Road	South Morang	1889-1910	C
40	Fowlers Pottery	390-394 Settlement Road	Thomastown	1927	C
41	Thomastown Primary School	10 Spring Street,	Thomastown	1877	C
42		16 Beech Street	Whittlesea	c1910	C
43	Glenvale Park	30 & 35 Capstone Drive	Whittlesea	c1880s	C
44	House	19 Church Street	Whittlesea	c1925	C
45	Masonic Hall	20 Beech Street	Whittlesea	1934	
46	Mountain Views	350 Wildwood Road	Whittlesea	c1910	C
47	Whittlesea Post Office	25 Church Street	Whittlesea	c1920	C
48		39 Church Street	Whittlesea	c1910	C
49	Whittlesea Uniting Church	26 Forest Street	Whittlesea	1870	C
50	Whittlesea Lions Comm. Hall, Former Mechanics Inst	28 Forest Street	Whittlesea	1882	C

51	Presbyterian Manse	62 Laurel Street	Whittlesea	1863	C
52	Tarawera	2 Lime Street	Whittlesea	c1861	C
53		6 Lime Street	Whittlesea	c1920	C
54	St. Andrews Presbyterian Church	7 Lime Street	Whittlesea	1863	C
55		80 River Street	Whittlesea	c1872	C
56		60 River Street/'39 Yea Road	Whittlesea	c1880s	C
57	Wolserey	340 Wallan Road	Whittlesea	1870	C
58	Kerronsvale (Brooklands)	920 Wallan Road	Whittlesea	1910	C
59		2 Walnut Street	Whittlesea	c1910	C
60		44 Walnut Street	Whittlesea	c1930	C
61		33 Walnut Street	Whittlesea		D
62	Gloughkeating	40-42 Walnut Street	Whittlesea	c1890s	B
63	Northwood	50 Black Flat Road	Whittlesea	c1875	C/D

64	Lyndoch Park	73 Laurel Street	Whittlesea	c1850s	C
65	Whittlesea House	2S/11 Beech Street	Whittlesea	c1868	C
66	Whittlesea Contact Group Community House	35 Walnut Street	Whittlesea	c1910	C
67		425 Wildwood Road	Whittlesea	c1880s	C
68	Whittlesea Showgrounds	30 Yea Road	Whittlesea		C
69	Memorial Arch	Walnut Street	Whittlesea	1927	C
70	Monument and trees	Laurel Street	Whittlesea	1926	C
71	Plenty Valley Stock Feed	2434 Plenty Road	Whittlesea	c1860s	C
72	Ewert Farmhouse	100 Bindts Road	Wollert	c1880	C
73	Timm's House	130 Bindts Road	Wollert	c1855	C
74	Springvale - Bodycoats Farm	80 Bodycoats Road	Wollert		C
75	Wollert Methodist Church	340 Epping Road	Wollert	1878	C
76	Wollert Store and Post Office	491 Epping Road	Wollert	1920s	C

77	Pittaways Wayside House Dance Palais	491 Epping Road	Wollert	1928	C
78	McUliffe's house	795 Epping Road	Wollert	c1865	C
79	Residence	280 Summerhill Road	Wollert		D
80	Stimsons house (Bickley's)	700 Epping Road	Wollert	c1860s	C
81	Paynes House - Old Bodycoat farmhouse	715 Epping Road	Wollert	c1890	C
82	Residence	135 Bridge Inn Road	Wollert	1875-1894	C
83	Bung Bong	1785 Donnybrook Road	Woodstock		C
84	Woodstock Manor	910 Epping Road	Woodstock	c1858	C
85		145 Selkirk Road	Woodsotck		Subsequently identified by Council
86	Yan Yean Primary School and School Masters House	40 Old Plenty Road	Yan Yean	1914	C
87	Old Yan Yean Store and Post Office	100 Old Plenty Road	Yan Yean	c1900	C
88	Grossmere	41 Recreation Road	Yan Yean	c1900	C
89	Residence	125 Recreation Road	Yan Yean	c1870	C

90	Burnside Homestead	2025 Donnybrook Road	Yan Yean	c1900	C
91	Kiama	2215 Plenty Road	Yan Yean	c1865	C
92	Yan Yean Cemetery	2265 Plenty Road	Yan Yean		Subsequently identified by Council
93	Residence	240 Dunnetts Road	Yan Yean	c1890	C
94	She Oak Hill Cutting	Donnybrook Road	Yan Yean		C
95		173 Humevale Road	Humevale		ADDITIONAL – Context
96		210 Humevale Road	Humevale		ADDITIONAL – Context
97	Craigieburn Homestead	521 Craigieburn Road East	Wollert	c1850	ADDITIONAL – Council

Appendix 3 Places that are contributory to Precincts

	Title	Address	Suburb	Date	Grading (1991 study)
1	First house on Peter Lalor Estate	400 Station Street	Lalor	1948	C

Appendix 4 Places recommended for inclusion in the VHR

	Title	Address	Suburb	Date	Grading (1991 study)
1	Yan Yean Pipe track and Aqueducts	Jacks Creek Road, Recreation Road, Williamsons Road, McDonalds Road, Danaher Drive, Tim Close, The Lakes Blvd, Bridge Inn Road	Humevale South Morang Mernda	1857/1883	A
2	Yan Yean Pipeline Reservation	620 Bridge Inn Road	Mernda	post 1853	A
3	Toorourrong Reservoir	Toorourrong Reservoir	Whittlesea	1880s	A
4	Yan Yean Reservoir	29 Recreation Road	Yan Yean	1857/1888	A

Appendix 5 Places assessed as of local interest

	Title	Address	Suburb	Date	Grading (1991 study)
1	Boundary Riders Cottage	830-860 Bridge Inn Road	Doreen		D
2		790 Bridge Inn Road	Doreen		Subsequently identified by Council
3	Early slate cottage	95 McDonalds Road	Epping	c1870	C
4		445 Yea Road	Humevale	c1900	C
5	Evoncuria	115 Gingles Road	Humevale	unknown	C
6		625 Bridge Inn Road,	Mernda		Subsequently identified by Council
7	Railway cottage/house	1180A Plenty Road	South Morang		Subsequently identified by Council
8	Coolamert	113 Cades Road	Whittlesea	c1910	C
9		12 Elm Street	Whittlesea		D
10		24 Wallan Road	Whittlesea	c1870	C
11		9 Fore Street	Whittlesea		D

12	Shop and House	13 Church Street	Whittlesea	1920s	C
13		12 Hill Street	Whittlesea		E
14	Hilton Vale	485 Wallan Road	Whittlesea		C
15	Park View	255 Towts Road	Whittlesea	c1900	C
16	Residence	18 Beech Street	Whittlesea	c1880	C
17		2412 Plenty Road	Whittlesea		Subsequently identified by Council?
18		185 Wildwood Road	Whittlesea		Subsequently identified by Council
19	Hayes Cottage	45-55 Boundary Road	Wollert	c1878	C
20	Residence	20 Summerhill Road	Wollert		D
21	Lowanbank	905 Epping Road	Woodstock	c1910	C
22	Glenside Residence	2165 Plenty Road	Yan Yean	c1900	C

Appendix 6 Low priority places

	Title	Address	Suburb	Date	Grading (1991 study)
1	Springs Hotel	825 Donnybrook Road	Donnybrook		F
2		460 Glenburnie Road	Eden Park		D
3	Epping Hotel	743 High Street	Epping		E
4	Named 'Willandra' on Council list (although this name is actually that of 173 Humevale Road)	215 Humevale Road	Humevale	c1895	C
5		565 Ridge Road	Humevale	c1910	C
6	The Plenty Cultural Landscape	Annac Avenue, Cravens Road, Gumleaf Avenue, Oakwood Street, Parkwood Road, Viewpoint Avenue	Mernda		A
7	Weatherboard House	90 Schotters Road	Mernda		D
8	Sheep Station Creek	975 Plenty Road	South Morang		E
9	Conron Grange	30 McPhees Road	Whittlesea	c1910	C
10		20 Wallan Road	Whittlesea	c1875	C
11		12 Walnut Street	Whittlesea	c1925	C

WHITTLESEA HERITAGE STUDY

12		350 Yea Road	Whittlesea		C
13		75 Wildwood Road	Whittlesea	c1900	C
14	Shop	47-49 Church Street	Whittlesea	1920	C
15	Residence	705 Epping Road	Wollert	1930	C
16	Road reservation	West, and parallel, to Bodycoats Road	Wollert		C

Appendix 7 Places on the Council list already on the HO

	Title	Address	Suburb	Date	Status in this Study
1	Bundoora Primary School No.1915	222 Plenty Road	Bundoora	1877	Omitted prior to detailed assessment
2	Blackbraes Farm	60 Cravens Road	Mernda	c1865	Citation produced
3	Wesleyan Church	97 Schotters Road	Mernda	1888	Citation produced
4	Linton Park	1480 Plenty Road	Mernda	c1895	
5	Redleap Stables and Peter Hopper lake	3-37 Redleap Avenue	Mill Park	1890	
6		230 Harvest Home Road	Wollert		Omitted prior to detailed assessment
7	Managers House, Burnside Dairies (Koorngal)	2035 Donnybrook Road	Yan Yean	c1900	

Appendix 8 Additional places identified but not assessed

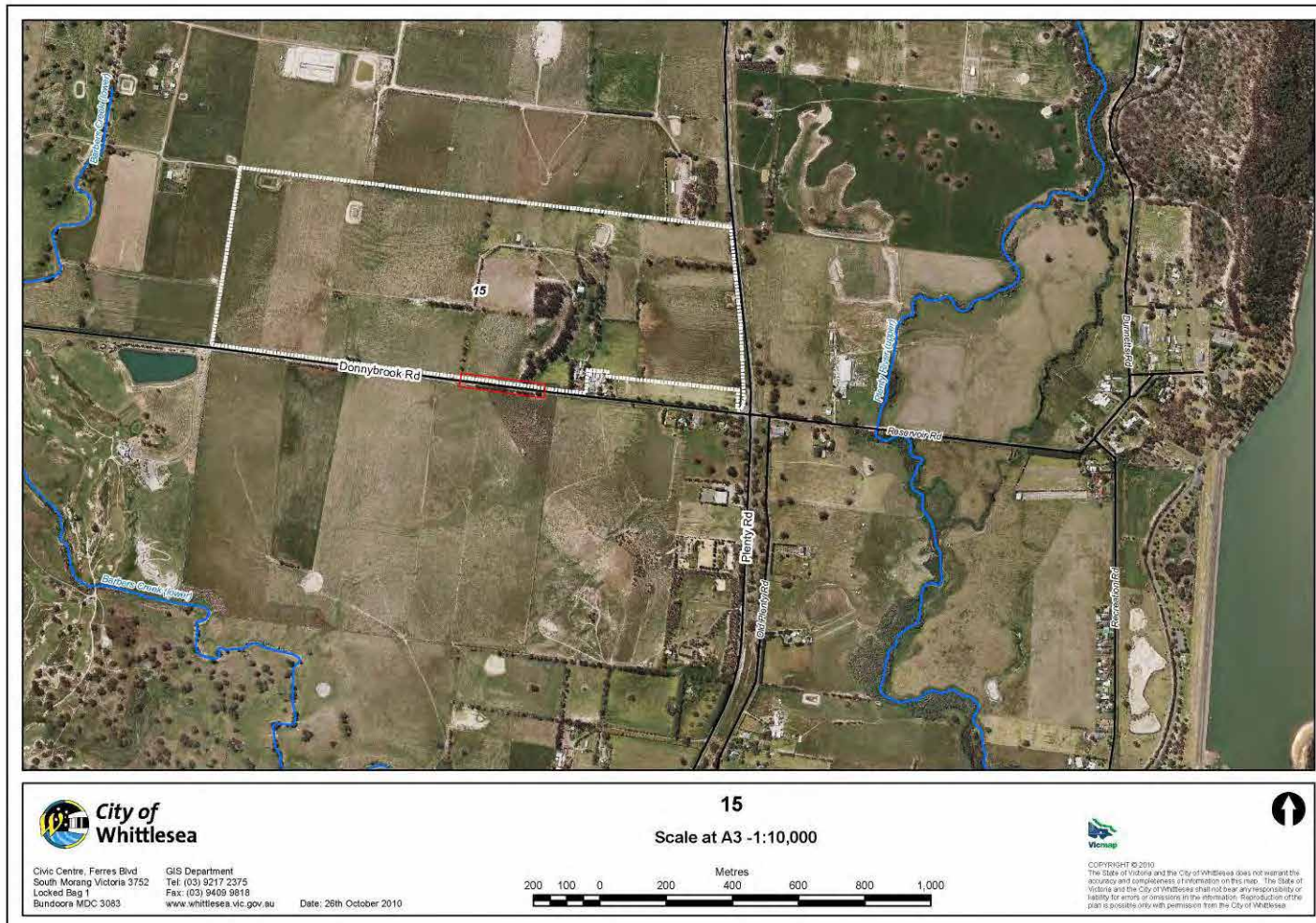
	Title	Address	Suburb	Type
1		235 Eighth Avenue	Eden Park	House
2		65 Humevale Road	Humevale	House
3	Barton	160 Cravens Road	Mernda	House
4		22 Highlands Road	Thomastown	House
5		230 Bindts Road	Wollert	Farmstead
6		150 Bindts Road	Wollert	House
7		450 Epping Road	Wollert	House
8	Cheshire Park	180 Bindts Road	Wollert	House
9		1785 Plenty Road	Yan Yean	House
10	Growling Frog Golf course (Dairy)	1940 Donnybrook Road	Yan Yean	Outbuilding

