



CONTEXT

Wyndham Heritage Review (Gap Study) Stage 1

Volume 1: Key Findings and Recommendations

Final Report

Report prepared for Wyndham City Council

June 2021

Acknowledgement of Country

We respect and acknowledge the First Peoples and the Traditional Custodians of the lands and waterways on which we live and work. We acknowledge Elders past and present. We advocate social and cultural justice and support the Uluru Statement from the Heart.

Report Register

The following report register documents the development and issue of the report entitled Wyndham Heritage Review (Gap Study)—Stage 1, undertaken by Context in accordance with its quality management system.

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Quality Assurance

The report has been reviewed and approved for issue in accordance with the Context quality assurance policy and procedures.

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Executive Summary

Purpose

Wyndham City Council (hereafter 'Council') engaged GML Heritage Victoria Pty Ltd (trading as Context) (hereafter Context) to carry out Stage 1 of the Wyndham Heritage Review (Gap Study) (hereafter 'Gap Study') as a comprehensive and coordinated review of existing heritage places and the identification of new places. The Gap Study is presented in two volumes:

- Volume 1— Key Findings and Recommendations (this volume);
- Volume 2—Thematic Environmental History.

The aim of the Gap Study is to identify and document post-contact places and precincts of potential heritage significance across the municipality. The need for an updated Thematic Environmental History was identified as a priority as part of a previous draft iteration of this report, and expedited as part of the Stage 1 Gap Study. The preparation of the Thematic Environmental History allowed the project team to undertake further research into the development patterns and historical themes relating to Wyndham, and as a result, additional places and precincts of potential heritage significance were uncovered. The Draft Thematic Environmental History can be found at Volume 2 of the study.

The Gap Study determines which themes are already well-represented on the Wyndham Heritage Overlay, and which ones are not. It identifies places that best illustrate these themes (particularly the poorly represented ones), across the municipality. Potential heritage places and precincts have been identified through a review of previous heritage studies, state-wide thematic heritage studies, historic documents and maps. As part of the methodology for undertaking the Gap Study, historical societies, community groups and the wider community have also nominated places to be assessed for their potential heritage significance. Targeted fieldwork to view places already identified and to locate other places of potential heritage significance has also been completed.

The key findings and recommendations of the Gap Study proposes a strategy for future Council heritage studies, grouping places together by theme and priority. For example, places which are very rare or poorly represented on the heritage overlay are recommended as a high priority for future work. This will allow Council to devote its funds most effectively, to ensure the heritage overlay reflects the cultural richness and diversity of the City of Wyndham.

Key findings

The Gap Study has identified various gaps in current heritage protection across Wyndham, as well as the need for review of existing heritage study documentation.

A total of 178.¹ places, small groups of buildings and precincts recommended for further assessment were identified in the following ways:

- 59 through desktop review;
- 35 through community nominations;
- 84 through fieldwork.

¹ This number does not include an additional 20 potential heritage places that were nominated during the course of the study. See section 1.5.3 for discussion regarding this and Appendix C for a list of these places.

The most places and precincts were identified in Werribee, with Werribee South and Little River close behind. The largest group of buildings identified as part of the Gap Study date from the postwar era, followed closely by those established in the interwar period. When initially scoping the Gap Study, it was expected that there would be gaps in heritage protection for postwar and interwar-era places and precincts. Field survey made clear that protection for buildings that date from the interwar era has been neglected on the Heritage Overlay, as many of the finest buildings and areas remain unprotected.

With regarding to existing heritage places, a number of issues were identified. Many existing place citations lack detail and the Statements of Significance do not clearly identify the features or elements that are significant about the place. The curtilage mapping for many existing heritage places requires review to ensure all significant elements of the site are protected. In some cases, there is no citation for the heritage place. These issues are putting places at risk of demolition or inappropriate development.

Recommendations

These recommendations are meant to serve as general guidance. They can be tailored to Council's needs and situations as they arise. Ultimately, it is up to Council to determine the prioritisation of future work, and this should be done in consultation with the local community.

Ongoing tasks

- Correct anomalies in existing heritage overlay mapping and extent of sites, and citations from existing heritage studies. Citations for existing HO sites that contain insufficient (or inaccurate) information are putting places at risk of demolition or inappropriate development. See Appendix D for a list of existing heritage citations that require updating according to priority.
- Maintain the HERMES database as a central point for all existing and new heritage citations.

High, medium priority and longer-term tasks

Group	Priority/comments	Number of places/precincts
Interwar residential	High—most of the finest examples of this period are not yet protected.	28 places and 4 precincts
Postwar residential	High—most of the finest examples of this period are not yet protected.	36 places and 2 precincts
Edwardian residential	High	14 places
Victorian residential	High	11 places
Non-residential buildings, i.e. community, commercial, industrial, military places, landscapes/reserves	Medium—most of the best examples of these types that survive in the municipality are well-covered in the HO.	36 places
Archaeological sites	Medium—further investigation in the form of site survey required to corroborate desktop findings. Further investigation of potential archaeological sites should be completed in priority order i.e., potential sites in areas planned for development should be resolved via site survey as a first priority.	24 sites
Trees	Low—Significant Tree Register work is currently underway by Council.	18 trees

The general time frame for carrying out these studies is planned as follows:

- High priority: 1-2 years
- Medium priority: 2-3 years
- Low priority: 4-5 years

A number of 'complex' sites, that is, places which are geographically vast and/or have multi-layered heritage values, were identified through the Gap Study. These places require careful scoping to better understand and document their relevant complexities. Discussion pertaining to these places can be found in Section 3.5.

Community consultation

After reviewing the preliminary draft report, Wyndham City Council decided to undertake a broad exercise to elicit community feedback, both from potentially affected property owners and the wider community. The preliminary draft report was exhibited on Council's 'The Loop' webpage, and letters were sent to all potentially affected property owners.

In all, 77 submissions were received from community members. Among them, several recognised the heritage significance of their property and supported general protection of heritage places in Wyndham.

Context was asked to respond to 41 of the submissions that raised specific heritage issues, as opposed to economic issues or a blanket support or lack of support for heritage protection. These ranged from the provision of additional historical information or additional place nominations, generally questioning the heritage value of an individual building, and questioning the delineation of a proposed precinct or group of buildings.

All 41 submissions were carefully reviewed and a response provided. There were also several major changes made in response to additional information provided in the submissions, these are reduction of the boundaries of one potential precinct, and the removal of two individual places from the list of places recommended for future assessment.

1 Introduction

1.1 Purpose

Context has prepared this Gap Study for Wyndham City Council. The purpose of the Gap Study is to identify and document post-contact places and precincts of potential heritage significance across the City of Wyndham. The final step of the study involves a prioritisation plan for future Council heritage studies, grouping places together by theme and priority. This will allow Council to devote its funds most effectively to ensure the Heritage Overlay reflects the cultural richness and diversity of the City of Wyndham.

The Stage 1 study is presented in two volumes:

- Volume 1—Key Findings and Recommendations (this volume)
- Volume 2—Thematic Environmental History

1.2 Project background and brief

Much of Wyndham's post-contact heritage consists of remnants of the municipality's early European settlement of the Western Plains. Significant heritage places in the municipality include dry stone walls, homesteads, commercial buildings, gardens, and infrastructure, which are currently protected through their inclusion in the Heritage Overlay (HO). A list of existing heritage items already protected within Wyndham's HO can be viewed [here](#). There are many more places that have potential heritage significance to the City of Wyndham.

The *Heritage of the City of Wyndham Study* (1997) was undertaken in 1997 by Context Pty Ltd. The Stage 1 study identified 258 potentially significant heritage places across the municipality. Since then, 121 heritage places have been added to the Schedule to the Heritage Overlay (HO) of the Wyndham Planning Scheme. These were added following detailed heritage studies and the associated Planning Scheme Amendments as follows:

- *Heritage of the City of Wyndham*, 1997 (implemented by C6 (2003) and C86 (2013));
- *City of Wyndham Review of Heritage Sites of Local Interest*, 2004 (implemented by C86 (2013));
- *Wyndham Dry Stone Walls Study* (implemented by C209 (2015-2017)).

Heritage assessments have also been undertaken in response to the preparation of Precinct Structure Plans (PSPs) for the development of Wyndham's growth areas.

The Gap Study is set out as a major initiative in the 2019/20 Annual Plan and Budget. Key tasks for this project are to investigate the heritage gaps, review Wyndham's existing heritage controls and identify new places of potential significance through community consultation and fieldwork.

1.3 Study area

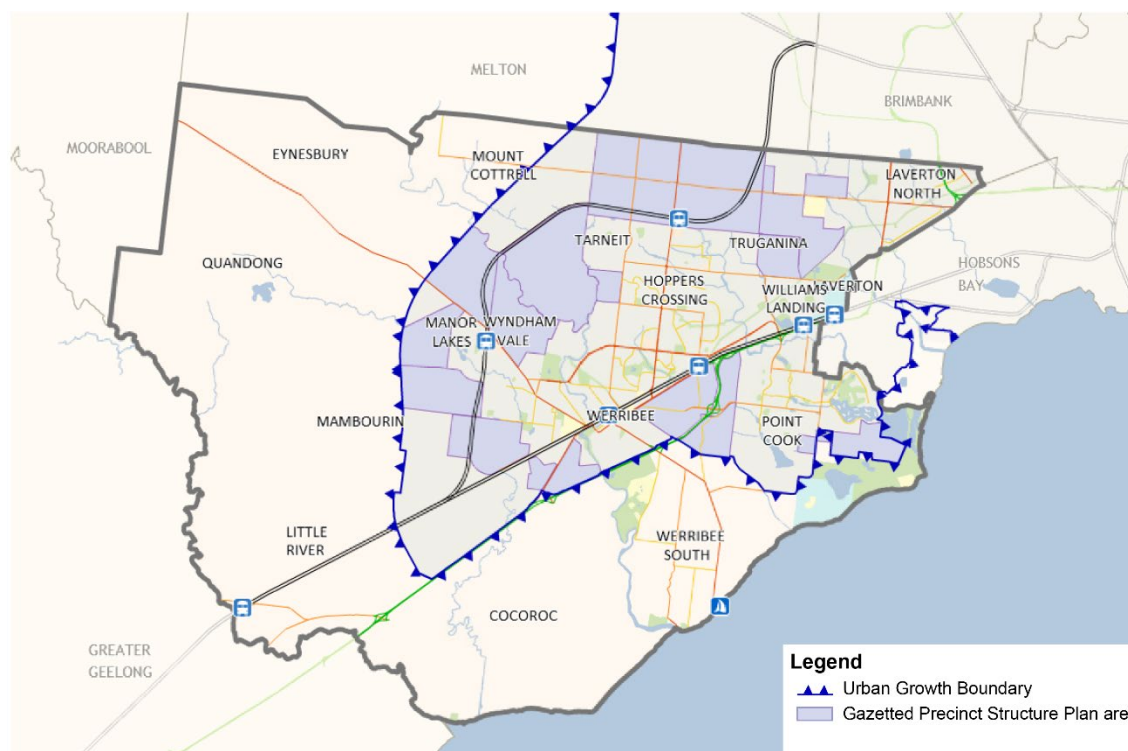


Figure 1.1 Map of the City of Wyndham, with Gazetted Precinct Structure Plan areas shaded. The Urban Growth Boundary is delineated with a blue line. (Source: Wyndham City Council 2019)

The City of Wyndham comprises 18 localities, including Cocoroc, Eynesbury (shared with the City of Melton), Hoppers Crossing, Laverton (shared with the City of Hobsons Bay), Laverton North, Laverton RAAF, Little River (shared with the City of Greater Geelong), Manor Lakes, Mambourin, Mount Cottrell (shared with the City of Melton), Point Cook, Quandong, Tarneit, Truganina (shared with the City of Melton), Werribee, Werribee South, Williams Landing, and Wyndham Vale.

Note that the Gazetted Precinct Structure Plan areas (shaded above in Figure 1.1) are excluded from the study area.

1.4 Key issues

Key issues identified by the brief include:

- The loss of potential heritage places due to their demolition.
- Pressure from development.
- Competing strategic objectives such as infrastructure requirements and housing growth.
- Lack of accurate and complete information regarding heritage, resulting in difficulties in properly managing heritage places and conducting robust assessments of the impact of development on existing heritage places.

1.5 Approach and methodology

This report has been prepared in accordance with *The Australia ICOMOS Charter for Places of Cultural Heritage Significance* (2013) (the *Burra Charter*) and the Victoria Planning Provisions Practice Note No. 1 'Applying the Heritage Overlay' (2018) (the 'Practice Note').

The approach to the identification of gaps and the formulation of a prioritisation plan for future heritage projects has included:

- Targeted fieldwork carried out mostly via windscreen survey.
- Consultation with local historical societies, community groups and the wider general public through a community nomination process for potential heritage places.
- Desktop review of previous heritage studies, thematic/typological studies and other key strategic documents.

The methodology, approach and recommendations were also guided by:

- Comments made by relevant Independent Panel reports (as summarised in the 2018 summary report prepared by Planning Panels Victoria) and the Advisory Committee appointed to undertake the Review of Heritage Provisions in Planning Schemes (hereafter referred to as the 'Advisory Committee'), which was completed in August 2007 (see discussion in Appendix A).
- Guidelines for using the recognised heritage criteria (HERCON criteria adapted for the local context) and significance thresholds prepared by Heritage Victoria and the Queensland Heritage Council (see References).

Appendix A sets out the methodology developed and used to establish a threshold of local significance for individual places, and also discusses what constitutes a precinct.

1.5.1 Refining the list

Places were sourced through community nominations, desktop review and limited fieldwork and compiled in a longlist. Places were checked to see if they were already protected on the Wyndham Heritage Overlay (HO), by an individual HO, or included in an HO precinct with a status of either Significant or Contributory.

The checking process involved either matching the street address against the HO listings in the HERMES database or the Schedule to the Wyndham Heritage Overlay, or utilising the Land Vic 'Planning Maps Online' showing the extent of heritage overlays.

There were several places or groups of places that were removed from the list of places for further investigation as a result of this process. These were:

- Places confirmed to fall within the approved PSP areas.
- Places confirmed to be demolished, via limited fieldwork, utilising Nearmap aerial imagery software and/or Google Streetview and consultation with community members, where there is little to no chance of archaeological remains. That is, where the site has been significantly disturbed owing to the construction of a new building.
- Places confirmed to be extensively altered, particularly where principal views to the street were affected (primarily utilising desktop sources as above). This included places where original exterior walls and roof cladding and/or windows had been replaced unsympathetically (not like-for-like), an overly dominant or visible extension had been added, or where the majority of decorative details (such as a front verandah) had been removed or rebuilt in a different form.
- Places located outside the study area.
- Moveable heritage, such as honour boards, which cannot be protected individually (as objects) through a heritage overlay.

Where places could not be located and/or accessed, and properly ground-truthed or checked through aerial imagery, they were retained on the list. It is expected that through further engagement with community members and/or detailed site inspections the existence and integrity of these places could be confirmed in a future Stage 2 study. This largely pertains to potential archaeological sites. Further, places that are considered likely to have archaeological potential, and those considered to require further comparative analysis as part of a Stage 2 study to determine whether they fall below the threshold for local significance, were also retained on the list.