Appendix 9 Places identified as having archaeological potential

	Title	Address	Suburb	Type
1	Darebin Creek and rural landscape environment	Greenbrook Drive, Keith Avenue and Coulstock Street	Epping	House site in Landscape
2	Tacks Water Wheel and market garden (site of)	48 Beech Street	Whittlesea	Site
3		239 Bodycoats Road	Wollert	Site

Appendix 10 Project spreadsheet

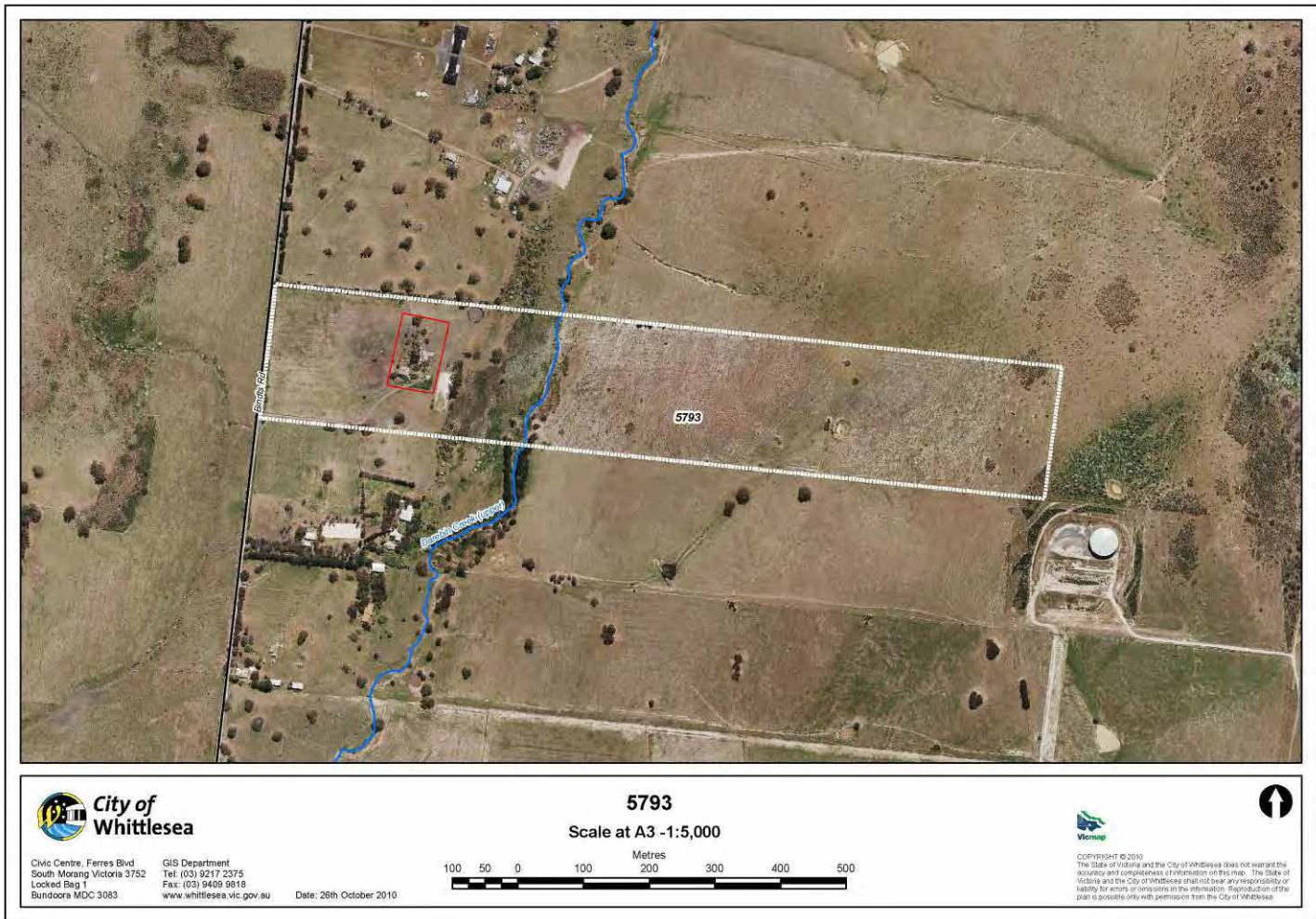
Appendix 11 Plans showing recommended HO areas



She Oak Hill Cutting, Donnybrook Road, Yan Yean



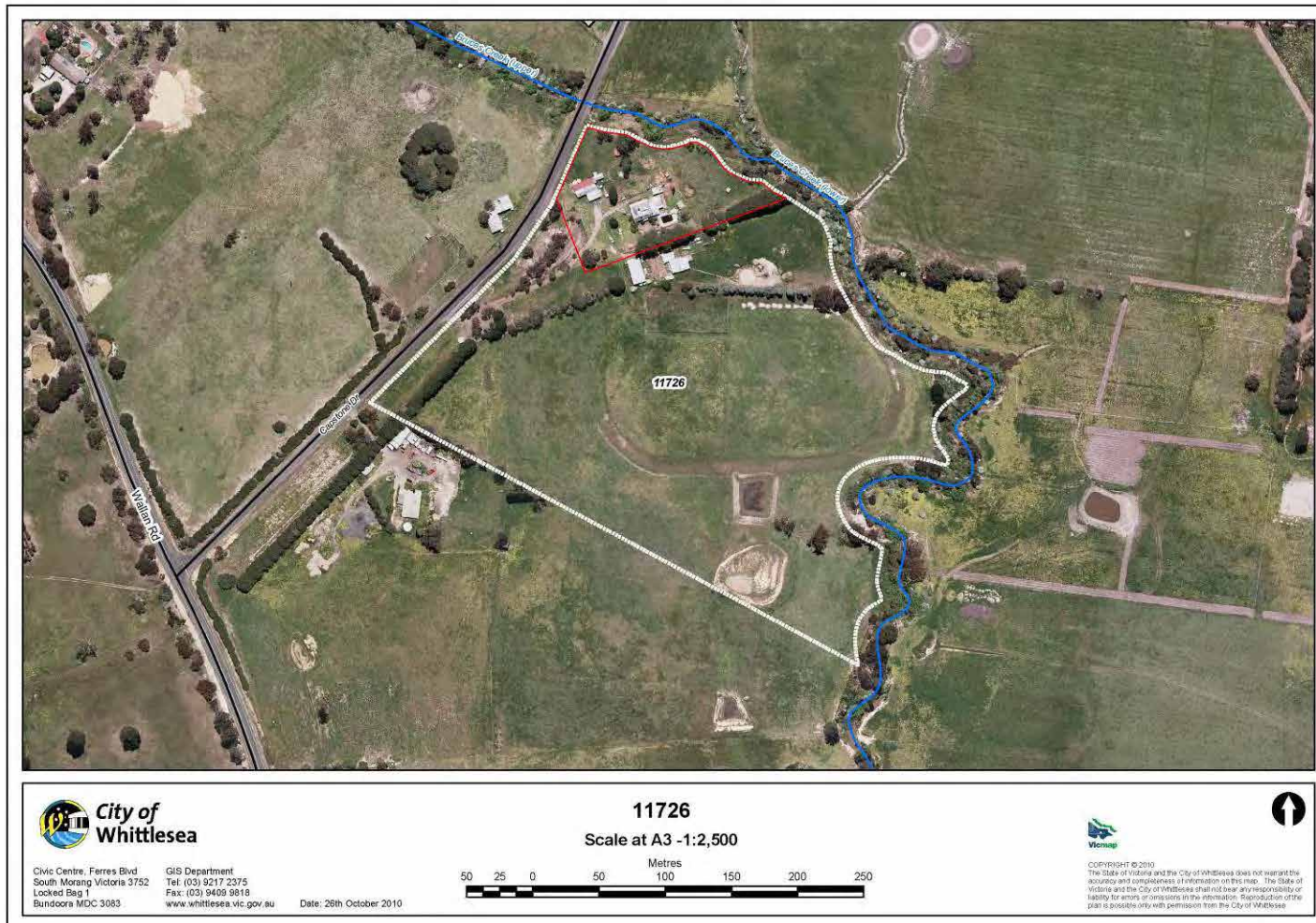
Memorial Arch, Walnut Street, Whittlesea