Places and precincts already protected on the HO have been investigated separate to this list. The approach to reviewing existing heritage places and precincts is provided at Section 5.5.

Council recently carried out a public nomination process for identifying significant trees on public land, and nominations for those on private land are currently open.

1.5.2 Field survey and documentation

The purpose of the fieldwork component was to verify the location, status and potential significance of places identified through this study and previous work undertaken on behalf of Council, as well as identify new places and precincts of potential heritage significance.

To assist with the field survey, maps were prepared of the municipality showing the existing extent of the Heritage Overlay (so time was not wasted ‘identifying’ these places), as well as the approved PSP areas. Fieldwork to identify new places and precincts of potential heritage significance was targeted to areas that had

All new places and precincts of potential heritage significance identified during fieldwork are included in Appendix B.

1.5.3 Community nomination process

A public ‘call for nominations’ for heritage places was publicised on Council’s website from 11 December 2019 to 2 February 2020. Approximately 160 community nominations were received, many of which pertained to places that had already been identified in the previous studies or were already protected on the Heritage Overlay.

All new places and precincts of potential heritage significance identified through the formal community nomination process are included in Appendix B.

Following exhibition on the preliminary draft report in July-August 2020, 81 additional place nominations were received. Of these nominations, 20 places are considered to be of potential heritage significance and recommended for detailed assessment in a future Stage 2 study. These additional places are included in Appendix C.

1.5.4 Historical Archaeological Assessment

The potential for historical archaeological objects and places within the City of Wyndham was examined as part of this project, resulting in a high-level management plan for historical archaeology within the municipality. The approach and findings of this assessment are included in Section 2.

1.5.5 Thematic Environmental History

A framework of historical themes for Wyndham’s post-contact settlement and development was prepared in 1997. This was based on the regional thematic framework developed for the Melbourne Western Region Heritage Study (Melbourne Western Region Commission) in 1986. However, this report had some deficiencies owing to insufficient attention given to the addition, adaption or deletion of themes and sub-

themes that were pertinent to the history of the City of Wyndham. Whilst some of Wyndham's historical themes (prepared in 1997) may inform the general history of the area, a careful revision of the themes was undertaken by Context to establish a new thematic framework for Wyndham.

A full review of the 1997 thematic framework is contained in Volume 2 of this study. In summary, this review determined that:

- A better understanding of the historical themes relevant to the development of the City of Wyndham will assist in a broader understanding of heritage in the area.
- The rigorous research needed to prepare a comprehensive thematic environmental history would most likely uncover more places of potential heritage significance.
- The preparation of a comprehensive and updated Thematic Environmental History of the City of Wyndham would greatly enhance understanding of the historical themes and sub-themes in the municipality, in order to progress Stage 2 detailed heritage assessments and studies in the future.

In the process of reviewing the 1997 framework of historical themes, the need for an updated and more comprehensive thematic framework as well as a Thematic Environmental History was identified as a priority. The preparation of this document was expedited as a variation to the existing project. Further detailed research, refinement of the draft thematic framework and consultation with local historical societies was undertaken as part of the process. The review of historical themes prepared in 1997, together with the updated thematic framework, and updated Thematic Environmental History can be found at Volume 2 of this study.

1.6 Limitations

This study focuses on post-contact heritage places in the City of Wyndham. While recommendations have been made in this report for key studies into the topics of Aboriginal cultural heritage, no identification of such places has been undertaken as part of this work. For a more holistic appreciation of the layered and deep heritage associated with the City of Wyndham, Aboriginal cultural heritage places should be investigated and assessed. This should be done in consultation with Traditional Owner organisations who are the rightful knowledge holders of their cultural heritage.

As required by the brief, the Gazetted Precinct Structure Plan areas were excluded from the project study area. Any site which has been identified in the report within a Gazetted Precinct Structure Plan area is only included for the purposes of mapping/information. These sites are outside of the scope of the study. Where these relate to already protected sites under the Heritage Overlay, Council will be undertaking further work in the revision of Heritage Overlay citations. Sites were also excluded from the shortlist when there wasn't enough fabric to meet a preliminary threshold assessment for progressing to the next stage, or where a local policy is more appropriate to protect specific sites. Moveable objects were also excluded.

Restrictions associated with COVID-19, which were implemented during the course of the study, meant that in-person meetings with local historical societies could not go ahead as originally planned.

Since detailed site inspections were outside the scope of this study, in some cases sites were unable to be viewed and properly ground-truthed, particularly where sites are located on large private properties, and often difficult to view from the road. Sites considered to have potential significance based on preliminary desktop research and investigation through Nearmap aerial imagery software, where possible, were retained on the list, subject to further research and site visits in future Stage 2 studies to confirm their status.

Site inspections of areas of archaeological potential identified in Section 3.5 will resolve their potential, determine their significance, and indicate an appropriate level of protection. The *Heritage Act 2017* (the Heritage Act) also requires the mandatory reporting of any archaeological site that is identified. All archaeological sites over 75 years old are afforded protection under the Heritage Act, which requires a Consent application if works are to impact archaeological sites.

At this stage of the study, mapping for certain places recommended to proceed to detailed assessment is approximate, and to parcel boundaries where possible. This is particularly relevant for sites that were unable to be viewed from the public domain during fieldwork, and for many of the archaeological sites. More complex sites, including linear elements such as irrigation schemes/channels, as well as broader landscape sites, have not been mapped as it is considered that further investigation, detailed research and analysis is required to determine exact boundaries for assessment.

No investigation was made into additional place nominations received by Council after the compilation of the first draft of this report. These places are provided in Appendix C.

1.7 Acknowledgements

The contributions of the following people and organisations is gratefully acknowledged:

Kristien Van Den Bossche, Wyndham City Council

Les Sanderson, Little River Historical Society

Peter and Sue Jones, Little River Historical Society

Rosemary Harrigan, Werribee District Historical Society

Frances Overmars, Werribee District Historical Society

Lance Pritchard, Werribee District Historical Society

Bill Strong and Lisa Heinrich, Wyndham Heritage Recovery

David McDiarmid and Lyle Raison, Werribee RSL

1.8 Project team

This project has been undertaken by the following team of specialists:

Dr Janine Major, Project Director

Jessica Antolino, Project Manager

Dr Helen Doyle, Associate and lead historian

Mark Huntersmith, Senior Consultant and built heritage assessor

Leah Tepper, Consultant Archaeologist

Dr Coral Montero-Lopez, Senior Consultant Archaeologist

Juliet Berry, Graduate Consultant

Jonathan Griffiths, Graduate Consultant

1.9 Abbreviations and acronyms

DPCD Department of Planning and Community Development

EVC	Ecological Vegetation Classes
HERCON	Heritage Convention criteria
HERMES	HERitage Management Electronic System
HO	Heritage Overlay
LGA	Local Government Area
MMBW	Melbourne & Metropolitan Board of Works
PPN	Planning Practice Note
PSP	Precinct Structure Plan
RAAF	Royal Australian Air Force
RSL	Returned Services League
VHI	Victorian Heritage Inventory
VHR	Victorian Heritage Register
VWHI	Victorian War Heritage Inventory

2 Historical archaeological assessment

2.1 Introduction

This section examines the potential for historical archaeological objects and places within the City of Wyndham. It sets out the statutory context for identifying and documenting historical archaeology, the geomorphology of the City of Wyndham and the land use history of the area. The objective of the assessment is to identify potential areas of archaeological sensitivity at a desktop level and provide a baseline assessment on which to build, and consider the degree to which future works will impact on those archaeological values. It thus provides a high level management plan for historical archaeology within the City of Wyndham.

Preparation of this assessment has not exhausted the potential historical information that may be available for the area, nor has it considered the social history of the places in order to enable a better understanding of the archaeological potential within the City of Wyndham. While this assessment does not include Aboriginal history and heritage before European settlement or pre-1835 archaeology, it does consider the potential for Aboriginal historical places from the time of contact.

This assessment is limited to a desktop study. In order to provide a more detailed assessment of the historical archaeological places identified in this assessment and to resolve their archaeological potential, a site inspection of the individual sites and areas would be required.

2.1.1 Methodology

Archaeological potential refers to the capacity of a site to contain archaeological remains and/or to make a meaningful contribution to an understanding of place history (reference to Practice Note). The assessment of archaeological potential within the City of Wyndham comprised the following tasks:

- Identification of heritage places that are subject to statutory heritage controls under State and local legislation.
- Desktop review of relevant studies and assessments.
- Desktop review of aerial photographs.
- Review of local histories.
- Input from the Werribee District Historical Society.

Sites listed and delisted on the VHI were reviewed against relevant site card and report information as well as aerial images. Places on the HO were also reviewed for potential archaeological deposits using background history and aerial imagery.

Archaeological potential was rated on capacity of a site to contain archaeological remains and intact deposits in a rating scale from high to low. Sites that are highly disturbed or known remains are rated as being low or not determined.

Practice notes and guidelines used for this archaeological assessment include:

- Policy for Determining Low Archaeological Value, 2017. Heritage Victoria Department of Environment, Land, Water and Planning, Melbourne
- Guidelines for Investigating Historical Archaeological Artefacts and Sites, 2015. Heritage Victoria Department of Environment, Land, Water and Planning, Melbourne.

- Guidelines for Conducting Historical Archaeological Surveys, 2008. Heritage Victoria Department of Planning and Community Development, Melbourne.

As this assessment is desktop based, no ground truthing has occurred. A survey of each potential archaeological site is recommended to confirm the findings of this report.

2.1.2 Statutory context

Heritage Act 2017

Historical archaeological places and artefacts are protected under the *Heritage Act 2017* (Vic.) (the 'Heritage Act'), whether or not they are included on the Victorian Heritage Register (VHR) or Victorian Heritage Inventory (VHI).

It is an offence to knowingly or negligently damage or disturb archaeological relics without prior consent of Heritage Victoria (Heritage Act section 127).

Section 3 of the Heritage Act defines an 'archaeological artefact' as:

- An object (other than a shipwreck artefact) which provides information of past activity in the State and—
 - a) is associated with an archaeological site; or
 - b) is associated with a registered archaeological place; or
 - c) is associated with a place that was an archaeological site, registered archaeological place or approved site of archaeological value;
- An 'archaeological site' (other than a shipwreck), which—
 - a) contains an artefact, deposit or feature which is 75 or more years old; and
 - b) provides information of past activity in the State and is associated with an archaeological site; or
 - c) requires archaeological methods to reveal information about the settlement, development or use of the place; and
 - d) is not associated only with Aboriginal occupation of the place.

The Heritage Act also requires the mandatory reporting of any archaeological site that is identified. A Heritage Inventory site card must be completed and submitted to Heritage Victoria within 30 days of discovering an archaeological site as part of an investigation or survey.

The Heritage Act provides specific legislative protection for shipwrecks and shipwreck artefacts under Part 4, Division 2. Aboriginal cultural heritage is protected largely under the *Aboriginal Heritage Act 2006* (the Act) and the Aboriginal Act Regulations 2018 (the Regulations), including Aboriginal Historic Heritage Places.

If a listed VHI site is to be damaged or excavated as part of works, a Consent application must be made to Heritage Victoria. There are several types of Consent applications (Consent to Uncover, Consent to Excavate and Consent to Damage) which are determined by the type and impact of the proposed works. Consent applications contain requirements such as excavation, monitoring, recording and interpretation which are determined on a site by site basis. Consent application must be approved by the Executive Director of Heritage Victoria prior to works commencing.

Planning and Environment Act 1987

The *Planning and Environment Act 1987* establishes a framework for planning the use, development and protection of land in Victoria. HOs are part of local planning schemes and protect places of local heritage significance. Under the *Planning and Environment Act 1987* (Vic.), the HO can only protect standing ruins (substantial above-ground remains), while those that are primarily below ground should be recorded in the VHI or protected in the VHR.

A planning permit must be sought for the use and development of HO places if the works include:

- subdividing land
- demolishing or removing a building (including part of a building)
- constructing a building (including part of a building or a fence)
- external alteration of a building
- construction or carrying out works
- constructing or displaying a sign
- external painting of an unpainted surface
- external painting of a building if the painting constitutes an advertisement.

2.2 Geomorphology and landscape

In order to understand what may survive in the historical record, it is important to understand the geomorphology of the area. In terms of Victorian bioregions, the study area falls mostly into the bioregion known as the Western Volcanic Plain with a small area touching on the Otway Plain. The dominating formation of the area is the Western Volcanic Plain, an undulating basaltic plain scattered with volcanic features including significant shield volcanoes such as Mount Cottrell, stony rises, old lava flows, and numerous volcanic cones such as Mount Atkinson...¹ The soils are commonly shallow reddish-brown to black loams and clays and partly displays a large area of Tertiary sands and silty clays (i.e. the Werribee Formation)...² The landscape is characterised as fertile land surrounded by swampy areas towards the coast, and small undulating rolling hills to the north and west of the region.

Two main waterways traverse the study area, the Werribee River and Little River, with several minor ones including Skeleton Creek, Lollipop Creek and Cheetham Creek, as well as various lakes. Multiple tributaries and drains are also present within the study area, with tributaries such as Dry Creek and Tarneit Creek flowing into Skeleton Creek.

The Western Volcanic Plain is also dotted with numerous shallow wetlands that are saline, brackish or fresh water...³ The vegetation pre-1830s was Plains Grassland, with extensive grasslands and chenopod shrublands dominating the clay soils...⁴ Cocoroc and the area surrounding Little River were dominated by the Otway Plain bioregion, with plains woodlands or forests. In summary, there was great ecological diversity, especially at the interface of the basalt plains and the Werribee valley.

¹ Department of Planning and Community Development (DPCD) 2013, 'South West Victoria Landscape Assessment Study: The Western Volcanic Plain, Victoria', p. 8.

² EVC Benchmarks- Victorian Volcanic Plain Bioregion (environment.vic.gov.au/biodiversity/bioregions-and-evc-benchmarks), accessed 25 March 2020.

³ DPCD 2013, p. 9.

⁴ NatureKit, Pre-1750 EVC: Plains Grassland (maps.biodiversity.vic.gov.au)

2.3 Land use history

Understanding the historical development and use of a place is also critical in developing a predictive model of the potential for historical archaeology. The assessment of archaeological potential has drawn on the Thematic Environmental History (see Volume 2 of this study).

2.3.1 Key land use periods

This historical archaeological assessment focuses on four key time periods that roughly follow the post-settlement history of the development of Melbourne and Geelong. From the time the British colonists arrived in Victoria, they adapted the land and waterways, which began to be significantly altered from what Aboriginal people had been familiar with for over 40,000 years.