100 Bindts Road, Wollert



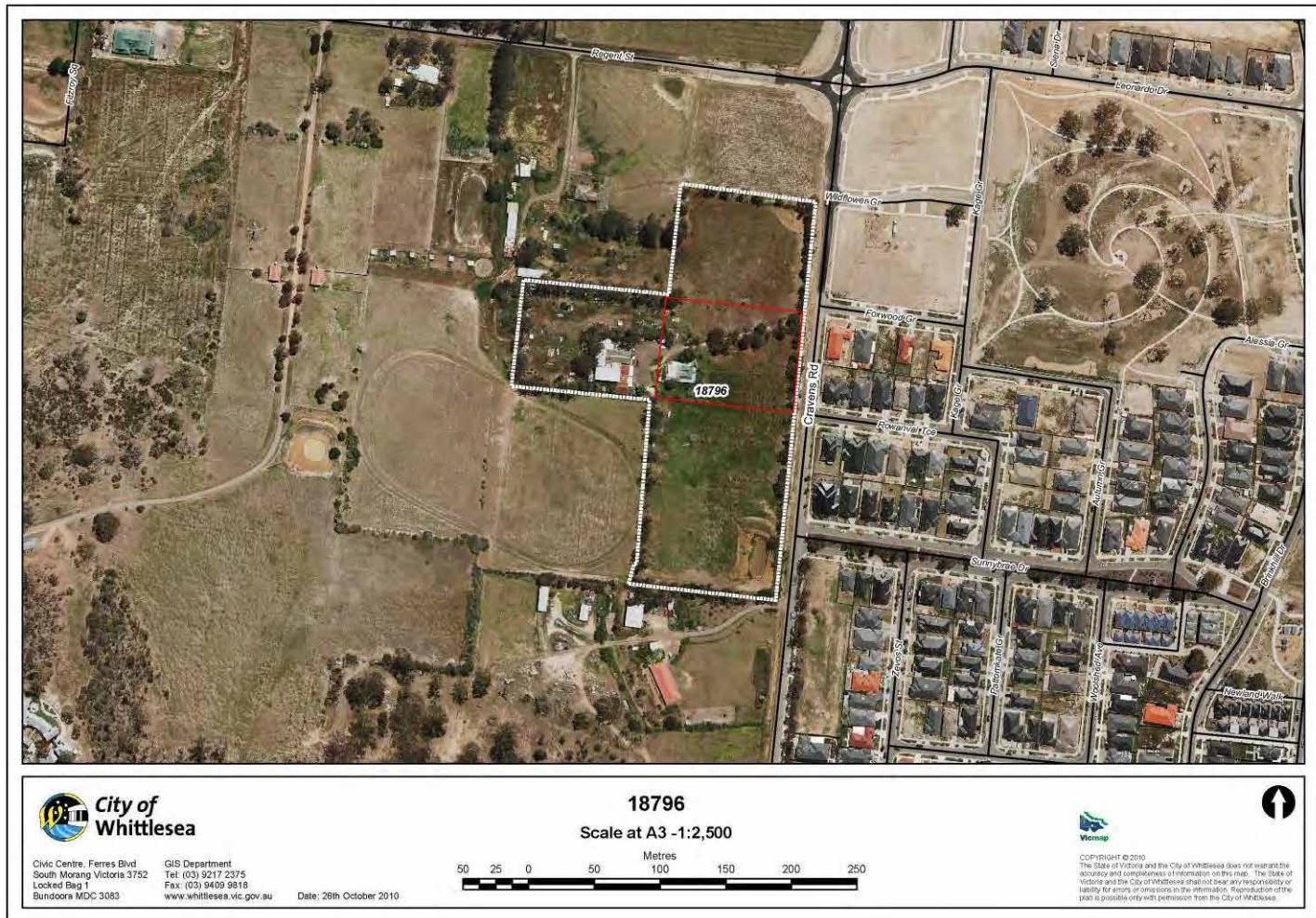
113 Cades Road, Whittlesea



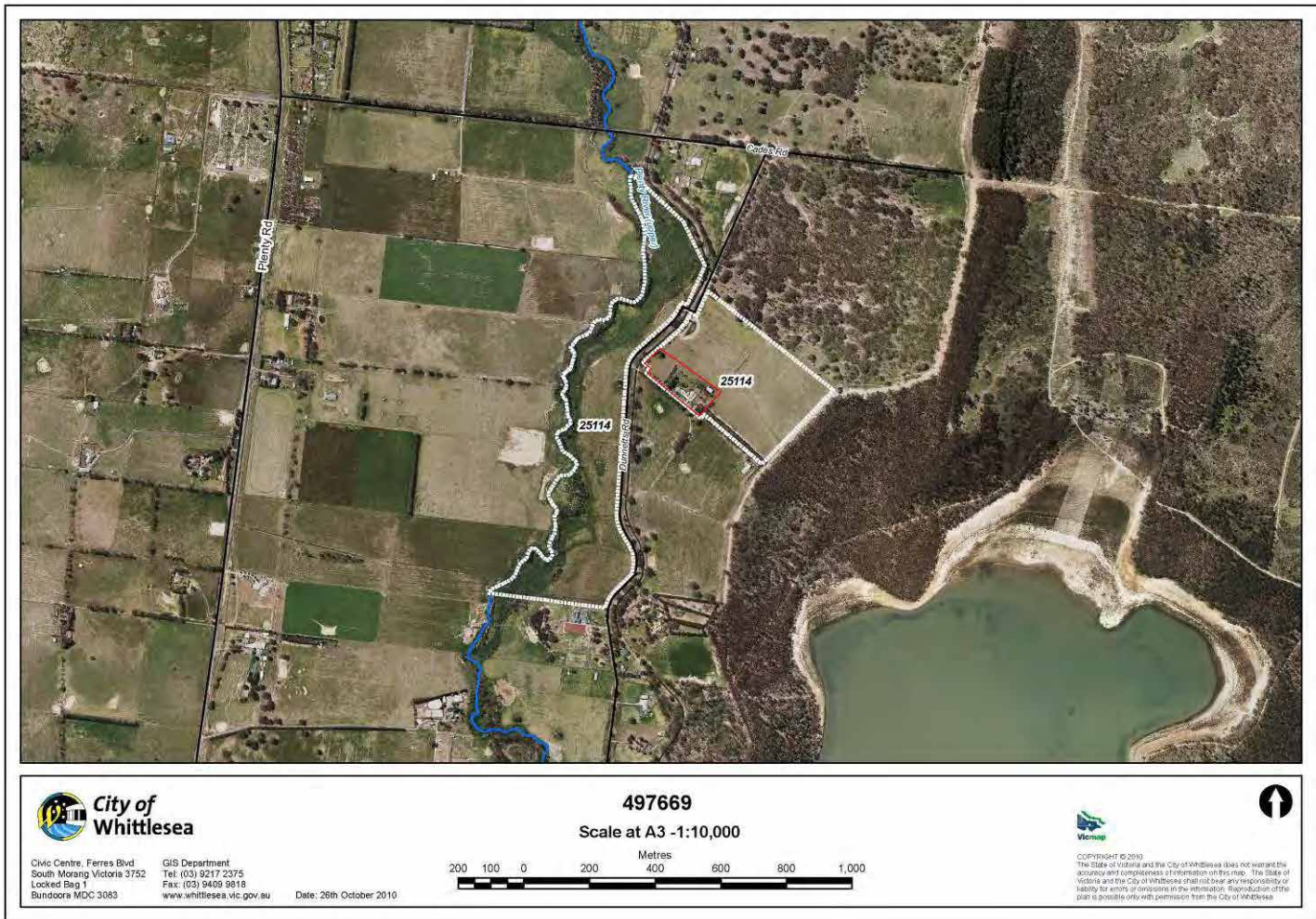
30, 35 & 50 Capstone Drive, Whittlesea – 1 of 2



30, 35 & 50 Capstone Drive, Whittlesea – 1 of 2



100 Cravens Road, Mernda



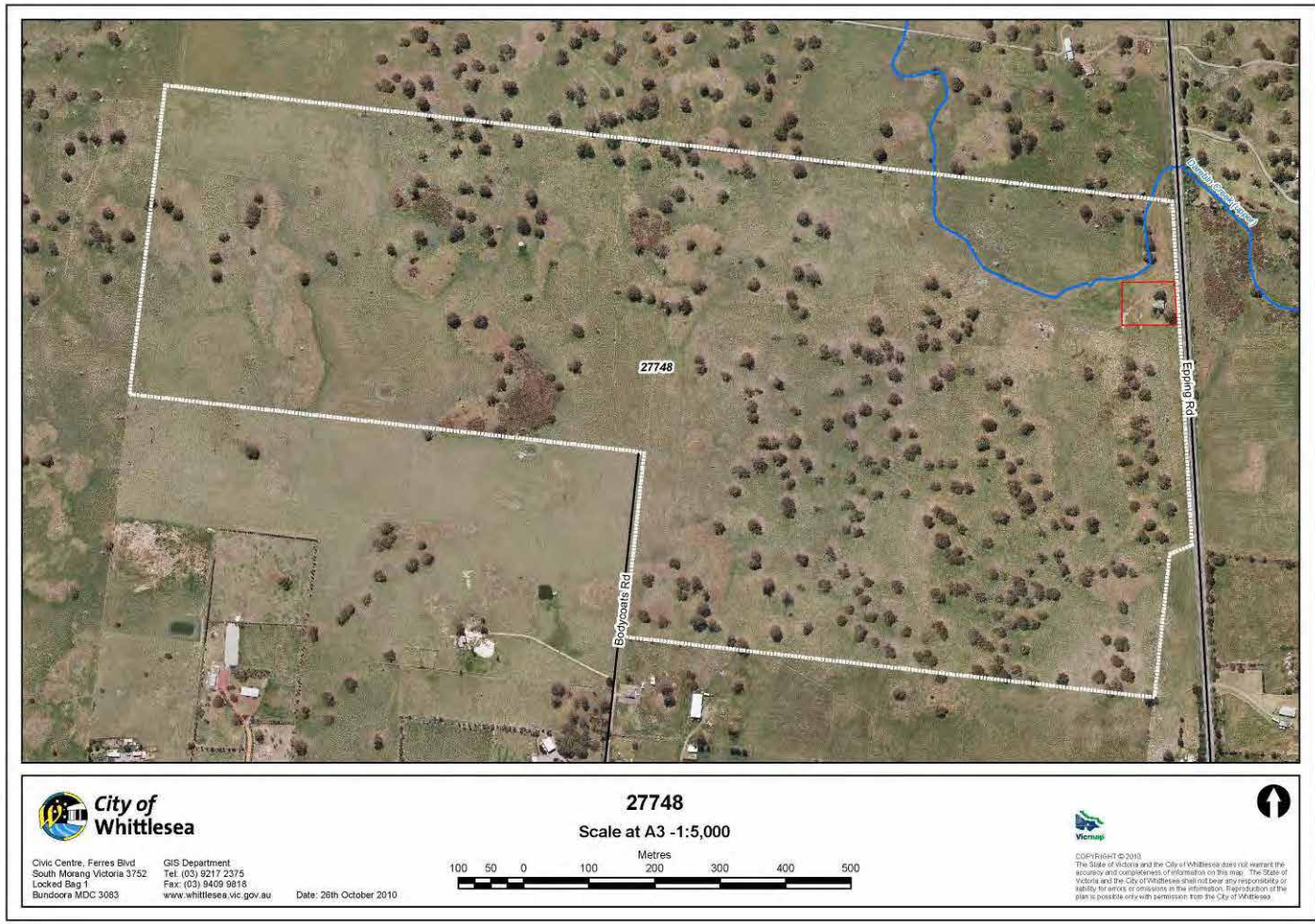
240 Dunnetts Road, Yan Yean



230 Eighth Avenue, Eden Park



275 Eighth Avenue, Eden Park



795 Epping Road, Wollert



25 Gingles Road, Humevale



173 Humevale Road, Humevale



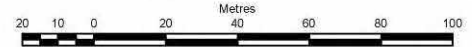
48082
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Civic Centre, Ferris Blvd
South Morang Victoria 3752
Locked Bag 1
Bundoora MDC 3083