- 1835 to 1859** (early settlement to the gold rush period): Major land clearing of trees for grazing and agricultural purposes, especially from c.1836 around the wider Port Phillip area. The first areas within the area that is now the City of Wyndham that saw development due to settlement include Wyndham (Werribee) (1836-50s), Truganina (1850s–60s), Rothwell (Little River) (1850s) and Mount Cottrell (1850s). Wyndham's first hotel, the Halfway House Inn, was constructed in 1836.⁵ Pastoral settlement commenced in 1836 and homesteads were built in the municipality from the 1840s, with bluestone quarrying developed as an important industry. The goldrushes in central Victoria drew labour away from the study area and a major shift in population occurred. People relocated to those areas, often abandoning established farmlands, which were either sold or remained vacant for some time. Agricultural settlement occurred from the early 1850s when Crown land was sold as farming allotments. The railway line to Geelong, passing through Werribee and Little River, was completed in 1857. Archaeological assemblages from this period may include Aboriginal historical cultural heritage (as pertaining to the post-settlement period but which could pre-date settlement); dry-stone walls; early homesteads; farmhouses; sheep washes; shepherds' huts; pastoral outbuildings; farm outbuildings; wells; ruins, farm machinery; sites of former hotels; wayside inns; smithies and crossing points; railway infrastructure; former sidings, and the sites of railway work camps.
- 1860 to 1880s** (gold rush to town development): Following a decline in alluvial gold in the late 1850s, there was a resurgence of settlement in the area between Geelong and Melbourne. Small settlements were established, some of which became towns and villages. Some pastoralists consolidated land and some became very wealthy. There was limited land selection in the area but the agricultural development commenced in the 1850s continued in the following decades.
- Late 1880s to 1939** (town development up to World War II): From the late 1880s, and through the early twentieth century, a number of irrigation schemes were developed that drew supply from the Werribee River, including Werribee South, which was developed by the Closer Settlement Board. Large landholdings were acquired for closer settlement and soldier settlement in the area. Some landholders developed tenant schemes. The Metropolitan Farm was established in the 1890s and the State Research Farm in 1911. The dairy industry flourished due to improvements in technology and land management, with one of Australia's largest milk and butter factories located in Bacchus Marsh.⁶ The RAAF set up bases at Point Cook and Laverton in the 1930s then saw a major expansion during World War II. Archaeological assemblages from this period may include dry stone walls, wells, ruins, mining tools, farm equipment, irrigation infrastructure, and military relics.

⁵ Wyndham History: wyndhamhistory.net.au website (accessed on 25 March 2020).

⁶ Wyndham History: wyndhamhistory.net.au website (accessed on 25 March 2020).

- **1939 to present:** Point Cook and Laverton continued to be used for aviation and defence purposes and this affected residential development in the surrounding areas. Point Cook remains an operating airfield used for aviation purposes, however the airfield in Laverton was decommissioned in the early 1990s. Since decommissioning, the Laverton airfield area has been subdivided for residential and commercial purposes.⁷ Since the 1960s, there has been a major shift in land use from farming and small, scattered townships to larger residential developments and the emergence of new suburbs, for example at Hoppers Crossing (1960s), Wyndham Vale (1980s), Point Cook (2000s) and Williams Landing (2000s). The former early settlement areas of Tarneit and Truganina have recently developed as suburbs of the wider Melbourne metropolitan area. Some areas remain in use as farmland (and market gardens), including Werribee South, Little River, Wandong, Cocoroc and Eynesbury. Conservation efforts since the 1970s have helped to protect areas of natural importance, such as wetlands and native grasslands.

Generally speaking, the townships closer to Melbourne were developed earlier and more extensively than those further to the west of the municipality.

2.3.2 Summary

The landscape use of the study area has changed considerably since colonisation. The early pastoral use of the landscape from the mid-1830s was followed by the development of industry (mining) and transport (roads and rail) through the 1850s. The late nineteenth and twentieth century saw the transformation of part of the study area through various irrigation schemes that attracted small-scale farmers and market gardeners. The Werribee area was dominated by the large expanse of the Metropolitan Farm, established in 1893. The early- to mid-twentieth century also saw the development of aviation and military sites, and a large agricultural research institute. The development of the area for residential purposes began in earnest from the 1920s, however this was initially delayed due to the distance from Melbourne, along with the physical challenges of the terrain, which is dominated by volcanic lowlands with a profusion of surface stone and areas of swamp.

Development in the City of Wyndham was influenced by many factors, including the proximity of some suburbs to Melbourne, the proximity to rivers and coastal land, and the need to develop specific areas for government purposes, including railway and road infrastructure, the metropolitan sewerage system, irrigation and closer settlement, as well as for military and aviation purposes. Not surprisingly, the areas in the east of the municipality, closer to Melbourne, have experienced the most intensive development and changes.

An understanding of the history of landscape use assists in understanding the potential for the survival of historical archaeology.

2.4 Historic place predictive statement

This section discusses the study area's potential to contain historical archaeological resources. The term 'archaeological potential' is defined as the likelihood that a site may contain physical evidence related to an earlier occupation and does not consider the place's heritage significance. Archaeological potential is also generally graded as low, low/moderate, moderate and high.

To determine the potential for archaeological remains at both the individual site and regional level the general changes of the landscape through time as understood from the chronological framework presented in Section 3.3.1 (Key land use periods) was considered in conjunction with historical plans, photos and aerial imagery. The purpose of a historic place predictive statement is to utilise existing

⁷ Wyndham History: wyndhamhistory.net.au website (accessed on 25 March 2020).

information to provide a guideline for designing a ground survey strategy and identifying key areas of archaeological potential.

2.4.1 Individual places

The historical development of the study area has changed dramatically over the last twenty years (Figures 3.1 and 3.2) largely as a consequence of urbanisation. Figure 3.2 shows considerable development within the north-eastern extent of the study area and within the PSP areas marked in purple. Former farmland in the east of the municipality has now been almost completely transformed for residential development, and outer areas such as Quandong, Cocoroc and Mambourin remain less developed. Impacts from residential, industrial and transport development would have damaged or removed archaeological remains across the Wyndham area. Activities such as land clearing, removal of basalt, and alteration of waterways may have also impacted on archaeological sites.

These rapidly changing conditions have had an impact on the individual historical places and have been considered in the development of a predictive statement for archaeological potential.

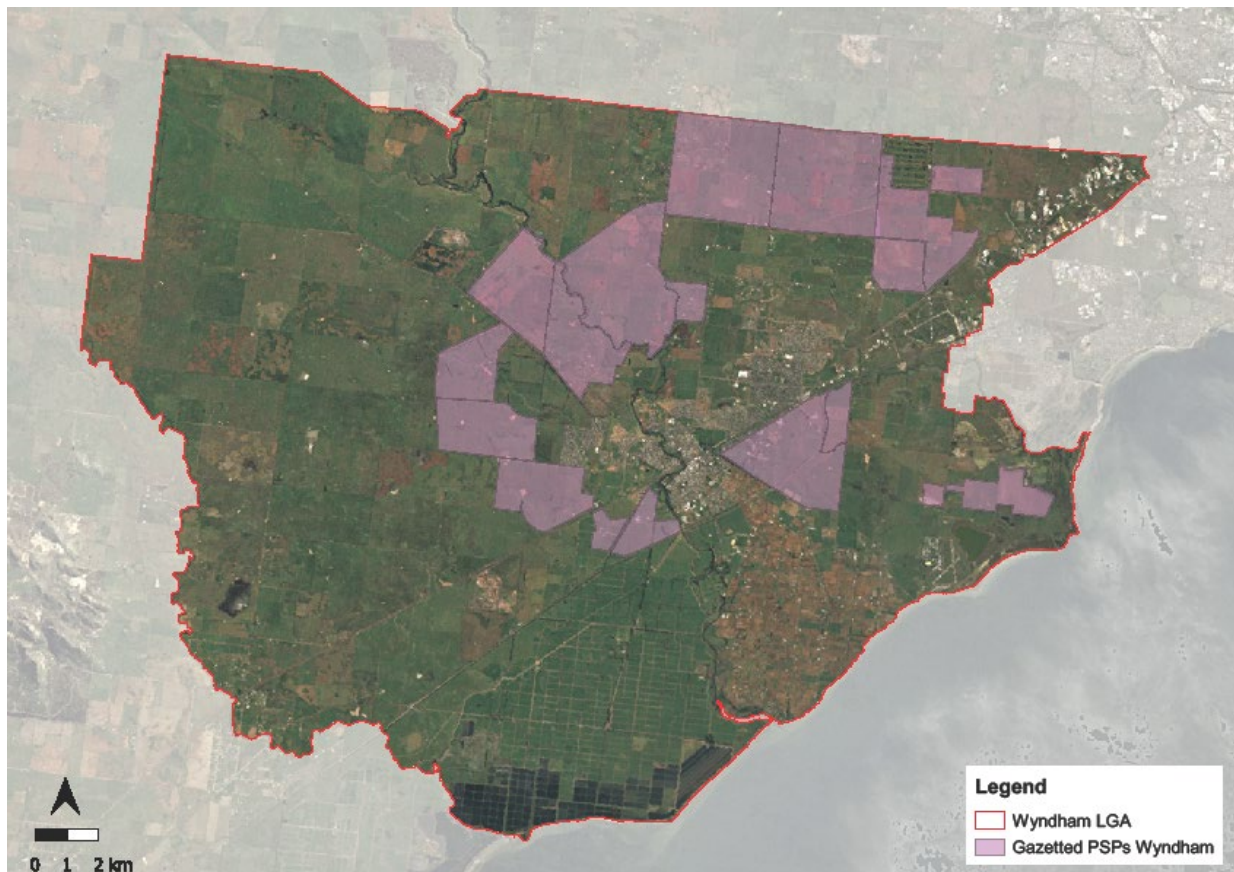


Figure 3.1 City of Wyndham circa 1995. (Source: Google Earth)

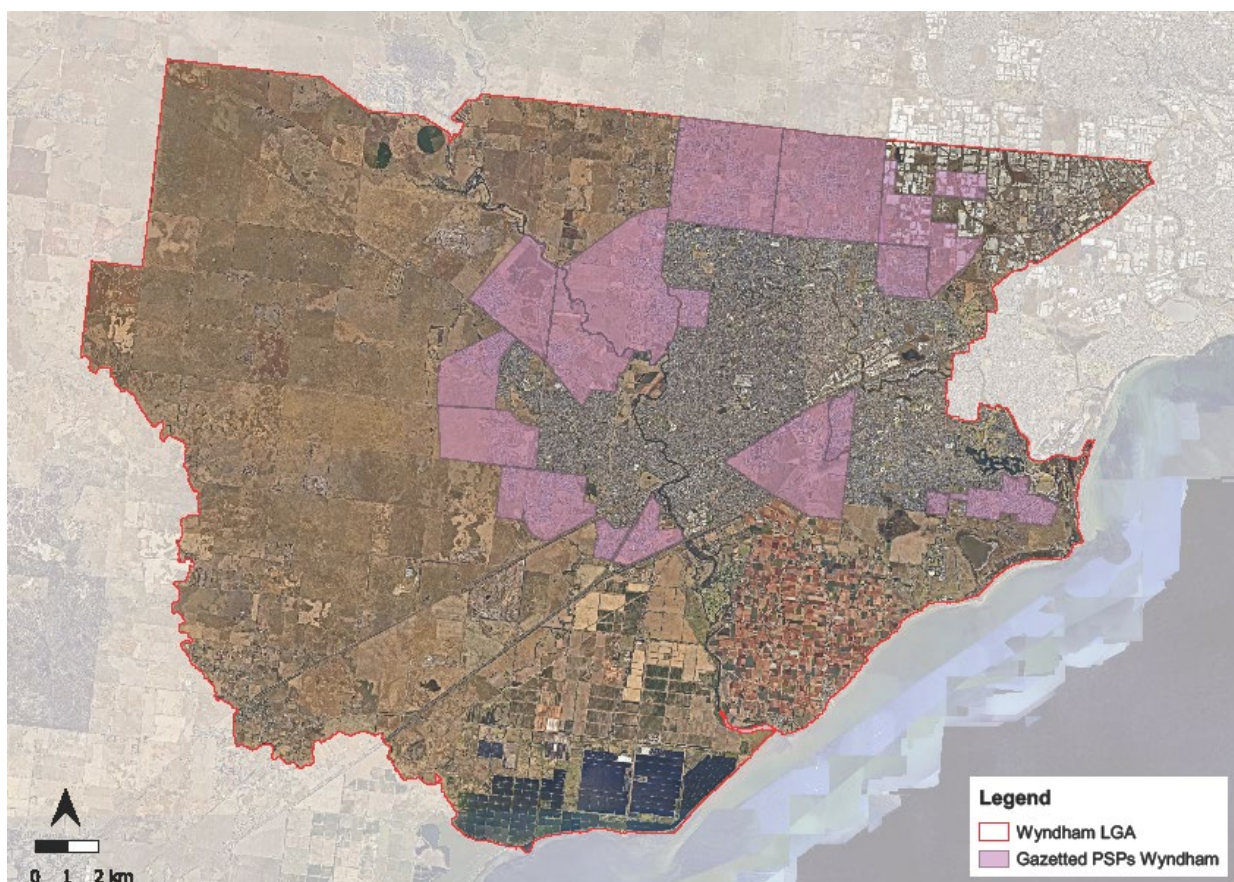


Figure 3.2 City of Wyndham circa 2019, showing considerable development. (Source: Google Earth)

Places within the City of Wyndham with archaeological potential can be broadly grouped as follows:

- **Farmhouses:** Farmhouses (including homesteads) and associated farm buildings have been a common element in the study area since the 1840s/50s. The majority of the Wyndham municipal area was taken up for grazing and agricultural uses from the early settlement period, with isolated farmhouses throughout the area, often located near a reliable water supply. Over time, many of the original farmhouses, farmsheds, stables and other outbuildings, and wells have been removed. However, the potential for foundations and associated deposits remains in undisturbed areas.
- **Dry stone walls:** Dry stone walls, common in the study area, were constructed from the c.1860s to fence paddocks and also, later, to combat the rabbit problem. Over 625 segments of dry stone walls have been recorded in the City of Wyndham, with the largest concentration in Truganina.⁸ In the current study, there are 45 dry stone walls listed in the VHI; only three of these remain 'active' sites and 42 are delisted, as many of them have been damaged or destroyed due to suburban expansion. The archaeological potential of dry stone wall areas is low, as it is rare to find any other type of artefact attached to them.
- **Public infrastructure and services,** including water supply, sewerage, irrigation, drainage, and public road infrastructure. The potential for archaeological deposits associated with the building of these services remains in undisturbed areas.
- **Township development, including churches, schools, public buildings, shops and public parks:** There are a number of sites that form part of overall township development. An example is Callanan's Chemist which opened in 1926. This site has been minimally modified and has the potential to have archaeological relics behind its walls and underground as numerous objects would have been stocked and discarded probably on site.
- **Railway infrastructure, including railway stations, goods sheds and sidings:** There was early development of rail in the City of Wyndham associated with the Geelong–Melbourne and Melbourne–Bendigo lines; the Little River Railway and Werribee stations are some of the earliest and most emblematic of their kind. The potential for archaeological deposits associated with the building of these services remains in undisturbed areas.
- **Aeronautical/Defence infrastructure:** Point Cook is an important area within the City of Wyndham, and as such, the places and relics associated with the period of time when it was largely developed (between the two world wars) provide a snapshot of the social history of the area. Due to their restricted location, many of these places remain intact or almost untouched and the potential for finding further artefacts or elements is moderate. The Werribee Satellite Aerodrome may also hold potential for archaeological deposits associated with its construction and use.

The most common historical element identified in the study area is infrastructure associated with farming, primarily dry stone walls and farmsteads.

The Victorian Heritage Inventory (VHI) is a list maintained by Heritage Victoria, which includes all known historical archaeological sites in Victoria. It is not a comprehensive list owing to the lack of archaeological survey across the state. Within the study area, there are 117 sites listed on the VHI, with 30 active registrations, and 87 places delisted. Heritage Victoria has a delisted classification for places that hold low scientific or historical significance. Delisted sites do not require statutory consent to harm,

⁸ Biosis Pty Ltd 2015, 'Wyndham Dry Stone Wall Study', prepared for the City of Wyndham.

but they still require notification to Heritage Victoria of any proposed works...⁹ From the 30 active VHI registrations, there are 17 places outside the PSP area (and within the scope of this study), and 13 located within PSPs which are not further considered. Table 3.1 indicates the level of archaeological potential for each site, which has been taken from relevant site cards and previous archaeological assessments. VHI sites within PSP areas have been delineated in grey.

Table 3.1 VHI sites and their previously assessed archaeological potential (shaded rows indicate sites in PSP areas)

VHI Number	Name	Archaeological potential
H7822-0143	Werribee River ford	Low potential but investigate
H7822-0856	Former Werribee Racecourse railway station	Moderate potential (through excavation)
H7822-2377	Former Cherry Street chaff mill	Moderate potential (through excavation)
H7822-0857	Former dairy site	Moderate potential (through excavation)
H7822-0828	Mount Cottrell school site	Low/moderate (through excavation)
H7822-0102	Former Mount Cottrell market garden site	Moderate (through excavation)
H7822-0115	Former Yalock homestead	Low potential (within the floor area of ruins)
H7822-0141	Mount Cottrell sheep wash	High (excavation)
H7822-0830	Cobbledick's Ford	High (intact surface and subsurface)
H7822-2275	Kerr Farm site	Moderate (within the house)
H7822-0589	Greens Road sheepwash site	High (surface and subsurface)
H7822-0163	Anderson's homestead	Not enough information
H7822-2282	Cobbledicks farmhouse ruin site	Moderate (through excavation)
H7822-2315	Werribee River flood plain artefact scatter	Low
H7822-2316	Hobbs Road floor remains	Low (through excavation)
H7822-2363	Chirnside Farm cottage	Low
H7822-0120	RAAF Point Cook 2	Not determined
H7822-0136	Truganina Estate	Not determined
H7822-0137	Vineyard Estate Cellars	Moderate potential for excavation
H7822-0140	Itinerant's cave	Moderate potential
H7822-0833	Former Doherty's Road homestead complex	Moderate (through excavation)
H7822-2296	Davis Road basalt platform	Low
H7822-2380	Truganina Estate well	Low
H7822-0077	Moorookyle 2	Low (bluestone wall)
H7822-2312	Hogan's House	High
H7822-0118	RAAF Laverton 9	Not determined
H7822-2278	Devine house ruin	High
H7822-0329	Truganina tip site	Low
H7822-2276	Truganina Munitions Reserve site (includes Henry Robinsons house site)	At least low potential (further assessment required)
H7822-2329	Palmer's Road foundations and cistern	Low

⁹ Delisted places are often considered in the local Council's Planning Scheme.

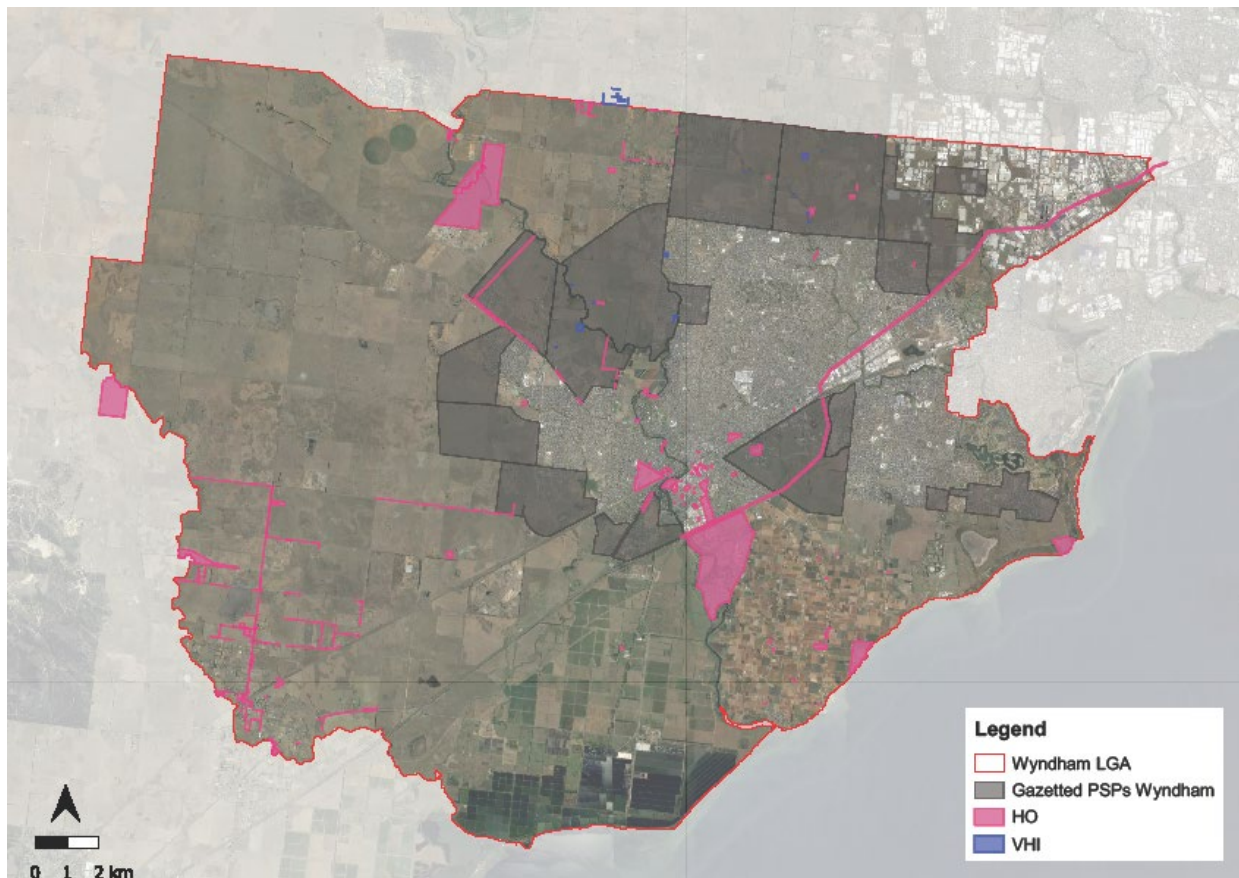


Figure 3.3 Location of all places listed in the HO/VHI as shown against the PSP areas. (Source: Google Earth)

2.4.2 Municipal-wide potential

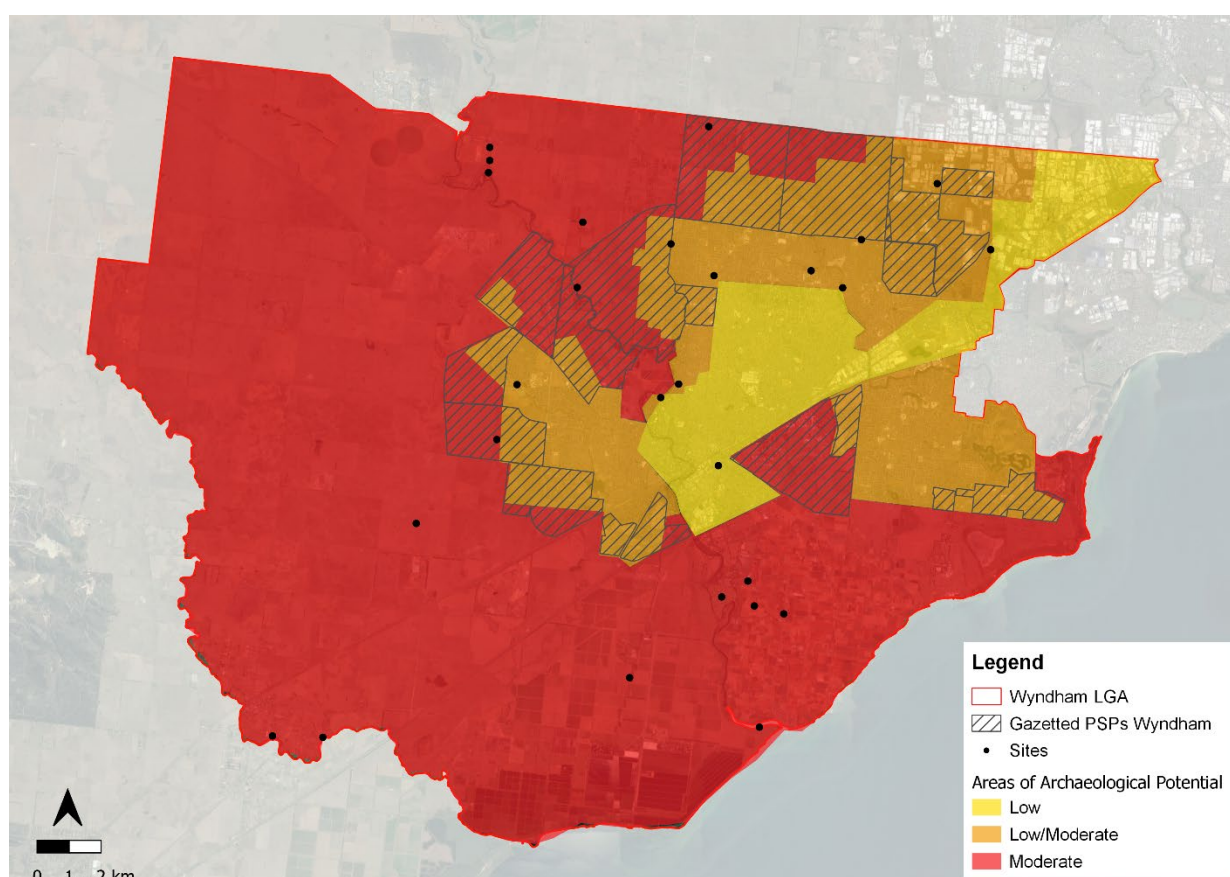
At a regional level, the City of Wyndham has a mix of areas with low, low/moderate, and moderate archaeological potential, and these are intimately related to their historical development. The study area can be divided into three zones for understanding archaeological potential at a high level:

- Well-developed city centre and suburbs
- Suburbs with a mix of developed and undeveloped spaces
- Suburbs/localities remaining mostly green

The period 1835 to 1859 (early settlement to the gold rush period) saw the early development of the study area. Many of the areas that were subject to this early development have subsequently experienced significant urbanisation, but some have remained relatively undeveloped. As a consequence of being disturbed, they would hold less potential for archaeological remains than areas that were opened up for later development. The areas that hold the most potential for archaeological remains are greenfield areas and those areas that were opened up for development since the late 1950s (see Table 3.2). Figure 3.4 provides a high-level map for archaeological potential within the study area based on a desktop assessment only.

Table 3.2 Archaeological potential within the study area

Area	Description of the area	Archaeological potential
A	Well-developed city centre suburbs	Low
B	Suburbs with a mix of developed and undeveloped spaces	Low/moderate
C	Suburbs remaining less developed	Moderate

**Figure 3.4** Archaeological potential in the City of Wyndham. (Source: Google Earth)

2.5 Areas of potential archaeological remains in the City of Wyndham

Using a high-level desktop assessment, it is possible to conclude that there are individual places (see Appendix B) and regional areas with potential for historical archaeology within the study area. However, this potential is not homogeneous for the City of Wyndham as a whole. The following distinctions should be noted:

1. Areas of the study area that have been subject to recent suburban or industrial development are likely to display a variable degree of disturbance. In these locations, it is less likely that unrecorded historical sites will be located and therefore they have a low archaeological potential.
2. Areas with a balanced mix of development present amongst green areas (farming land, parks, natural reserves, riverbank) have a low to moderate archaeological potential.
3. Areas with no disturbance or minimal disturbance, have a moderate to high likelihood to present new or unrecorded historical elements or places.

Details of individual sites with archaeological potential but no protection under the *Heritage Act 2017* are provided in Table 3.3 below. These potential sites are grouped into place types with a rating determined from the potential to contribute further important information about the place itself or a type or class of place. These sites were identified during the course of this study via desktop research. As such, the archaeological sites listed in Table 3.3 have not been ground truthed and no discussions with landholders have been held to date. Sites marked with an asterisk in the table below are complex sites and are discussed in section 3.5. These sites are included in Appendix C. All sites noted in Appendix C, including those nominated post the finalisation of the drafting of this report should be considered when Council undertakes its Stage 2 study of archaeological sites (Appendix B3). Sites located within gazetted PSPs are outside of the scope of the Stage 1 Study, such as the first Chaffey pump site.

Table 3.3 Summary of predicted archaeological potential of places identified in this study and corresponding place type.

Site name	Place type	Archaeological potential	Rationale
<ul style="list-style-type: none"> North & Grass homestead site Bluestone structure Manor Lakes Davis Farm site Smith's dairy site Farm dairy site Green family dairy Remnant shepherds' huts / sheep folds Werribee South market gardens (Complex site, see Irrigation schemes)* 	Farms and farm buildings	High	Places that were used as habitations may have layers of deposits in or around them and may include rubbish areas and wells.
<ul style="list-style-type: none"> Melbourne–Geelong railway line (Complex site - some components listed on the VHI)* 	Railway sites	Moderate	Early infrastructure, especially railways, railway stations, former sidings, and signalling posts may have layers of deposits.
<ul style="list-style-type: none"> Second and third Chaffey pump sites and priming reservoir Stock and Domestic Water Supply Channel (any sites in PSPs are outside of project scope) Werribee Irrigation System (Complex site - some components listed on the VHI)* 	Irrigation schemes	Moderate	Irrigation channels and water supply infrastructure tend to be upgraded and replaced over time, thus removing part of the potential of finding archaeological deposits.

Site name	Place type	Archaeological potential	Rationale
<ul style="list-style-type: none"> • Pitson house • Crinnigan house • Mrs Arthur Smith house • Former house site (Leakes Rd) • House site (Sayers Road) • Eades house (site) • House site (Metropolitan Farm Road) • Former Springhall house site • Ruins of stone homestead • Smith house • Homestead / building site and Canary Island Date Palm • Former house site; Shanahan's, Mick previously owned Joseph Opie 	Private dwellings	High	Houses may have several layers of deposits, especially rubbish middens and wells that are considered archaeological deposits.
<ul style="list-style-type: none"> • Mambourin Gunnery Range; Mambourin RAAF Bombing Range 	Aeronautical/ Defence	Low	Defence sites have the potential to contain archaeological remains relating to Australia's involvement in war and the development of aeronautics in Australia.
<ul style="list-style-type: none"> • Early track • Jetty remnants / groyne • Early river crossing 	Transport	Low	Transport networks and features may contain archaeological remains relating to the development and changing technology of roads, paths and river crossings, and archaeological deposits left by people using transport routes.