GIS Department
Tel: (03) 9217 2375
Fax: (03) 9409 9818
www.whittlesea.vic.gov.au

Date: 26th October 2010

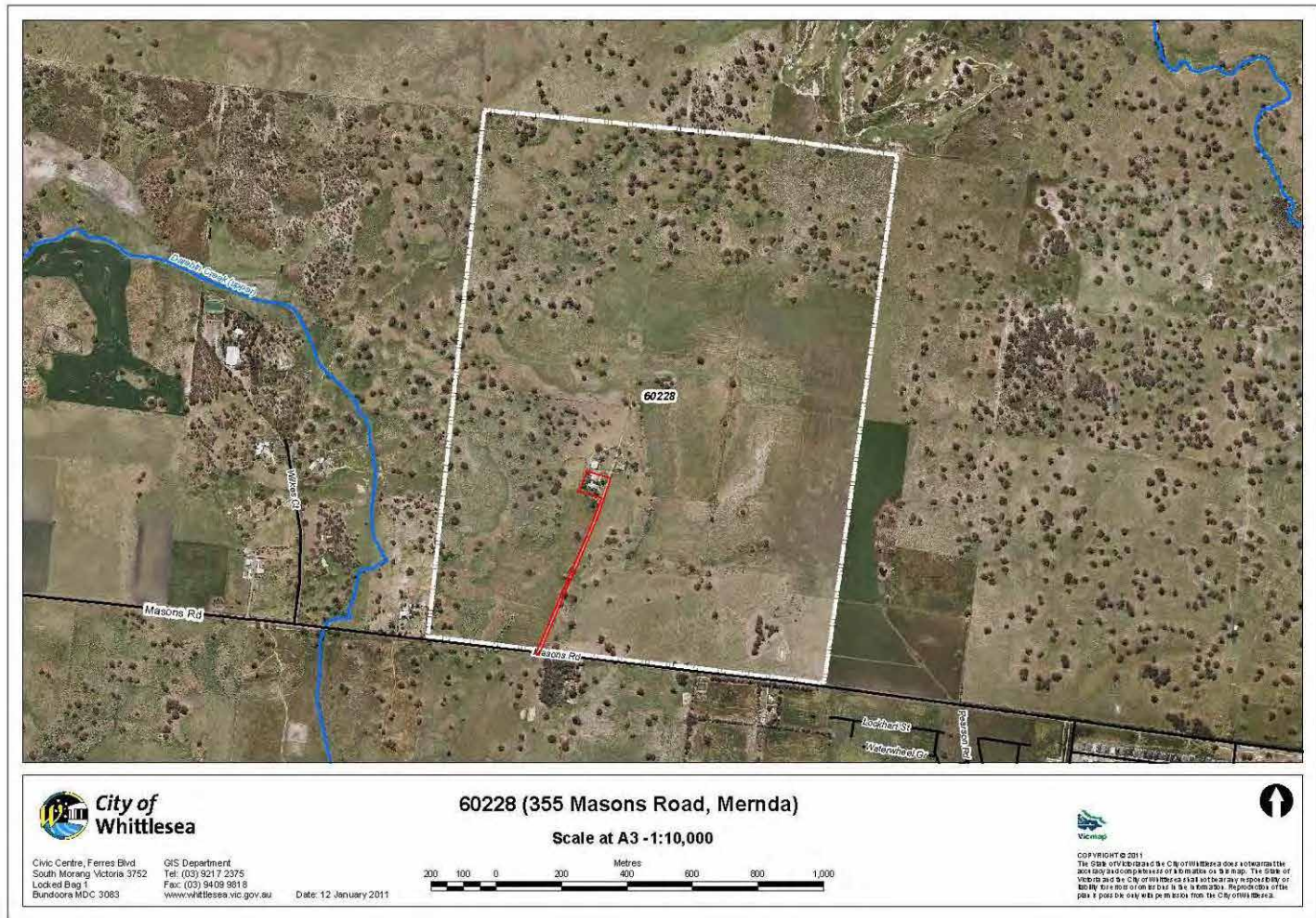


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210 Humevale Road, Humevale



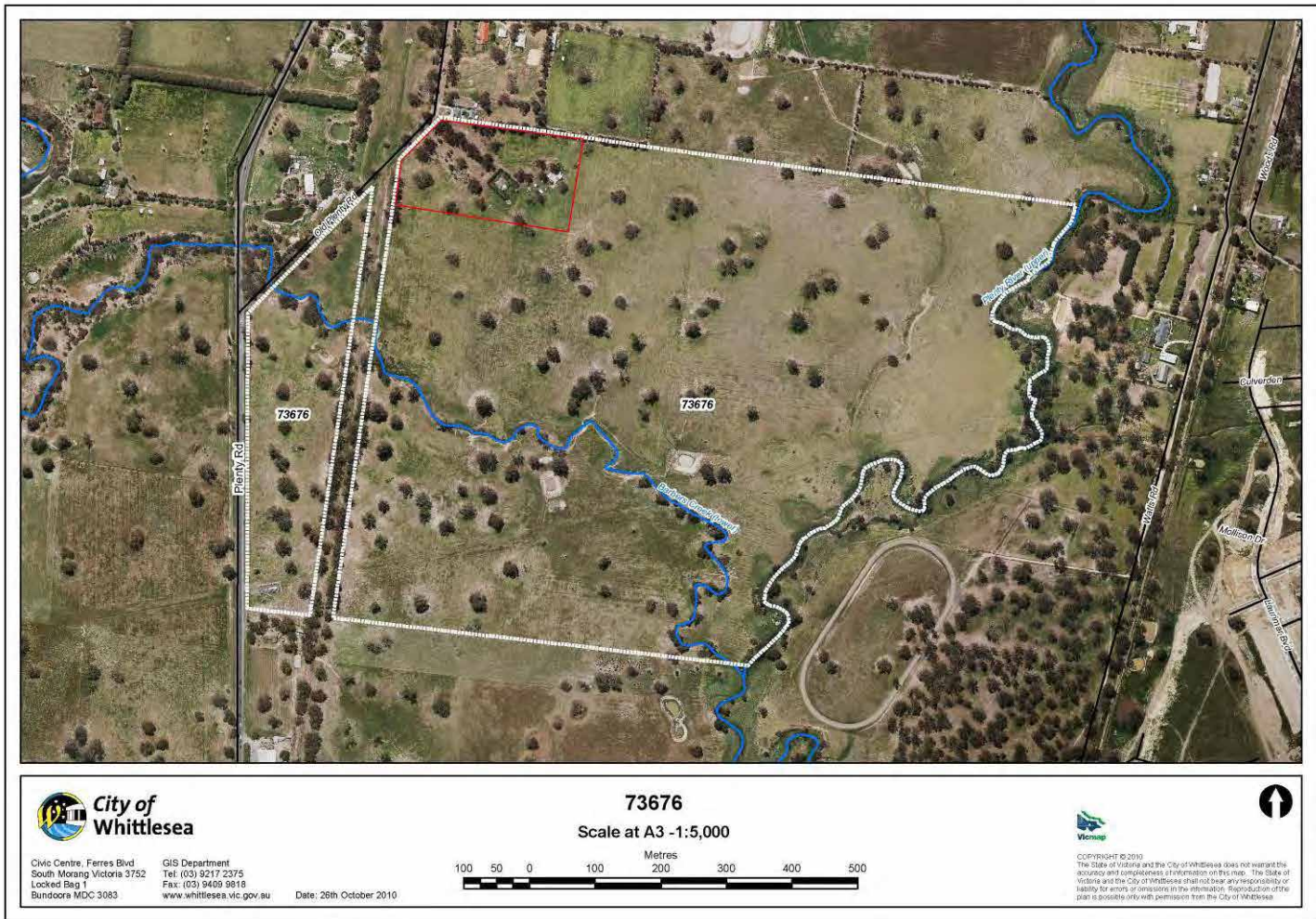
60 Jacks Creek Road, Humevale



355 Masons Road, Mernda



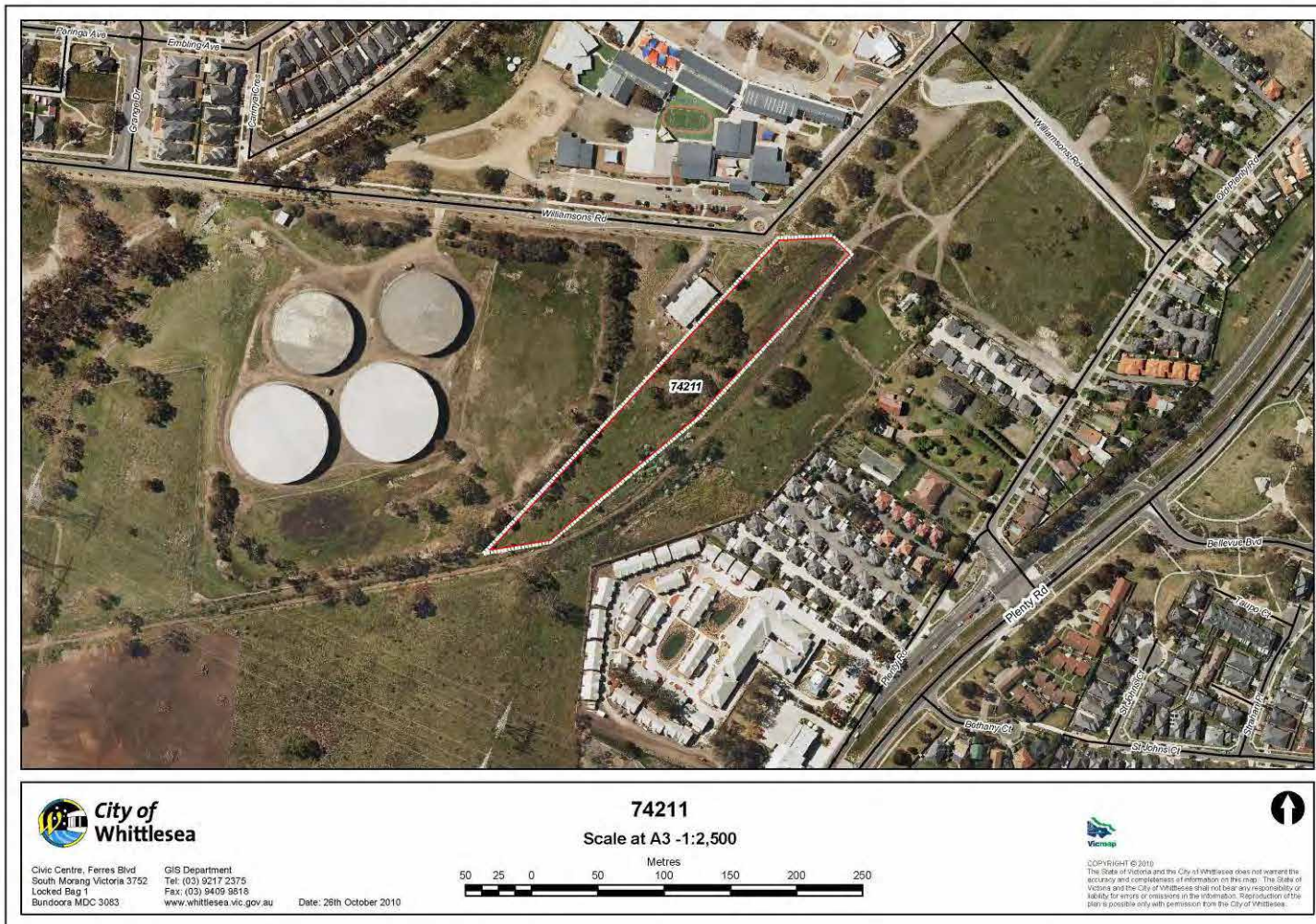
100 Old Plenty Road, Yan Yean



20 Old Plenty Road, Mernda



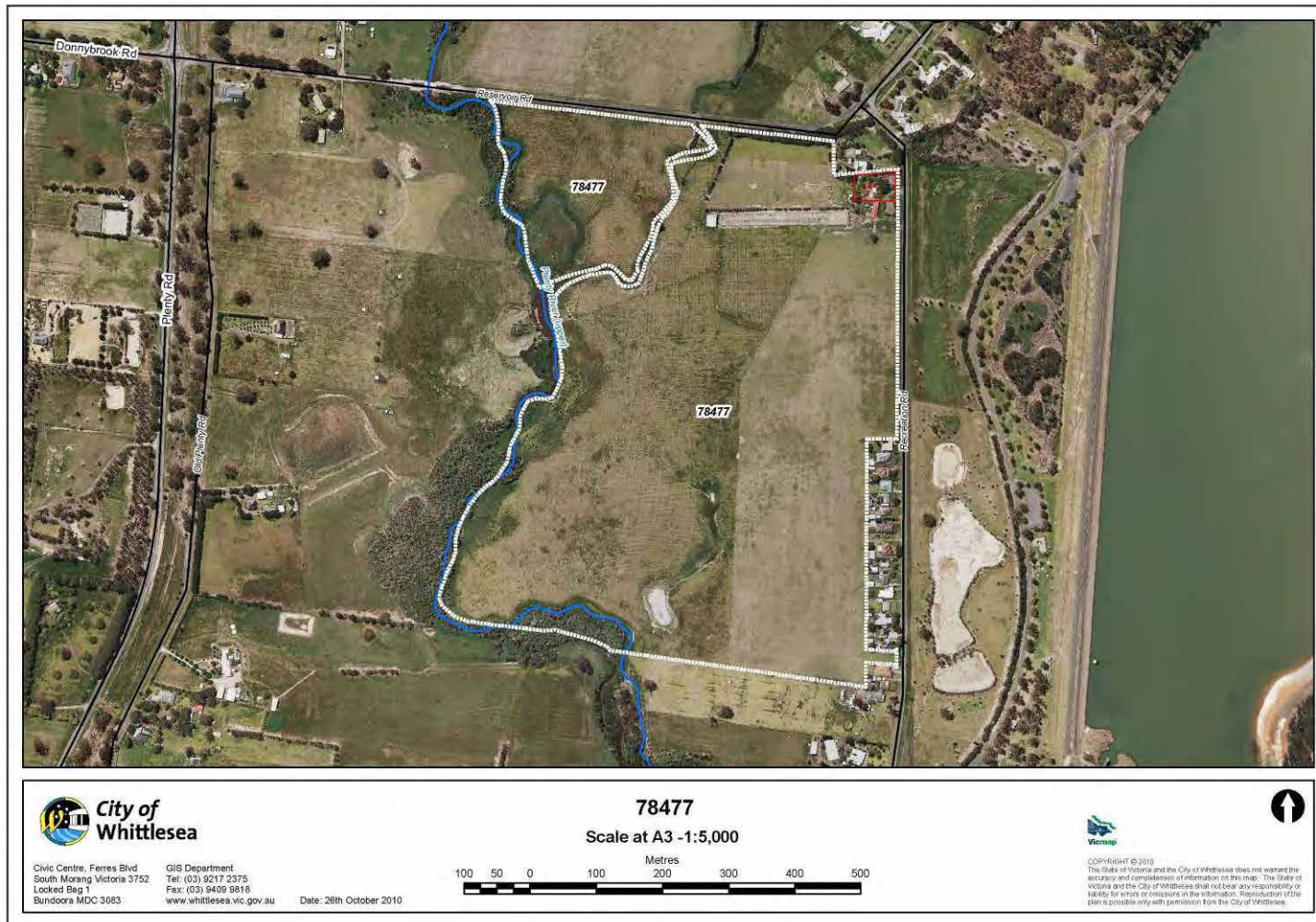