2.6 Summary of findings

The City of Wyndham is a large area that has seen mixed development and land use practices since the early settlement period of Victoria.

The City of Wyndham, located between Melbourne and Geelong, was developed very early, initially due to the pastoral potential of the area and its proximity to Melbourne, and later due to the construction through the area of the first railway line in Victoria (outside Melbourne). The land, although identified as being of poor quality and a swampy, rocky place devoid of trees, was rapidly converted for grazing due to the appealing nature of the treeless, grassy plains. In order to conduct this assessment, three basic historical periods were identified for the development of the City of Wyndham that provided a framework for this assessment.

Scattered amongst these farming areas are other buildings that contribute to the history of the area, including public buildings, churches, and water supply and road infrastructure buildings.

The archaeological potential within the study area identified in this report, aside from that already listed on the VHI, is concentrated in the areas of low-moderate and moderate potential as indicated in the maps in Figure 3.4. This relates mostly to the potential for remains of former farms, homesteads and associated infrastructure and deposits.

A total of 24 sites with archaeological potential have been identified for future work to resolve their archaeological potential (see Appendix B.3).

2.6.1 Recommendations

Remembering that historical archaeological places and artefacts are protected under the Heritage Act, whether or not they are included on the VHR or VHI, it is important to determine the potential presence of archaeological places and objects when considering future planning and development within the City of Wyndham. As well as possessing scientific archaeological values, archaeological sites can hold social and spiritual values. The Burra Charter (2013), in illustrating the value of heritage and archaeology, states that:

Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important expressions of Australian identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious.

Identifying archaeological sites allows for a planning program that considers the history of places, continued community connections and positive integration of heritage. Once the presence of archaeological sites is known, impacts that certain works will have on the landscape and social fabric of the area can be quantified and these impacts managed and mitigated.

The identification of new archaeological sites may contribute further to our understanding of the history and development of the City of Wyndham, and may need to be integrated at the planning stages, as these findings will contribute to individual historical trajectories of places already listed and protected, but will also contribute to the understanding of the overall region. Archaeological sites can be incorporated into planning programs in a number of ways. For example, sites have the potential to be incorporated into development, i.e., retaining archaeological features within open spaces in new residential development. Heritage trails with signage telling the story of Wyndham's development can also be incorporated into future planning.

Rapidly changing conditions due to the urbanisation of areas that were farmland until recently has an impact on the archaeological potential of the City of Wyndham.

Therefore, the following recommendation is made:

- A visual inspection (when time and conditions allow) to corroborate the desktop assessment presented here.

Survey of the mapped locations of archaeological potential should be undertaken as a preliminary to recommendations for the inclusion of sites on the VHI. This should be undertaken during Stage 2.

3 Desktop Review

3.1 Introduction

The primary purpose of the desktop review was the identification of potential heritage places from documentary sources that are extant and not protected on the Wyndham Heritage Overlay. These places were also matched to the draft historical themes devised as part of this study in Volume 1 where possible.

This section provides an overview of the sources consulted as part of the desktop review and provides a review of existing heritage overlay protection in Wyndham.

3.2 Non-statutory registers

A number of other heritage registers and inventories were consulted as part of the desktop review, including those held by Heritage Victoria, the National Trust of Australia (Victoria) (including the Significant Tree Register), the Australian Heritage Council (particularly the now defunct Register of the National Estate), the Victorian War Heritage Inventory and the Avenues of Honour research project. Places not already included in the master list were added as potential places for consideration.

3.3 Wyndham heritage studies

Heritage of the City of Wyndham Study, 1997

The 1997 study comprises two volumes: the first volume includes the thematic environmental history (the review of which is presented in Volume 1 of this report); the second volume includes the study methodology, indexes of heritage places identified and assessed, and heritage place citations.

This 1997 study identified a total of 258 places through research, community meetings and fieldwork, and recorded these in an 'inventory'. Approximately 100 sites were found to be of local significance, and these were included in the HO through Amendments C6 and C86, while around 90 places were identified as being of 'local interest'.

City of Wyndham Review of Sites of Local Interest, 2004

The 2004 study was prepared in 2004 by Peter Andrew Barrett Architectural Historians and Conservation Consultants. The purpose of the study was to review the 90 sites identified in the 1997 study as being of 'local interest', 15 of which were found to reach the threshold of local significance (one site—the Melbourne–Geelong Railway Line—was found to be of State significance), and these were implemented through Amendment C86. The study recommended 60 sites be retained at 'local interest' level but noted that these may be found to be of greater significance as a result of future investigations. These 60 sites were added to the list of potential places for consideration. Those that were found to be of potential significance in this current study are included in Appendix B.

Wyndham Dry Stone Wall Study, 2015

The Dry Stone Walls Study was prepared by Biosis Pty Ltd in 2015. The study found that the main extents of historical and surviving dry stone walls are concentrated in the north of the municipality at Tarneit/Truganina, to the west at Mt Cottrell and Cobbledicks Ford, and in the south west of the municipality near Little River. The study recommended 9 existing heritage overlay sites have their extents expanded to incorporate associated dry stone walls and in some instances the areas of land between the walls, while four places were found to warrant inclusion in the HO. Amendment C209

implemented the findings of this study, and recommended the deletion of several places in the HO due to errors or that they were located in approved PSP areas.

3.4 Thematic and typological studies

The thematic and typological studies consulted as part of the desktop review are provided in the list of references to this report. They include those prepared for Heritage Victoria (twentieth-century heritage, war memorials, industrial heritage, post-1940s migration, theatres, motor garages, and piers and jetties), as well as State-wide comparative studies on farm buildings, public housing, railway stations, banks, bridges, churches, public parks and gardens, public precincts, cemeteries, avenues of honour and other place types.

For various reasons there is perhaps not such an extensive list of post-contact historical places in Wyndham as compared to other similarly sized municipalities in Melbourne, largely because of the relatively late development of the area's substantial urban growth. The places that have been identified for the City of Wyndham in the various thematic and typological studies also tend to be somewhat narrow in terms of place type, which is a symptom of the particular historical development of the area. The places that have been identified in these studies have largely focused for example on the built heritage in the area, notably in Werribee, and on examples of early transport heritage, especially railway heritage and bridges. The relatively late transition from a rural landscape to an urban landscape in the City of Wyndham, compared to other (more inner) metropolitan municipalities, has meant that there is not a large number of examples of residential places or residential precincts.

Whilst there was an early European presence, and settlement, in the area from a relatively early period (c. early 1800s), settlement was relatively sparse and initially limited to pastoral development. There were few towns and villages and, apart from Werribee, these were small.

Whilst there is an interesting diversity of places in Wyndham listed on the VHR and the HO, and additional places identified in this study as being of potential heritage significance, the heritage fabric of Wyndham is, generally speaking, less prolific than other municipalities. Some of the important heritage fabric of the area falls outside of the thematic studies. Whilst there are some particularly grand examples of heritage in Wyndham, like Werribee Park and the Metropolitan Sewerage Farm, there are also more subtle examples of heritage in the area — for example, the many kilometres of dry stone walls and the irrigation channels that date to the 1880s and early 1900s.

3.5 Complex sites and cultural landscapes

As part of the Desktop Review phase of the project, a number of complex sites and cultural landscapes were identified as having potential heritage significance. Detailed research and further investigation to determine the extent and likely integrity of these places was not possible as part of the Stage 1 study. These will be studied in Stage 2, where component sites are located in established areas and not in gazetted PSPs. These places are complex with many and often diverse heritage values, a multilayered history, and often comprising several heritage elements over a vast geographic extent. These places require careful scoping to better understand and document their relevant complexities. These places could be investigated individually, for example, a heritage study of the Melbourne—Geelong railway line within the City of Wyndham could allow for a closer review of existing heritage places along the rail corridor, as well as the identification of potentially significant elements in this area.

Werribee River environs	<p>The Werribee River and environs is an integral part of Wyndham's cultural heritage, which incorporates natural, historic and Aboriginal heritage values. This cultural landscape includes associations with the rich history of the area, including its Aboriginal history and early settlement history, transport routes, irrigation and farming, and recreation. Some areas of riverfront are included on the HO, but the wider area could also be considered for the HO or another environmental overlay.</p> <p>Requires further investigation to determine extent and likely integrity of potential cultural landscape. A scoping study of the Werribee River and environs would allow detailed investigation into the rich and diverse heritage values of the area, as well as revisions to be undertaken to existing heritage place documentation (i.e. corrections and updated Statements of Significance to HO18, HO41, HO42, HO61, HO104, etc.). Such a study should involve consultation with local knowledge holders and Traditional Owners.</p>
Melbourne–Geelong railway line	<p>The Melbourne–Geelong railway line was constructed in the mid-1850s and completed in 1857. It was the first railway line outside Melbourne and the first country railway in Australia, and has long been an important communication and transport link through the region. The line defines the pattern of development across the western plains between Melbourne and Geelong. Associated potential heritage elements include railway buildings, rail bridges, goods sheds, platforms, sites of former sidings, and potentially plantings, station gardens and archaeology.</p> <p>A heritage study of the Melbourne–Geelong railway line could incorporate the investigation of all of these potential heritage elements, as well as undertake the citation and Statement of Significance revisions of existing heritage places (HO22, HO91), and identify challenges and opportunities regarding the protection and conservation of assets of the rail corridor.</p>
Truganina/Tarneit landscape	<p>The landscape of the Tarneit/Truganina area is part of a distinctive cultural landscape of the western plains sitting on the eastern edge of one of the largest volcanic plains in the world. Characteristics of this area are the flatness of the land, the surface stone (from which dry stone walls have been constructed), remnant native grasslands, and views of the You Yangs. Parts of this landscape have changed in recent years. Given its potential natural and cultural values, the HO or another environmental control may be appropriate to protect the particular characteristics of the Wyndham western plains landscape.</p> <p>Requires further investigation to determine extent and likely integrity of potential cultural landscape. Sites located within gazetted PSPs are outside of the scope of the Stage 1 Study.</p>
Irrigation schemes in Truganina, Werribee, Werribee South	<p>The City of Wyndham has a rich irrigation heritage, with the earliest schemes developed in the late 1880s and early 1900s. Irrigation schemes were developed both publicly through the State Rivers and Water Supply Commission, and privately by notable people such as the Chaffey Brothers. Water supply from the Werribee River was successfully harnessed through a series of channels, which were constructed in Werribee, Werribee South, Tarneit, and elsewhere. Place types associated with these irrigation schemes include the channels themselves, overpasses, pumping infrastructure, reservoirs, water meters and the linear impressions left from disused former channels. Also associated with the establishment and success of market garden sites. Note the First Chaffey pump site excluded as sites located within gazetted PSPs are outside of the scope of the Stage 1 Study.</p> <p>Requires further investigation to determine extent and likely integrity of potential cultural landscape.</p>

Rothwell Crossing Precinct, Little River	<p>The Little River Historical Society (LRHS) has nominated the Old Melbourne Road–Little River crossing and the adjacent Traveller’s Rest/Old Rothwell Inn as a potential precinct.</p> <p>The LRHS has put forward a number of recommendations to both the City of Greater Geelong and the City of Wyndham for the recognition, protection and promotion of the heritage values within a proposed precinct area, the ‘Rothwell Crossing Precinct’, which would include an area centred on the Old Melbourne Road river crossing. While detailed precinct boundaries would require further historical research and detailed site survey, this precinct could span across the boundary between the municipalities of Greater Geelong and Wyndham (and between the Barwon Region and Melbourne Metropolitan Area).</p> <p>The proposed precinct centres on the most frequently used Little River crossing for the ‘overland track’ between the Port Phillip Association camps at Indented Head and the Yarra from 1835, which predated the Sydney–Melbourne overland track (later the Hume Highway). As the proposed precinct would overlap an area of Aboriginal cultural heritage sensitivity (200 metres on either side of a waterway), consultation with the relevant Traditional Owners is advised.</p>
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3.6 Review of existing heritage controls

3.6.1 Heritage Overlay anomalies

The 122 existing heritage places in the Schedule to the Heritage Overlay were reviewed in consultation with material provided by Council and community members as to their status and/or condition, whether demolished, or any discrepancies in their mapping.

Planning Practice Note 1 ‘Applying the Heritage Overlay’ (August 2018) (PPN01) requires:

- the documentation for each heritage place to include a Statement of Significance that clearly establishes the importance of the place (in ‘What? How? Why?’ format) and addresses the recognised heritage criteria;
- all heritage citations to be securely stored within the Hermes database.

With this guidance in mind, the citations and mapping for all existing heritage places and precincts were briefly reviewed. Several issues were identified and are presented in the table below according to priority.

No. of places / citations	Issue	Priority
92	<ul style="list-style-type: none"> No citation. Citations lack detail and the Statement of Significance is not in ‘What? How? Why?’ format. Curtilage mapping requires review to ensure all significant elements of the site are protected. Recommendations for the Schedule to the Heritage Overlay require review and updating (i.e. tree controls). 	High
15	<ul style="list-style-type: none"> Citations have been revised or prepared within the last ten years, meaning the Statement of Significance is in ‘What? How? Why?’ format. However, the ‘What?’ section does not clearly identify the features or elements that are significant about the place and thus requires updating to align with PPN01. Citation prepared but is not securely stored in the HERMES database. 	Medium

15	<ul style="list-style-type: none"> Places are listed on the VHR. Note that corresponding local place citations lack detail and require Statements of Significance to be updated in accordance with PPN01. For example, HO19 Water Tank (Western Treatment Plant) does not have a place citation. 	Low
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The lists of existing places already protected in Wyndham's Heritage Overlay, that require updates to their citations corresponding to the above issues, are listed in Appendix D.

3.6.2 Gaps in existing HO protection

Gaps in the current Wyndham Heritage Overlay have been examined according to type/historical theme and geographic coverage across the municipality:

Typological/thematic gaps

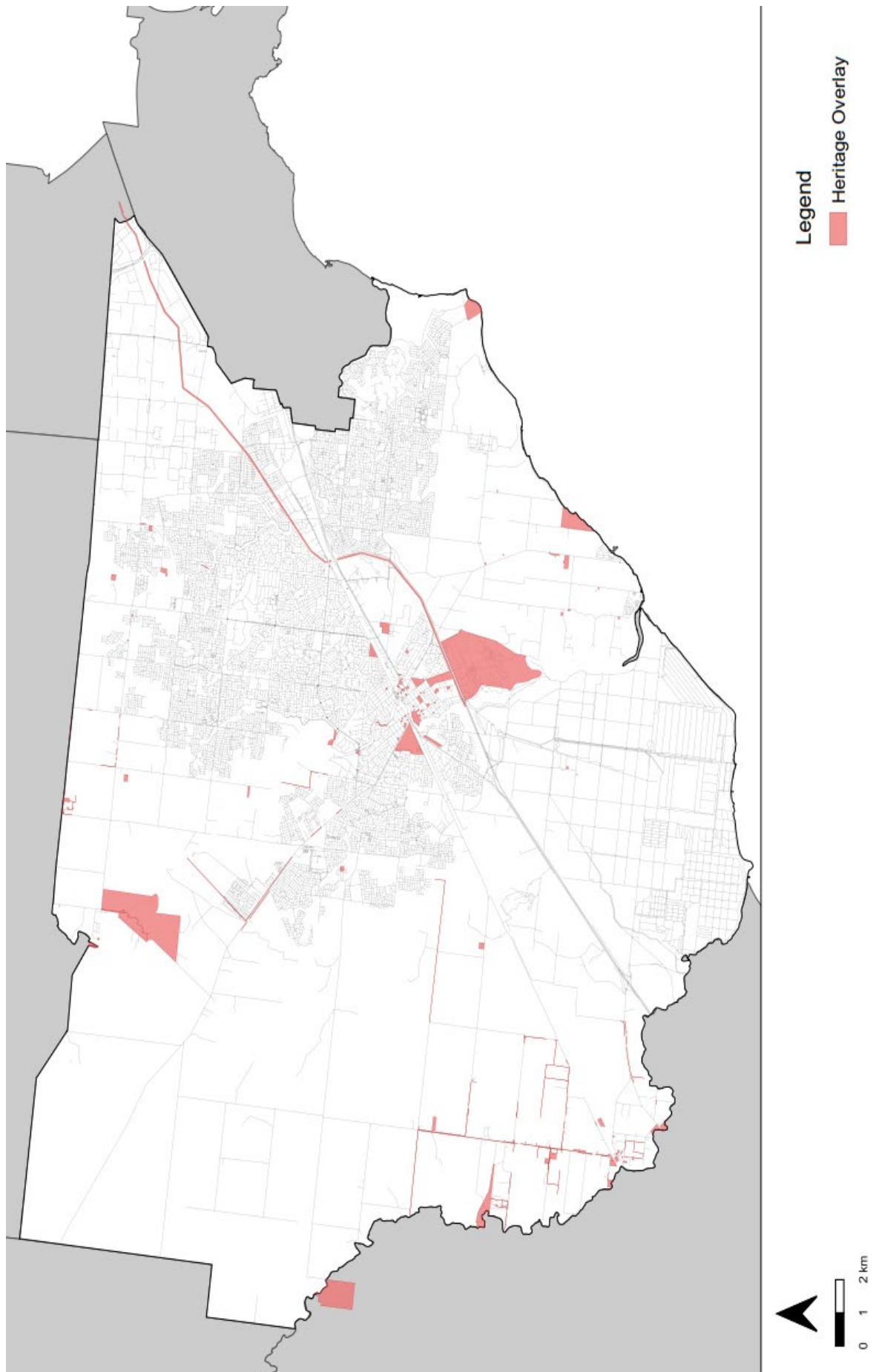
There are a number of place types that are not well represented in the City of Wyndham's HO. There is an overall dominance of residential places, particularly when taking into account farming properties that may also be considered as commercial sites, and farm ruins which may also be considered as archaeological sites. Most of this coverage is for the Victorian and Edwardian era with a distinct gap in interwar representation. Commercial and community sites are also reasonably well represented as are landscapes (reserves and parks). There is also good representation of dry stone walls in the municipality.

Poorly represented place types include industrial and transport-related sites. Further, there are no places on the HO that are included specifically for their importance as post-contact Aboriginal sites. Whilst there is some coverage of the soldier and closer settlement development in the period after World War I, there is little representation of development following World War II. This is particularly evident around the Werribee South area where there is a significant number of postwar houses associated with market gardening and the Italian community. The importance of fishing in this area is also underrepresented.

Geographic

The existing heritage overlay coverage is largely concentrated around Werribee and Little River with some sparse coverage, typically of agricultural/archaeological places, outside the main built-up areas. There is little representation in more recently developed areas such as Laverton, Hoppers Crossing, Point Cook and Werribee South.

Existing coverage is generally related to individual built properties, however there is some coverage of larger scale sites which incorporate both built and natural features such as Werribee Park and Cobbledicks Ford and Reserve. There is also good representation of archaeology sites (mainly farmhouse ruins) and drystone walls throughout the municipality particularly around Little River and Manor Lakes.



3.7 Summary of findings

The desktop review of Wyndham's existing heritage documentation and current HO protection has determined that:

- There are very few citations for existing heritage places that are considered adequate, in that they were recently updated and include clear Statements of Significance in accordance with PPN1.
- The documentation for the majority of existing HO sites contain insufficient information, putting places at risk of demolition or inappropriate development, the issue largely pertaining to the lack of a clear Statement of Significance in the 'What? How? Why?' format. See Appendix D for a list of existing heritage citations that require updating according to priority
- There are the following typological gaps in the HO: interwar and postwar residential development, industrial and transport-related sites, migrant heritage places, and post-contact Aboriginal sites.

4 Recommendations for future work

4.1 Introduction

This section sets out a plan for proceeding with future heritage studies in the City of Wyndham, based on this Stage 1 review. As a general principle, it is recommended that spot-assessments of threatened places be avoided where possible as it is an inefficient use of Council resources. Instead, groupings of places and precincts that are similar in theme, place-type, and/or era are recommended. This approach harnesses economies-of-scale, allows more rigorous comparative analyses, and leads to recommendations that would stand up better before an Independent Planning Panel.

These recommendations are meant to serve as general guidance. They can be tailored to meet Council's needs and situations as they arise. For example, as there are fewer commercial, community and industrial places, these could be combined into a larger study with other places in the same locality. Alternately, a large group can be broken down into smaller studies by suburb. For example, assessments for places in Werribee South (including residential, archaeological, commercial and community places) could be undertaken in a single study. Or, the assessment of residential places and precincts across the municipality could be carried out as one project.

Ultimately, it is up to Council to determine the prioritisation of future work, and this should be done in consultation with the local community.

4.2 Priorities and recommendations for future work

Places or areas believed to be under threat (of neglect, demolition, development plans for the area) should be given a high priority. The eras with sparser representation on the Heritage Overlay, particularly interwar and postwar, are also given a high priority.

The general time frame for carrying out these studies is planned as follows:

- High priority: 1-2 years
- Medium priority: 2-3 years
- Low priority: 4-5 years

4.2.1 Ongoing

- Correct anomalies in existing heritage overlay mapping and extent of sites, and citations from existing heritage studies. Citations for existing HO sites that contain insufficient (or inaccurate) information are putting places at risk of demolition or inappropriate development. See Appendix D for a list of existing heritage citations that require updating according to priority.
- Maintain the HERMES database as a central point for all existing and new heritage citations.

4.2.2 High, medium priority and longer-term tasks

Group	Priority/comments	Number of places/precincts
Interwar residential	High—most of the finest examples of this period are not yet protected.	28 places and 4 precincts
Postwar residential	High—most of the finest examples of this period are not yet protected.	36 places and 2 precincts
Edwardian residential	High	14 places

Victorian residential	High	11 places
Non-residential buildings, i.e. community, commercial, industrial, military places, landscapes/reserves	Medium—most of the best examples of these types that survive in the municipality are well-covered in the HO.	36 places
Archaeological sites	Medium—further investigation in the form of site survey required to corroborate desktop findings. Further investigation of potential archaeological sites should be completed in priority order i.e., potential sites in areas planned for development should be resolved via site survey as a first priority. Please note some of the additional place nominations in Appendix C are potential archaeological sites and should be considered when Council undertakes its Stage 2 study of archaeological sites.	24 sites
Trees	Low—Significant Tree Register work is currently underway by Council.	18 trees

In addition to the recommendations for future work listed above according to era and/or typology, future work to scope and better understand the complexities of the following places is also recommended:

- Werribee River environs;
- Melbourne–Geelong railway line;
- Truganina/Tarneit landscape;
- Irrigation schemes in Truganina, Werribee, Werribee South; and
- Rothwell Crossing Precinct, Little River.

Although a review of Aboriginal heritage places was not included in the scope of this study, it is acknowledged that Wyndham has a rich Indigenous history, and there are a number of potential places of heritage significance which also have potential Aboriginal cultural heritage significance. In addition, there would be many more places with shared Aboriginal and historic heritage significance, i.e. often valued for different types of significance by Aboriginal and non-Aboriginal people/communities, that have not been identified as part of this report.

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Appendix A—Methodology

A.1 Establishing a threshold of local significance

What is a threshold?

The Heritage Victoria standard brief for Stage 2 heritage studies notes that local significance can include places of significance to a town or locality, however, whether the ‘threshold’ of local significance is achieved depends how the recognised heritage criteria are applied and interpreted.

The Advisory Committee notes that the related questions of the application of appropriate heritage criteria and establishing ‘thresholds’ that provide practical guidance to distinguish places of ‘mere heritage interest’ from those of heritage significance have been the subject of continuing debate in recent times and the question of what establishes a threshold remains open to interpretation.

The Advisory Committee (p.2-41) defines ‘threshold’ as follows:

Essentially a ‘threshold’ is the level of cultural significance that a place must have before it can be recommended for inclusion in the planning scheme. The question to be answered is ‘Is the place of sufficient import that its cultural values should be recognised in the planning scheme and taken into account in decision-making?’ Thresholds are necessary to enable a smaller group of places with special architectural values, for example, to be selected out for listing from a group of perhaps hundreds of places with similar architectural values.

Since the release of the Advisory Committee report, the ‘Planning Practice Note 1: Applying the Heritage Overlay’ (August 2018) has been updated to provide the following advice:

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. Letter gradings (for example, “A”, “B”, “C”) should not be used.

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.

How is a threshold defined?

The Advisory Committee (p.2-32) cites the Bayside C37 and C38 Panel report, which notes that:

With respect to defining thresholds of significance, it was widely agreed by different experts appearing before this Panel that there is a substantial degree of value judgment required to assess a place’s heritage value, so that there is always likely to be legitimate, differing professional views about the heritage value of some places.

There is a wide range of matters that can be taken into account in making any assessment (e.g. a place’s value in relation to historic, social, aesthetic, cultural factors, its fabric’s integrity and so on), leading to further grounds for differences between judgments.

On this basis, the Advisory Committee (p.2-45) made the following conclusions:

As also discussed, a fundamental threshold is whether there is something on the site or forming part of the heritage place that requires management through the planning system.

*As we have commented, we see the development of thresholds as something which responds to the particular characteristics of the area under investigation and its heritage resources. Nevertheless the types of factors that might be deployed to establish local thresholds can be specified State-wide. They would include **rarity in the local context, condition/degree of intactness, age, design***

quality/aesthetic value, their importance to the development sequence documented in the thematic environmental history. (Emphasis added)

This process is essentially a comparative one within the local area. That area may not coincide with the municipal area. Its definition should be informed by the thematic environmental history.

Since the completion of the Advisory Committee report Heritage Victoria has published and updated their own guidelines that outline key considerations in determining whether a place or object is of state level cultural heritage significance and could be included in the Victorian Heritage Register (VHR). The guidelines note that:

The act of determining whether a place is of cultural heritage significance is often criticised as being a subjective exercise. Views on cultural heritage significance can vary between individuals and also evolve over time. This variance reflects personal experience, values and history.

However, the process of assessing cultural heritage significance is a rigorous and objective one that is guided by the principles of The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (2013) and has been developed and refined over many years of heritage practice in Victoria and Australia more broadly.

While the guidelines are intended for assessing places of potential State significance the approach, procedures and principles are also applicable for assessing places of potential local significance.

Intactness vs. integrity

The 'intactness' and 'integrity' of a building are often used as a threshold indicator.

A discussion on 'Threshold indicators' for Criterion D on p.48 of *Using the criteria: a methodology*, prepared by the Queensland Heritage Council (the equivalent guidelines prepared by the Heritage Council of Victoria cite the Queensland guidelines as one of the key sources used in their preparation), notes that:

A place that satisfies Criterion (D) should be able to demonstrate cultural heritage significance in its fabric and be representative of its type or class of cultural places. The degree of intactness of a place therefore is an important threshold indicator of this criterion. ... However, setting such a high threshold may not be applicable in all situations, especially if the class of place is now rare or uncommon.

This approach has been used for the assessments carried out for the Wyndham Heritage Review Stage 1 and in doing so a clear distinction has been made between the concepts of 'intactness' and 'integrity'. While interpretations of these terms in heritage assessments do vary, for the purposes of this Study the following definitions set out on pp.16-17 of the Panel Report for Latrobe Planning Scheme Amendment C14 have been adopted:

For the purposes of this consideration, the Panel proposes the view that intactness and integrity refer to different heritage characteristics.

Intactness relates to the wholeness of (or lack of alteration to) the place. Depending on the grounds for significance, this can relate to a reference point of original construction or may include original construction with progressive accretions or alterations.

Integrity in respect to a heritage place is a descriptor of the veracity of the place as a meaningful document of the heritage from which it purports to draw its significance. For example a place proposed as important on account of its special architectural details may be said to lack integrity if those features are destroyed or obliterated. It may be said to have low integrity if some of those features are altered. In the same case but where significance related to, say, an historical association, the place may retain its integrity despite the changes to the fabric (Structural integrity is a slightly different matter. It usually describes the basic structural sufficiency of a building).

Based on this approach it is clear that whilst some heritage places may have low intactness they may still have high integrity – the Parthenon ruins may be a good example. On the other hand, a reduction in intactness may threaten a place's integrity to such a degree that it loses its significance.

For the purposes of this study, 'intactness' within precincts was measured as percentage of Contributory places with 'Low' being less than 60%, 'Moderate' being 60-80% and 'High' being 80-100%. Generally speaking, a potential precinct would be expected to have at least 'Moderate' intactness and in some cases 'High' intactness.

For Contributory places within precincts the 'integrity' rather than 'intactness' was a primary consideration: that is, while the Contributory places may not be completely 'intact' (i.e., retaining all original fabric) any repairs or maintenance have been carried out using the same or similar materials, details and finishes, thus ensuring good 'integrity'.

For potential individual places, on the other hand, the 'intactness' of the building was a primary consideration; however, comparative analysis would determine whether a building with lower 'intactness', but good 'integrity' could also be of local significance if, for example, it is rare.

What is the role of the thematic history?

The previous comments highlight the important role played by thematic environmental histories in providing a context for the identification and assessment of places. However, while it would be expected that the majority of places of local significance would be associated with a theme in the thematic history not all places are and there may be some that are individually significant for reasons that are independent of the themes identified by the Study. The chair of the Advisory Committee, Jenny Moles, made the following comment in the Panel report prepared for the Warrnambool Planning Scheme Amendment C57:

*The Panel also does not see it as inimical to the significance of this building that there is currently no mention of a guest house theme in the Gap Study Thematic History. **It is simply not the case that every building typology will be mentioned in such a study.** (emphasis added)*

The C57 Panel Report also once again highlighted that thematic histories are not 'static' documents and should be reviewed once more detailed assessments are carried out for places and precincts. This iterative approach allows a 'more complete and more pertinent history of a municipality to be developed in terms of providing a basis for managing heritage stock and allows individual buildings to be placed in their historical context' (*Warrnambool Planning Scheme. Amendment C57 Panel Report*, December 2008, Jennifer A. Moles, Chair).