Barbers Creek Monier Bridge, Mernda



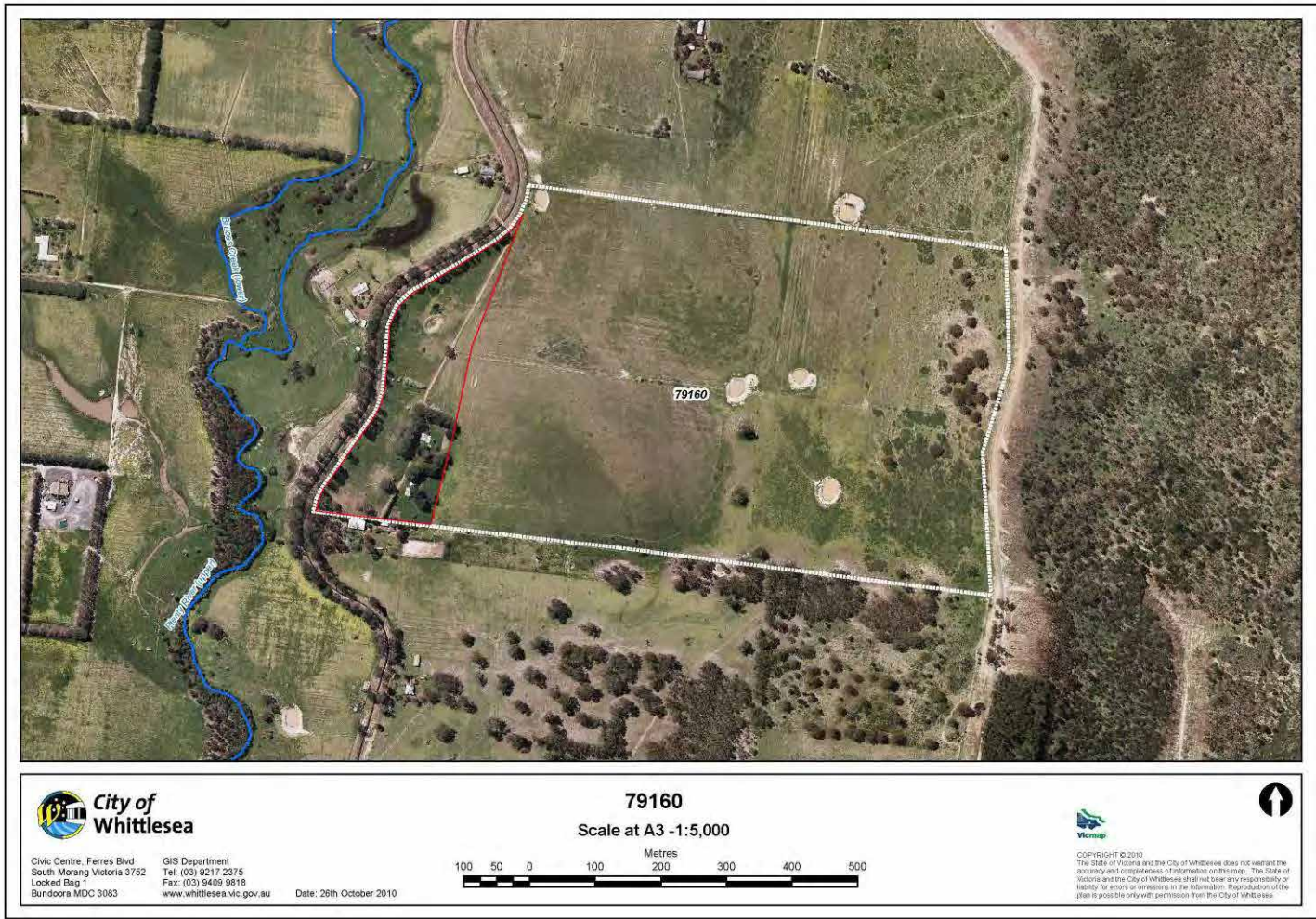
65 Williamsons Road, South Morang



41 Recreation Road, Yan Yean



125 Recreation Road, Yan Yean



160 River Street / 39 Yea Road, Whittlesea



20 Robins Avenue, Humevale



145 Selkirk Road, Woodstock



87320

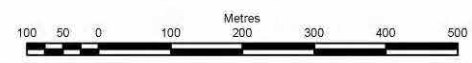
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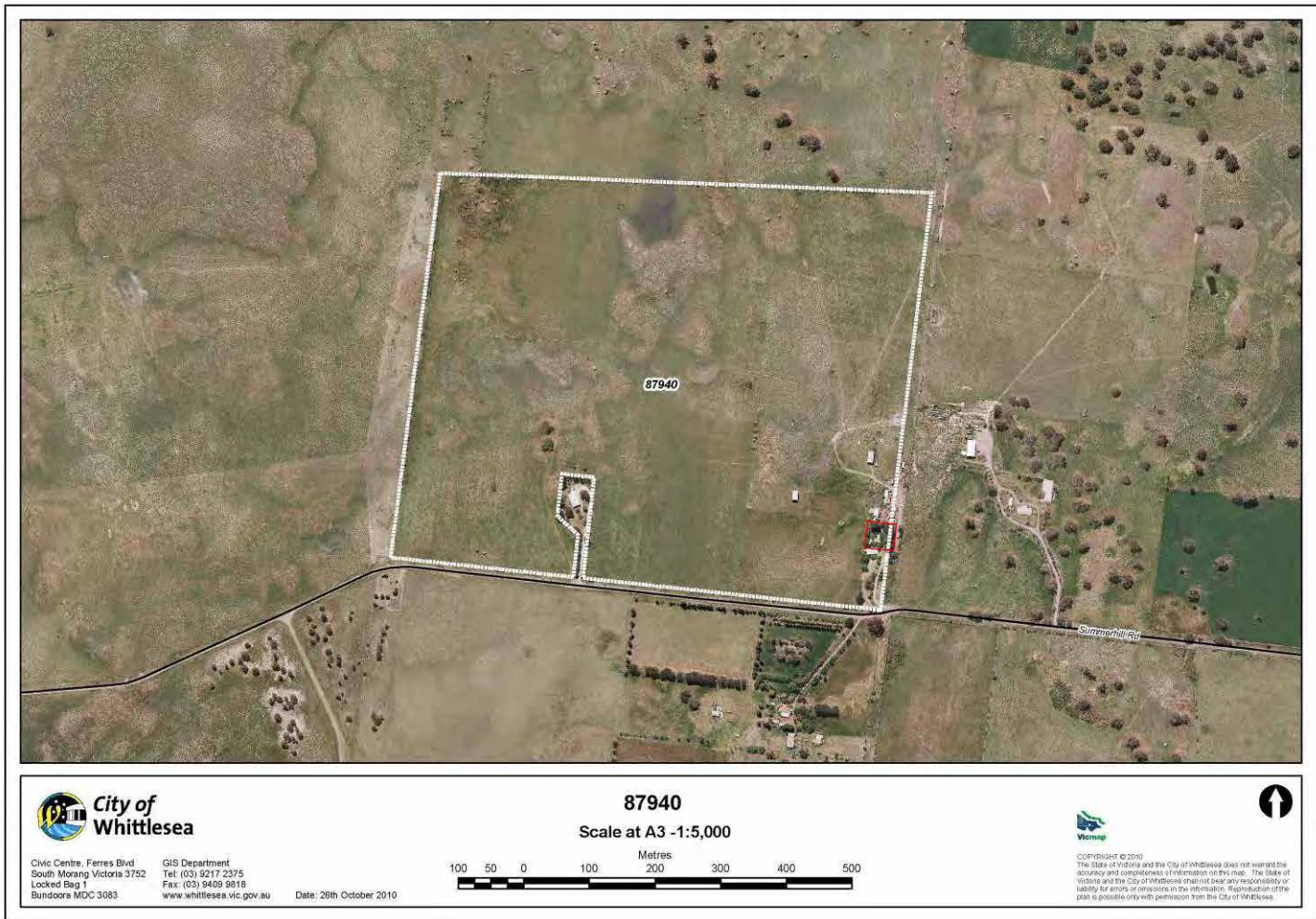
GIS Department
 Tel: (03) 9217 2375
 Fax: (03) 9409 9818
 www.whittlesea.vic.gov.au