Conclusions regarding thresholds

In accordance with the Advisory Committee comments and the guidelines prepared by the Heritage Councils in Queensland and Victoria they have been summarised to assist with determining whether a heritage place meets the threshold of local significance to the City of Wyndham using the recognised heritage criteria. The VPP Practice Note advises that local significance can include significance to a 'locality', which may not necessarily be the municipality. It is noted that a place need only meet one of the recognised heritage criteria in order to meet the threshold of local significance. Meeting more than one of the recognised heritage criteria does not make the place more significant: rather it demonstrates how the place is significant for a variety of reasons.

Places of local significance will therefore satisfy one or more of the recognised heritage criteria, as follows:

- The place is associated with a key theme identified in the thematic environmental history. It may have been influenced by, or had an influence upon the theme. The association may be symbolic. The fabric of the place will demonstrate the association with the theme, and the place may be early, distinctive or rare when compared with other places (Criterion A).

- The place is associated with a way of life, custom, process, function, or land use that was once common, but is now rare, or has always been uncommon or endangered. The design or form may be rare: for example, it may contain or be a very early building/s, or be of a type that is under-represented within the municipality or a locality (Criterion B).
- The place has potential to contribute further information about the history of the municipality or a locality and that may aid in comparative analysis of similar places (Criterion C).
- The fabric of the place exemplifies or illustrates a way of life, custom, process, function, land use, architectural style or form, construction technique that has contributed to pattern or evolution of the built environment of the municipality or a locality. It may demonstrate variations within, or the transition of, the principal characteristics of a place type and it will usually have the typical range of features normally associated with that type – i.e. it will be a benchmark example – and will usually have relatively high integrity and/or intactness when compared to other places (Criterion D).
- It will have particular aesthetic characteristics such as beauty, picturesque attributes, evocative qualities, expressive attributes, landmark quality or symbolic meaning (Criterion E).
- The place is an exemplar of an architectural style, displays artistic value, or represents significant technical or artistic/architectural innovation or achievement when compared to other similar places in the municipality or a locality. The places will usually have a high degree of intactness and/or integrity when compared to other places (Criterion F).
- The place has strong social or historic associations to an area/community (Criterion G) or to an individual or organisation as a landmark, marker or signature, meeting or gathering place, associated with key events, a place or ritual or ceremony, a symbol of the past in the present, or has a special association with a person, group of people or organisation that have made an important or notable contribution to the development of the municipality or a locality (Criterion H) and, in particular:
 - There is continuity of use or association, meanings, or symbolic importance over a period of 25 years or more (representing transition of values beyond one generation).
 - The association has resulted in a deeper attachment that goes beyond utility value.
 - The connection between a place and a person/s or organisations is not short or incidental and may have been documented – for example in local histories, other heritage studies or reports, local oral histories etc.

By comparison, places that do not meet the threshold of local significance will generally be those where:

- Historical associations are not well established or are not demonstrated by the fabric because of low intactness, or
- The place is common within the municipality or already well-represented in the Heritage Overlay, or
- If a precinct, it has a low proportion of Contributory buildings (i.e. low intactness), or if an individual place it has low intactness and/or integrity, or
- It is a typical, rather than outstanding example of an architectural style or technical achievement and there are better comparative examples in the locality or municipality.

- The social or historical associations are not well established or demonstrated.

A.2 What constitutes a precinct?

At present there are no definitive guidelines that provide assistance in identifying and defining a heritage precinct. This was acknowledged by the Advisory Committee, which made the follow comments in the final report (p.2-48) submitted in August 2007:

Various Ministerial Panels have considered the question of the conceptualisation of the extent of a significant heritage place, particularly in relation to heritage areas or precincts, industrial sites and large rural properties. The Greater Geelong Planning Scheme Amendment C49 Ministerial Panel (February 2004) pointed out that the Practice Note Applying the Heritage Overlay does not provide any guidance on identification of heritage precincts. It noted that practice within the profession suggested that precincts should contain a substantial proportion of buildings that were assessed as being of precinct heritage significance, as defined in the statement of significance. A statement of significance should outline what is significant, why it is significant and how the place demonstrates the heritage significance.

The Advisory Committee considered a number of submissions and various relevant Independent Panel reports. The final conclusions and recommendations suggested that the criteria for the definition of a precinct should take into account:

- the geographic distribution of the important elements of the place, including buildings and works, vegetation, open spaces and the broader landscape setting.
- whether the place illustrates historic themes or a particular period or type of development.
- whether it is a defined part of the municipality recognised by the community.
- whether non-built elements such as the subdivision pattern contribute to its significance.

The Advisory Committee recognised that due to historic patterns of development, a precinct may have either heterogeneous or homogeneous character, and concluded that criteria suggested by the Hobsons Bay C34 Panel, 'may be appropriate for inner urban, relatively homogenous precincts but appear to us to be too prescriptive for application in other situations'. On this basis it suggested (p.2-55) that:

*Thematically related buildings or sites that do not adjoin each other or form a geographic grouping should, where appropriate, be able to **be treated as a single heritage place and share a statement of significance and HO number.** (Emphasis added)*

This approach (referred to as 'Group, serial or thematic listings') was formalised in the 2012 update of the VPP Practice Note.

Finally, with regard to the proportion of significant (or significant and contributory) buildings that is desirable within precincts, the Advisory Committee considered (p.2-54) that:

...the stress on built fabric inherent in this question is misleading. Precincts need to be coherent, thematically and/or in terms of design, and need to be justifiable in relation to protection of significant components. It is neither possible nor desirable to set hard and fast rules about percentages.

Panel commentary

Identifying and defining precincts have been discussed in several panel reports. The Yarra C183 Panel (p.20) concluded that precincts 'need to have integrity and should be readily understood by the community' and cited discussion by the Whitehorse C52 Panel:

Two competing principles are that a precinct should have a high level of integrity with respect to the basis of its significance, which is usually taken as meaning that there should be a high proportion of buildings

or the relevant type/age or whatever. The other principle is that precincts should be defined with sufficient visual logic that their boundaries are readily discernible to the observer. The former criterion can be achieved by excluding non-contributory buildings, but often at a price of creating a higgledy-piggledy boundary, which has no visual logic and can be impossible to define on the ground by eyesight alone.

The Yarra C173 Panel expressed the view that ‘A precinct should be able to show a consistency of built form and be able to be precisely described in a statement of significance’.

The Warrnambool C68 Panel (pp.23-24) expressed similar views and identified some principles for defining precinct boundaries, which included the need for a high degree of integrity to ensure community acceptance, boundaries that reinforce integrity and heritage value, cohesion and visual clarity and for each part of the precinct should be representative of the precinct-wide characteristics nominated in the relevant citation. It also cautioned against the ‘extension of precincts ‘around the corner’ into areas of different character and integrity and the geographic/visual isolation of parts of the precinct from the remainder.

The Campaspe C50 Panel also discussed this issue and made the following comments:

The key objective is to draw the precinct boundaries in a way that defines a place with recognisable heritage characteristics. The number of contributory buildings is one factor in helping provide this sense of place but there are other factors. Other factors include the scale and degree of intactness of the contributory buildings, the extent of street frontage they occupy and whether they are prominently sited within the precinct, as well how recessive or otherwise are the non-contributory buildings. There may be other factors tying together a group of significant buildings such as a regular street setback or a garden setting.

Conclusions regarding precincts

For the purposes of this study, a precinct is considered to possess one or more of the following characteristics:

- They contain contributory places that are representative of themes set out in the thematic history. The places will usually have a common or related history. For example, houses built at the same time or within a defined period or periods on a common subdivision or estate (historical significance)
- They may have associations with people, organisations or events, which are important in the history of the municipality. (Historical/associative significance).
- Elements such as subdivision layout, housing form, scale and materiality may be representative of particular types of historic development. For example, Victorian era precincts are typified by small cottages, often attached, on small allotments and narrow street layouts with rear laneways, whereas detached houses on garden allotments facing wider streets are characteristic of interwar subdivisions. Some precincts, on the other hand, comprise a range of housing types and styles (representative (architectural) significance)
- They may possess distinctive aesthetic qualities. For example, cohesive historic streetscapes comprising houses of similar style, materials and detailing, landmarks, etc. On the other hand, the diversity of some streetscapes contributes to their aesthetic qualities (aesthetic significance).
- There may be potential for social values. For example, a parkland area or other place known or used by the local community. (social significance)
- In defining a precinct, care should be taken so that the boundaries are logical and clear, and readily discernible, and they should reinforce the integrity and heritage value of the precinct as expressed in the statement of significance.

Appendix B—Potential heritage places

B.1 Individual places

PLACE NAME	NO.	STREET	LOCALITY	HISTORICAL THEME	PLACE TYPE	ERA	SOURCE
Western Treatment Plant		Farm Road	Cocoroc	4.10	Landscape	Victorian	Community nomination
MMBW channel, paddle boat mooring facilities island and jetty			Cocoroc	4.3	Infrastructure/transport-related	Interwar	Community nomination
Virgilia Drive Reserve		Bindowan Drive	Hoppers Crossing	2.4, 8.4	Landscape		Desktop Review - 2004 Study
Oneill Avenue Reserve	149 - 153	Morris Road	Hoppers Crossing	2.4, 8.4	Landscape		Desktop Review - 2004 Study
Hogan / Morris property	236 - 240	Morris Road, and 1-3 Nicklaus Drive	Hoppers Crossing	5.3	Landscape		Desktop Review - 1997 Study
House	561	Tarneit Road	Hoppers Crossing	8.3	Residential	Postwar	Fieldwork
Hoppers Crossing St Peter the Apostle Catholic Memorial Church			Hoppers Crossing	10.3	Community	Postwar	Desktop Review - VWHI
House	105	Morris Road	Hoppers Crossing	8.3	Residential	Postwar	Fieldwork
Factory	29-35	Triholm Avenue	Laverton	7.2, 7.3	Industrial	Postwar	Fieldwork
Slovak Social Club	105	Triholm Avenue	Laverton		Community	Postwar	Fieldwork
Little River mains water tank	6	Boadles Lane	Little River	6.1	Industrial	Postwar	Community nomination
Little River railway reservation		Southwest corner Boadles Lane and You Yangs Road	Little River	4.4	Trees		Community nomination
House	1205	Bulban Road	Little River	8.3	Residential	Edwardian	Fieldwork

PLACE NAME	NO.	STREET	LOCALITY	HISTORICAL THEME	PLACE TYPE	ERA	SOURCE
Goodwin House (former)	46	Flinders Street	Little River	8.3	Residential	Interwar	Desktop Review - 2004 Study
Bull Reserve riverside walk, also known as 'Pub Flats'	8	Flinders Street	Little River		Landscape		Community nomination
Rockley'	471	Little River Road	Little River	8.3	Residential	Edwardian	Fieldwork
Little River Bridge		Princes Highway (West) (Geelong Road), crosses Little River	Little River	4.2	Infrastructure/transport-related	Interwar	Desktop Review - Biosis 'Victoria's Concrete Road Bridges'
Little River Kindergarten	22	River Street	Little River	8.3, 10.2	community	Postwar	Fieldwork
Railway house	17	River Street	Little River	8.3	Residential	Postwar	Desktop Review - 1997 Study
Site of Little River Waterworks Trust, tanks, windmill and pump		River Street	Little River	6.1	Water		Community nomination
Remnant River Red Gum in Posy Newland Reserve, opposite Hotel	2-20	River Street	Little River	1.1	Tree		Community nomination
House	9	Rothwell Street	Little River	8.3	Residential	Edwardian	Community nomination
Residence	21	Station Street	Little River	8.3	Residential	Victorian	Community nomination
Farmhouse	80	You Yangs Road	Little River	8.3	Residential	Interwar	Fieldwork
Bluestone Railway Line Viaduct			Little River		Infrastructure/transport-related	Victorian	Community nomination
Kirks Bridge			Little River	4.2	Infrastructure/transport-related	Victorian	Community nomination
Farmhouse	606	Edgars Road	Mambourin	8.3	Residential	Interwar	Fieldwork

PLACE NAME	NO.	STREET	LOCALITY	HISTORICAL THEME	PLACE TYPE	ERA	SOURCE
Oakbank	35	Shanahans Road	Tarneit	8.3	Residential	Postwar	Desktop Review - 1997 Study
Tarneit RAAF Bombing Range; Bombing Range		Springhill Road (sth side, between Mounr Mary and west side of Werribee Rv)	Tarneit	11.2	Landscape	Wartime	Desktop Review - VWHI
Bungie's Hole		Riverbend Crescent	Werribee	1.1, 13.4	Landscape		Community nomination
House	33	Austin Street	Werribee	8.3	Residential	Victorian	Fieldwork
House	31	Austin Street	Werribee	8.3	Residential	Edwardian	Community nomination
House	29	Austin Street	Werribee	8.3	Residential	Interwar	Fieldwork
House	1	Beasley Avenue	Werribee	8.3	Residential	Postwar	Fieldwork
Eucalyptus cladocalyx		Cnr Tyrone Street and Princes Highway	Werribee	8.4	Trees	Interwar	Desktop Review - National Trust register
House	57	Cottrell Street	Werribee	8.3	Residential	Edwardian	Fieldwork
House	17 & 19	Duke Street	Werribee	8.3	Residential	Interwar	Fieldwork
House	22	Duke Street	Werribee	8.3	Residential	Postwar	Fieldwork
Werribee Soldiers Memorial Park	43	Duncans Road	Werribee	11.4, 8.4	Landscape		Desktop Review - VWHI
House	52	Duncans Road	Werribee	6.6	Residential		
House	77	Duncans Road	Werribee	8.3	Residential	Postwar	Fieldwork
House	107	Duncans Road	Werribee	8.3	Residential	Victorian	Fieldwork
Werribee Secondary School	45	Duncans Road	Werribee	10.2	Community	Postwar	Fieldwork
House	80	Duncans Road	Werribee	8.3	Residential	Edwardian	Fieldwork
Werribee Structural Steel Factory	35-39	Edgar Street	Werribee	7.3	Industrial	Interwar/Postwar	Fieldwork