Date: 26th October 2010

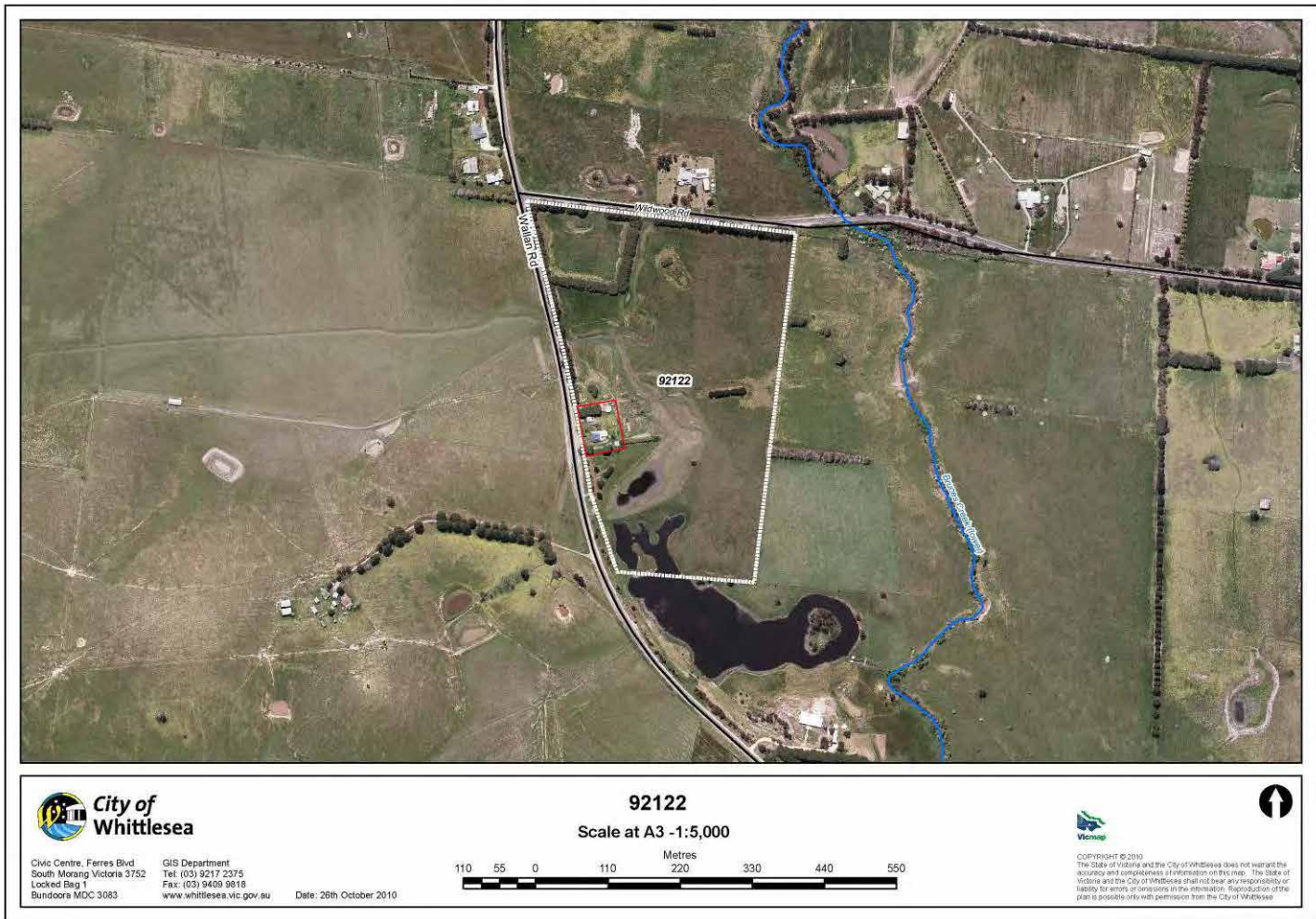


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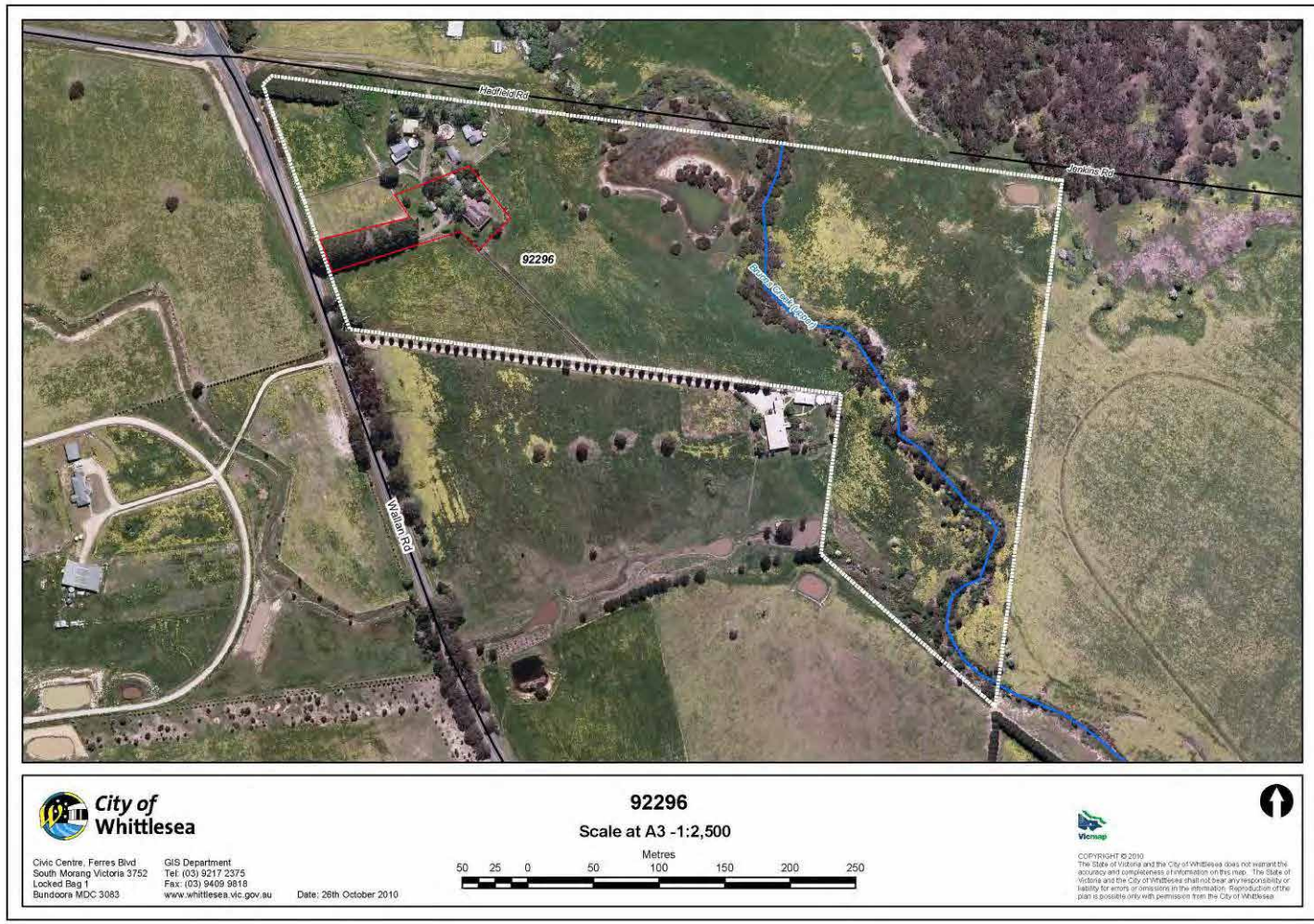
110 - 130 Springs Road, Donnybrook



280 Summerhill Road, Wollert



340 Wallan Road, Whittlesea



920 Wallan Road, Whittlesea



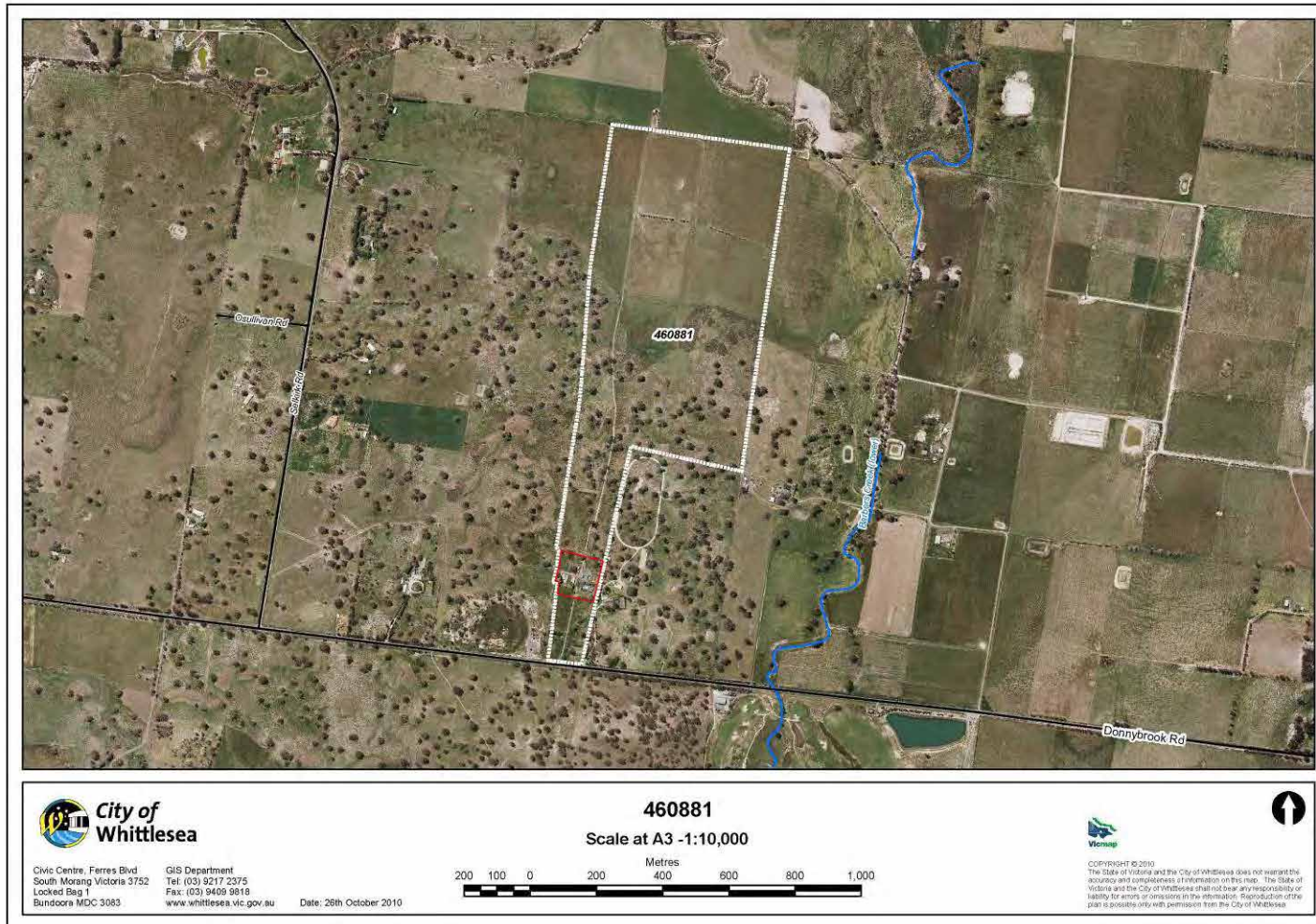
220 Thomas Road, Humevale



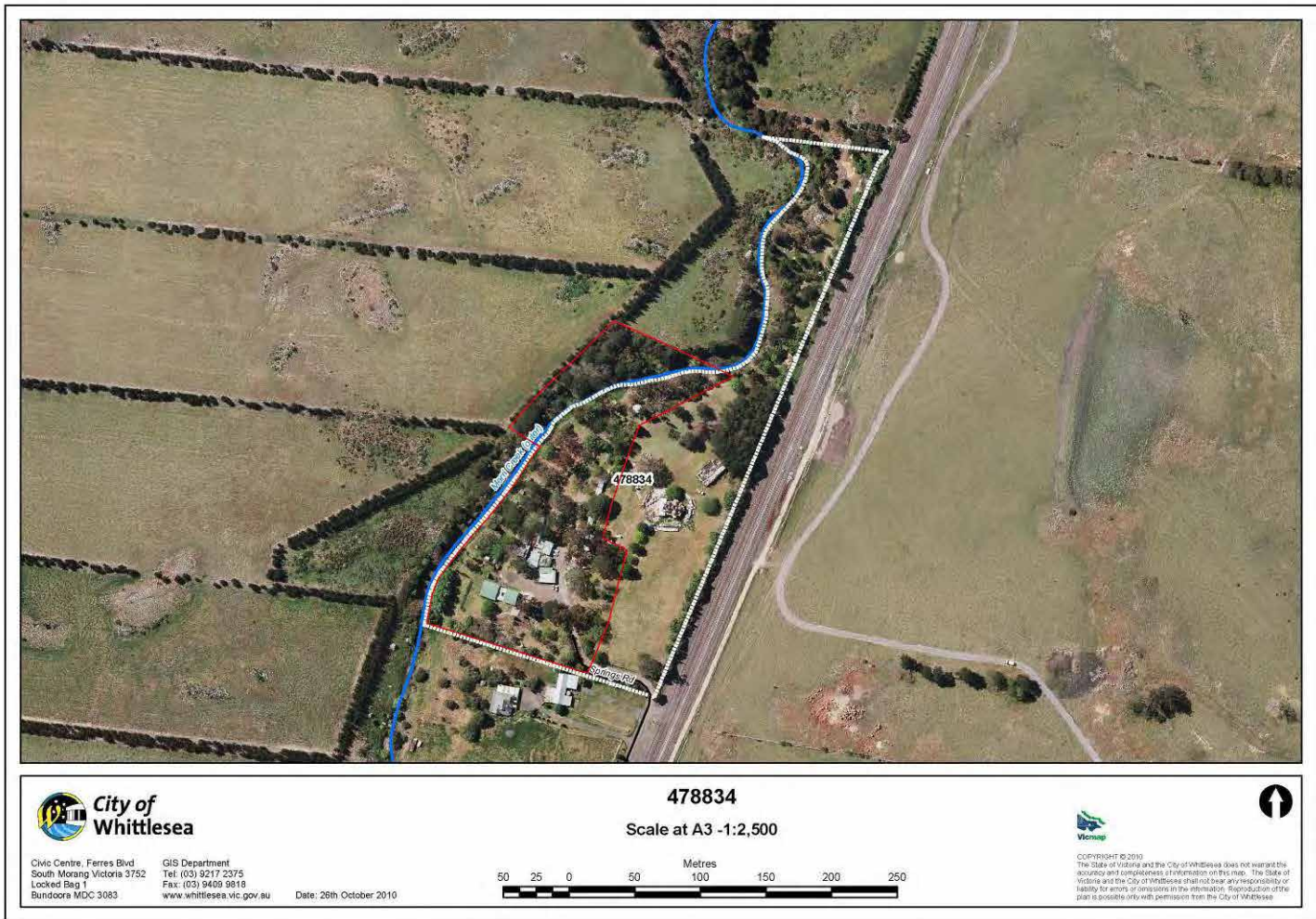
345-371 Plenty Road, 340-388 McKimmies Road, Mill Park



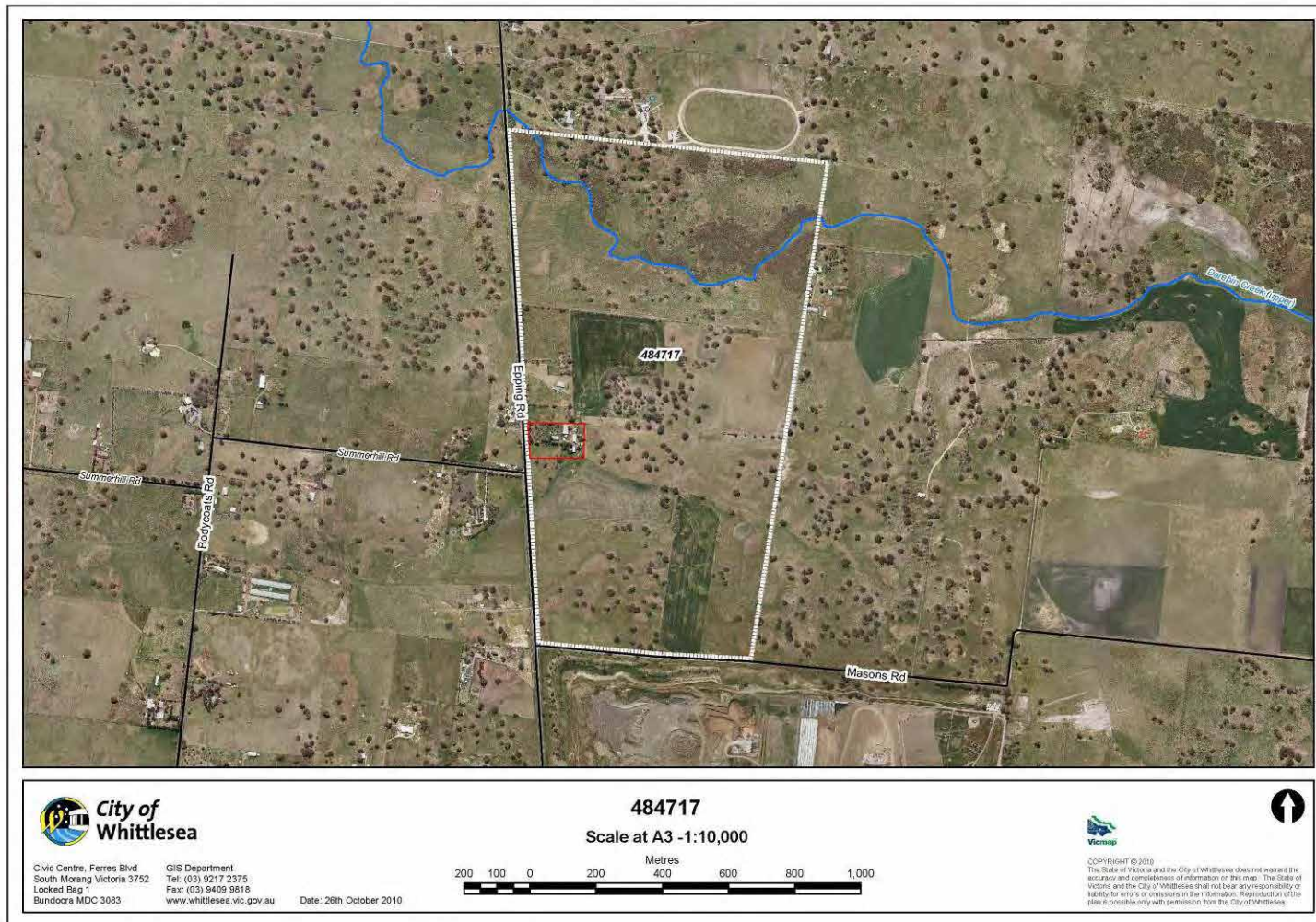
29 Recreation Road & Yan Yean Reservoir, Yan Yean



1785 Donnybrook Road, Woodstock



130 Springs Road, Donnybrook



700 Epping Road, Wollert



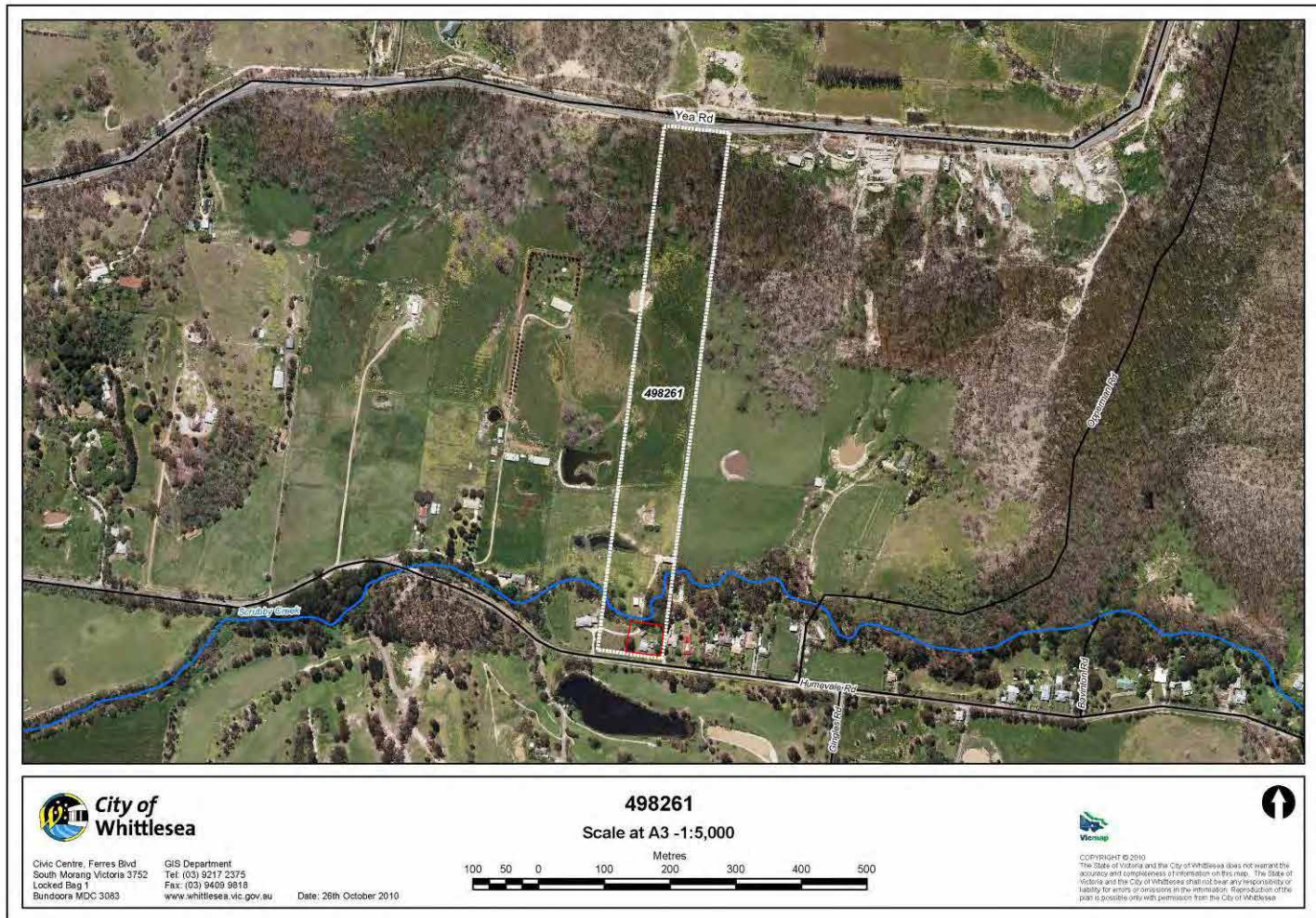
Monument and trees, Laurel Street, Whittlesea



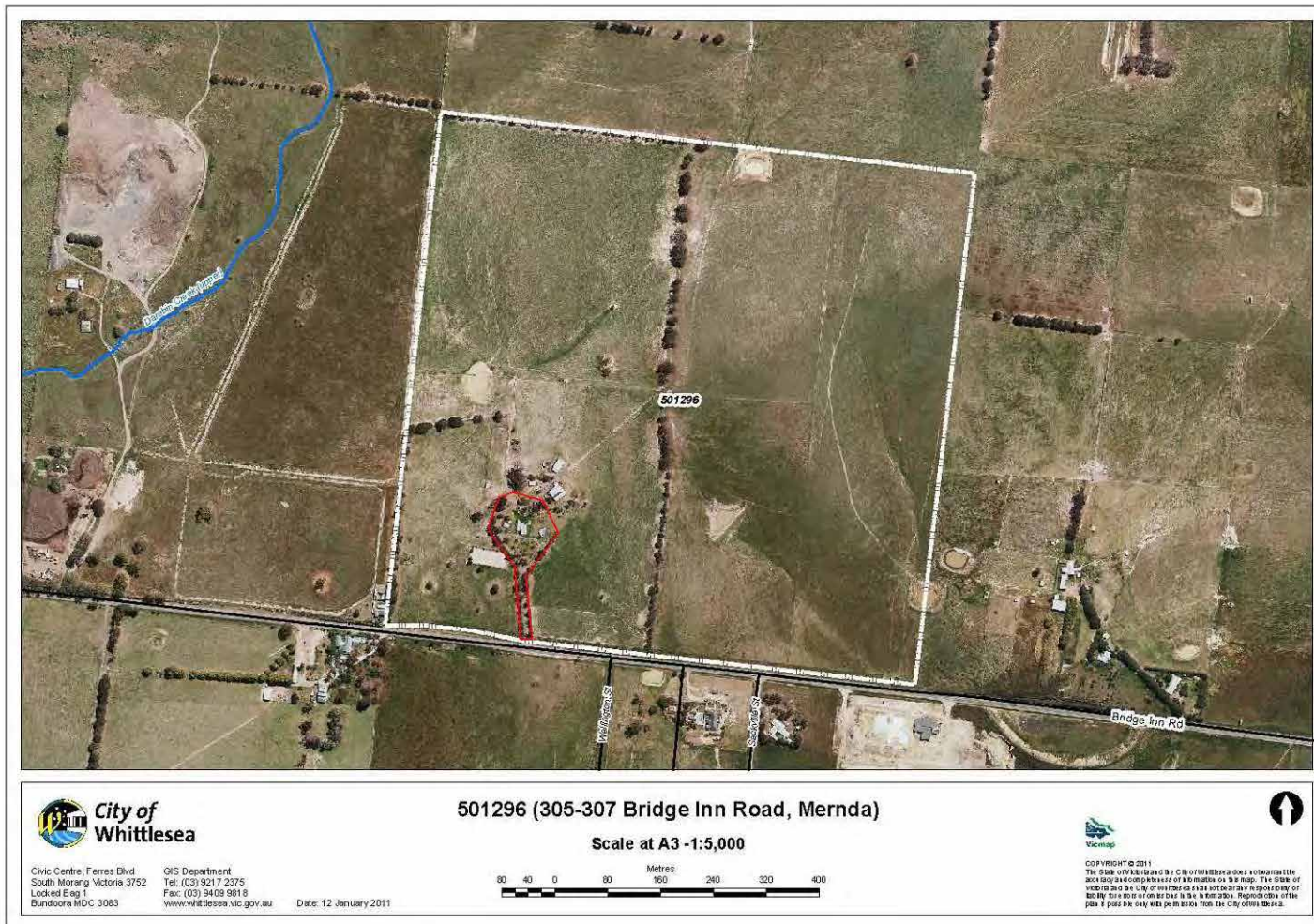
135 Bridge Inn Road, Wollert



2215 Plenty Road, Yan Yean



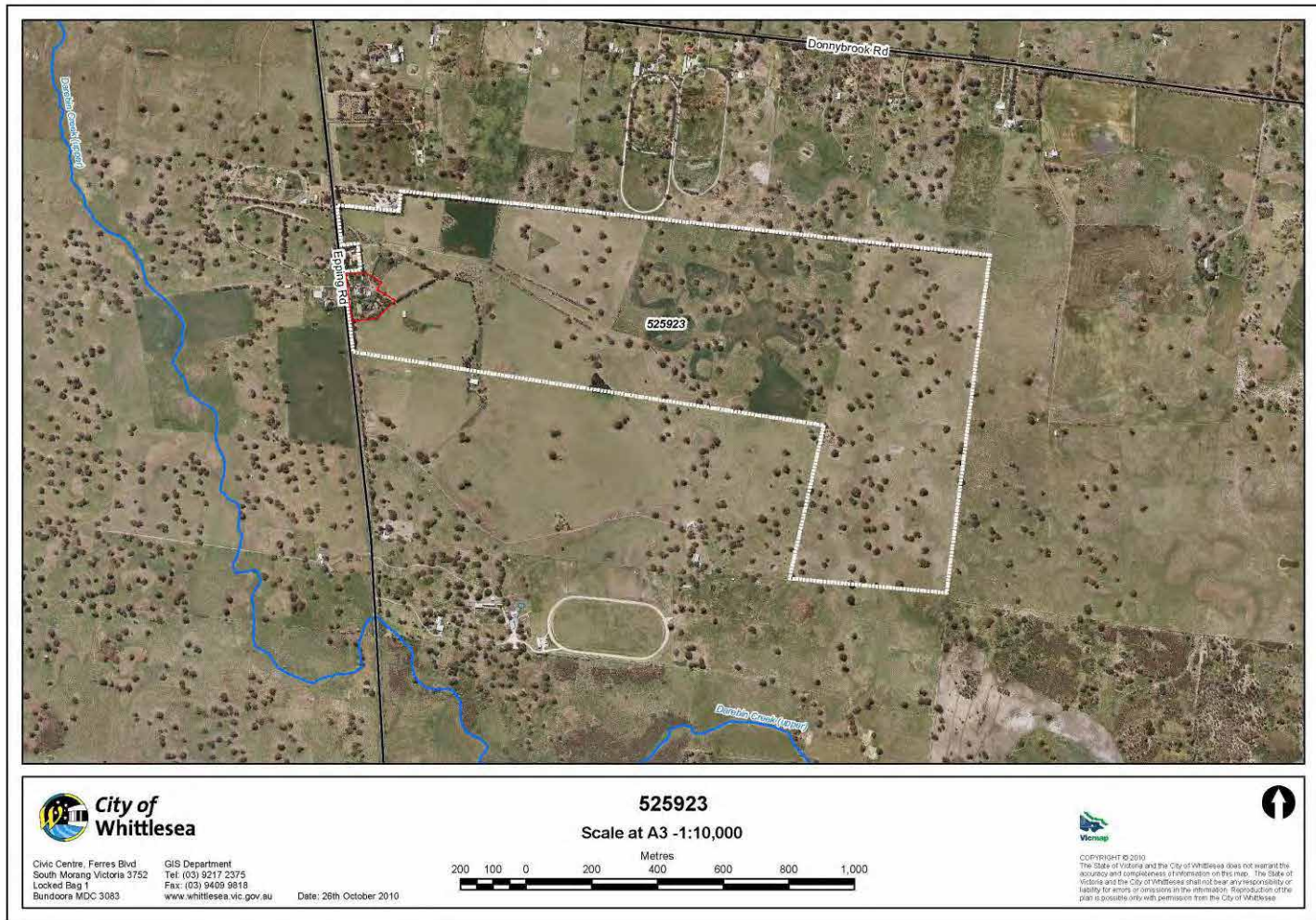
163 Humevale Road, Humevale



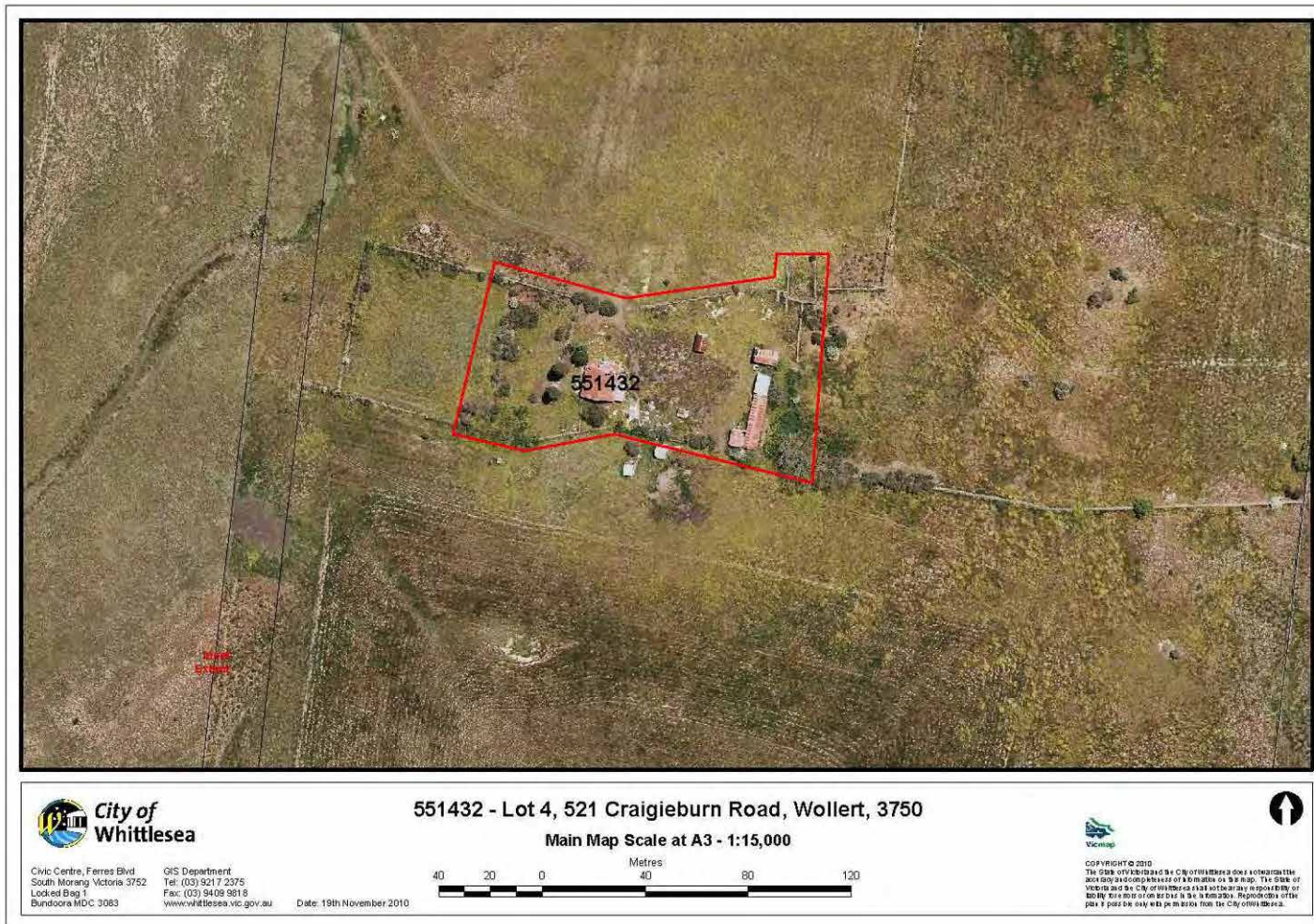
305-307 Bridge Inn Road, Mernda



Maroondah Aqueduct Bridge over Plenty River, Bundoora



910 Epping Road, Woodstock



Craigieburn Homestead, 521 Craigieburn Road East, Wollert



3-37 Redleap Avenue, Mill Park