PLACE NAME	NO.	STREET	LOCALITY	HISTORICAL THEME	PLACE TYPE	ERA	SOURCE
House	1	Francis Street	Werribee	8.3	Residential	Interwar	Fieldwork
House	2	Galvin Road	Werribee	8.3	Residential	Postwar	Desktop Review - Heritage Alliance 2010
House	7	Gibbons Street	Werribee	8.3	Residential	Victorian	Fieldwork
Cottage	111	Greaves Street North	Werribee	8.3	Residential	Victorian	Fieldwork
House	133	Greaves Street North	Werribee	8.3	Residential	Edwardian	Fieldwork
Stone Pine (<i>Pinus pinea</i>), River Bend Historical Park		Heaths Road	Werribee		Trees		Desktop Review - National Trust register
House	1/6	High Street	Werribee	8.3	Residential	Victorian	Fieldwork
House	10	Kelly Street	Werribee	8.3	Residential	Postwar	Fieldwork
House	23	Mambourin Street	Werribee	8.3	Residential	Interwar	Fieldwork
House	26	Mambourin Street	Werribee	8.3	Residential	Interwar	Fieldwork
House	1	Margaret Street	Werribee	8.3	Residential	Interwar	Fieldwork
House	19	Margaret Street	Werribee	8.3	Residential	Interwar	Fieldwork
House	6	Market Road	Werribee	8.3	Residential	Interwar	Fieldwork
Victorian house	10	Market Road	Werribee	8.3	Residential	Victorian	Fieldwork
Pair of houses	20-22	Market Road	Werribee	8.3	Residential	Postwar	Fieldwork
La Paloma	24	Market Road	Werribee	8.3	Residential	Interwar	Fieldwork
House	34	Market Road	Werribee	8.3	Residential	Postwar	Fieldwork
House	36	Market Road	Werribee	8.3	Residential	Interwar	Fieldwork
House	26-28	Market Road	Werribee	8.3	Residential	Edwardian	Fieldwork
Baden Powell House		Market Road (cnr Manley Street)	Werribee	8.3	Residential	Postwar	Desktop Review - 1997 Study

PLACE NAME	NO.	STREET	LOCALITY	HISTORICAL THEME	PLACE TYPE	ERA	SOURCE
Canoe Tree		McGrath Road (off)	Werribee	1.1	Tree		Desktop Review - 1997 Study
House	15	Mortimer Street	Werribee	8.3	Residential	Postwar	Desktop Review - 1997 Study
House	17	Mortimer Street	Werribee	8.3	Residential	Interwar	Fieldwork
House	19	Mortimer Street	Werribee	8.3	Residential	Interwar	Fieldwork
House	42	Mortimer Street	Werribee	8.3	Residential	Victorian	Fieldwork
House	44-46	Mortimer Street	Werribee	8.3	Residential	Interwar	Fieldwork
House	37	Princes Highway	Werribee	8.3	Residential	Postwar	Fieldwork
Group of former houses	23-29	Princes Highway	Werribee	8.3	Residential	Interwar	Fieldwork
House	75	Princes Highway	Werribee	6.6	Residential	Postwar	Community nomination
Calder Memorial Planting		Princes Highway - Old Geelong Road Linear Reserve	Werribee	4.2, 8.4	Trees		Community nomination
Werribee Avenue of Honour (remnants)		Princes Hwy (near Tower Road)	Werribee	11.4	Trees		Desktop Review - VWHI
Maltby bypass; Maltby bypass sign		Princes hwy; outside sign werribee unsure exact location	Werribee	4.2	Infrastructure/transport-related	Postwar	Desktop Review - 1997 Study
House	24	Pyke Street	Werribee	8.3	Residential	Victorian	Fieldwork
House	32	Pyke Street	Werribee	8.3	Residential	Postwar	Fieldwork
CSIRO property: trees		Railway Avenue (cnr Tarneit Road)	Werribee	12.2	Trees		Desktop Review - 1997 Study
Wyndham Community and Education Centre	4	Synnot Street	Werribee	10.4	Community		Community nomination

PLACE NAME	NO.	STREET	LOCALITY	HISTORICAL THEME	PLACE TYPE	ERA	SOURCE
House	37	Synnot Street	Werribee	8.3	Residential	Postwar	Fieldwork
House	19	Wattle Avenue (cnr Bailey)	Werribee	8.3	Residential	Victorian	Desktop Review - 1997 Study
Werribee River Red Gum (outside coffee pot)	70	Watton Street	Werribee	1.1	Trees		Community nomination
Sunny's Hot Bread	37	Watton Street	Werribee	8.2	Commercial	Interwar	Fieldwork
Amcal Pharmacy	69-71	Watton Street	Werribee	8.2	Commercial	Edwardian	Fieldwork
House	112	Wedge Street	Werribee	8.3	Residential	Interwar	Fieldwork
Stockyards		Wedge Street (off Cottrell Street)	Werribee	5.1	Landscape		Desktop Review - 1997 Study
Wooden box drain		Werribee River	Werribee	9.1	Infrastructure		Desktop Review - 1997 Study
Wyndham Park		Werribee Street	Werribee	8.4	Trees		Community nomination
Eucalypts		Werribee Street (SW cnr Mambourin Street)	Werribee	8.4	Trees		Desktop Review - 2004 Study
Houses	9 & 11	Werribee Street South	Werribee	8.3	Residential	Postwar	Fieldwork
	8	Wyndham Street	Werribee	8.3	Residential	Postwar	Fieldwork
House	1	Purcell Court	Werribee	8.3	Residential	Postwar	Fieldwork
Peppercorn tree plantings		Purchas Street	Werribee		Trees		Community nomination
Stables	8-10	Bridge Street	Werribee	8.2	Commercial	Edwardian	Community nomination
House	14	Anderson Street	Werribee	8.3	Residential	Edwardian	Fieldwork
House	13	Anderson Street	Werribee	8.3	Residential	Postwar	Fieldwork
House	16	Anderson Street	Werribee	8.3	Residential	Edwardian	Fieldwork
House	17	Bridge Street	Werribee	8.3	Residential	Interwar	Fieldwork

PLACE NAME	NO.	STREET	LOCALITY	HISTORICAL THEME	PLACE TYPE	ERA	SOURCE
House	60	Wedge Street	Werribee	8.3	Residential	Postwar	Fieldwork
House	19	Balding Avenue	Werribee	8.3	Residential	Edwardian	Fieldwork
House	117	Werribee Street	Werribee	8.3	Residential	Interwar	Fieldwork
	57	Princes Highway	Werribee	8.3	Residential	S/Modernist	Community nomination
Metal road bridge		Duncans Road	Werribee	4.2	Infrastructure/transport-related	Postwar	Desktop Review - Biosis 'Metal Road Bridges in Victoria'
Metal road bridge		Princes Freeway West	Werribee	4.2	Infrastructure/transport-related	Postwar	Desktop Review - Biosis 'Metal Road Bridges in Victoria'
Old Sayers Road Bridge		Sayers Road	Werribee	4.2	Infrastructure/transport-related	Postwar	Desktop Review - Biosis 'Metal Road Bridges in Victoria'
Werribee Street Bridge		Werribee Street (Geelong Road or Old Princes Highway)	Werribee	4.2	Infrastructure/transport-related	Postwar	Desktop Review - Biosis 'Metal Road Bridges in Victoria'
House	15	Cayleys Road	Werribee South	8.3	Residential	Postwar	Desktop Review - 1997 Study
House	32	Crawfords Road	Werribee South	8.3	Residential	Interwar	Desktop Review - 1997 Study
House	51	Cunninghams Road	Werribee South	8.3	Residential	Interwar	Fieldwork
House	150	Cunninghams Road	Werribee South	8.3	Residential	Interwar	Fieldwork
House	250	Cunninghams Road	Werribee South	8.3	Residential	Postwar	Fieldwork
House	37	Diggers Road	Werribee South	8.3	Residential	Postwar	Fieldwork
House	150	Diggers Road	Werribee South	8.3	Residential	Postwar	Fieldwork
House	301	Diggers Road	Werribee South	8.3	Residential	Edwardian	Fieldwork
House	347	Diggers Road	Werribee South	8.3	Residential	Postwar	Fieldwork

PLACE NAME	NO.	STREET	LOCALITY	HISTORICAL THEME	PLACE TYPE	ERA	SOURCE
Sugar Gum (<i>Eucalyptus cladocalyx</i>) plantations		Cnr Tyrone Street and Princes Highway	Werribee South	8.4	Trees		Desktop Review - National Trust register
House	342	Duncans Road	Werribee South	8.3	Residential	Interwar	Fieldwork
House	300	Duncans Road	Werribee South	8.3	Residential	Edwardian	Fieldwork
House	395	Duncans Road	Werribee South	8.3	Residential	Postwar	Fieldwork
House	605	Duncans Road	Werribee South	8.3	Residential	Victorian	Fieldwork
House and garden	615	Duncans Road	Werribee South	8.3	Residential	Postwar	Fieldwork
House	645	Duncans Road	Werribee South	8.3	Residential	Postwar	Fieldwork
House and garage	675	Duncans Road	Werribee South	8.3	Residential	Postwar	Fieldwork
Werribee South General Store	785	Duncans Road	Werribee South	8.2	Commercial	Postwar	Desktop Review - 1997 Study
E.E. Muir & Sons	879	Duncans Road	Werribee South	7.3	Industrial	Interwar	Fieldwork
Waite house		Duncans Road	Werribee South	8.3	Residential	Postwar	Desktop Review - 1997 Study
Dunn's House		Dunns Lane	Werribee South	8.3	Residential	Interwar	Desktop Review - 1997 Study
Werribee South gun emplacements		end Duncans Road (Beach Road carpark)	Werribee South	11.4	Military	Wartime	Community nomination
House	13	Finch Road	Werribee South	8.3	Residential	Postwar	Fieldwork
Stone Pine (<i>Pinus pinea</i>)	325 - 327	K Road	Werribee South	8.4	Trees	Victorian	Desktop Review - National Trust register
Price houses	375 - 385	K Road	Werribee South	8.3	Residential	Postwar	Desktop Review - 1997 Study
RAAF Hut; Werribee South RAAF Hut	5 rear	Lignum Road	Werribee South	11.2	Military	Wartime	Desktop Review - 1997 Study
House	570	O'Connors Road	Werribee South	8.3	Residential	Interwar	Fieldwork

PLACE NAME	NO.	STREET	LOCALITY	HISTORICAL THEME	PLACE TYPE	ERA	SOURCE
Anglers Anchorage	670	O'Connors Road	Werribee South	8.2	Commercial	Postwar	Fieldwork
Shed	432 rear	O'Connors Road	Werribee South	4.6	Industrial	Postwar	Fieldwork
MacKillop College - St Mary's campus		O'Connors Road (SW cnr Whites Road)	Werribee South	10.2	Community	Postwar	Desktop Review - 1997 Study
Bungalow	1	Robbs Road	Werribee South	8.3	Residential	Interwar	Fieldwork
Toffolon Bros	93	Robbs Road	Werribee South	8.3	Residential	Postwar	Fieldwork
House	115	Robbs Road	Werribee South	8.3	Residential	Edwardian	Desktop Review - 1997 Study

B.2 Precincts

PRECINCT NAME	ADDRESS	LOCALITY	HISTORICAL THEME	PRECINCT TYPE	ERA	SOURCE
McDonald Street, Francis Street and Bolwell Street Residential Precinct	1-23 McDonald Street, 2-22 and 1-19 Francis Street, 2-20 and 1-17 Bolwell Street, 23 Anderson Street, 34 and 36 Wedge Street	Werribee	8.3	Residential	Interwar	Fieldwork
Geelong Road Residential Precinct	2-26 Geelong Road	Werribee	8.3	Residential	Postwar	Desktop Review - Heritage Alliance 2010
HCV Werribee Estate Precinct	2-62 and 1-35 Vincent Crescent, 2-24 and 1-37 Deborah Street 2-4, 2-26 and 1-19 Julian Street, 100-160 Shaws Road and 1-3 Glenda Street, and 1-9 and 2-10 Gavan Court	Werribee	8.3	Residential	Postwar	Fieldwork
Gibbons Street Residential Precinct	4-28 Gibbons Street	Werribee	8.3	Residential	Interwar	Fieldwork
Cottrell Street residential precinct	4-24 Cottrell Street	Werribee	8.3	Residential	Interwar	Fieldwork
Beamish Street Residential Precinct	4-18 Beamish Street	Werribee	8.3	Residential	Interwar	Fieldwork
Campbells Cove and Bailey's Beach boat sheds	Werribee South Coastal Reserve	Werribee South	5.7, 13.3	Residential, landscape	Interwar, postwar	Desktop Review - 1997 Study
Rothwell Crossing Precinct		Little River	3.1	Landscape		Community nomination
Irrigation schemes in Truganina, Werribee, Werribee South		Truganina, Werribee, Werribee South	4.7	Water		Community nomination
Truganina/Tarneit landscape		Truganina, Tarneit	1.3, 1.4, 1.6	Landscape		Community nomination
Melbourne–Geelong railway line		Little River, Werribee	3.3	Infrastructure/transport-related		Community nomination
Werribee River environs		Tarneit, Werribee, Werribee South	1.2, 1.3, 1.5	Landscape		Community nomination

B.3 Archaeological sites (excluding those in Appendix C and sites listed on the VHI)

PLACE NAME	NO.	STREET	LOCALITY	HISTORICAL THEME	SOURCE
Homestead / building site and Canary Island Date Palm		Old Boundary Road	Cocoroc	5.3	Community nomination
Remnant shepherds' huts / sheep folds		Bulban Road	Little River	3.2, 5.1	Community nomination
North & Grass homestead	18-32	Gleasons Road	Little River	3.2, 5.1	Community nomination
Ruins of stone homestead	405	Kirks Bridge Road	Little River	3.2, 5.1	Desktop Review - National Trust register
Green family dairy		Little River Road	Little River	5.4	Community nomination
Early river crossing		Mcleans Road, southern end	Little River	4.1	Community nomination
Mambourin Gunnery Range; Mambourin RAAF Bombing Range		Bulban Road and Live Bomb Range Rd (Balls Road)	Mambourin	11.2	Desktop Review - VWHI
Bluestone structure Manor Lakes		150m up from ford	Manor Lakes	3.2, 5.1	Community nomination
Pitson house	1265	Boundary Road	Tarneit	3.4, 5.3	Desktop Review - 1997 Study
Davis Farm site		Davis Road	Tarneit	3.4, 5.3	Desktop Review - 1997 Study
Crinnigan house		Dukelows Road (on river)	Tarneit		Desktop Review - 1997 Study
Second and third Chaffey pump sites and priming reservoir *First Chaffey pump site excluded as sites located within gazetted PSPs are outside of the scope of the Stage 1 Study.		Sewells Road (to Sayers Road) and Werribee River	Tarniet	4.1, 4.7	Desktop Review - 1997 Study
Early track		Dukelows Road (to Boundary Road)	Tarneit	4.1	Desktop Review - 1997 Study
Mrs Arthur Smith house		Dukelows Road, (west side), south of Dohertys Road	Tarneit		Desktop Review - 1997 Study
Former house site; Shanahan's, Mick previously owned Joseph Opie	1299	Leakes Road, (south side between Shanahans and Sewells Roads)	Tarneit		Desktop Review - 1997 Study; Community nomination

PLACE NAME	NO.	STREET	LOCALITY	HISTORICAL THEME	SOURCE
Smith's dairy site		Sayers Road	Tarneit		Desktop Review - 1997 Study
House site		Sayers Road	Tarneit		Desktop Review - 2004 Study
Eades house (site)		Leakes Road	Truganina		Desktop Review - 1997 Study
Stock and Domestic Water Channel		Sayers Road	Truganina		Desktop Review - 1997 Study; Community nomination
Farm Dairy site		McGrath Road (off)	Werribee		Desktop Review - 1997 Study
House site		Metropolitan Farm Road	Werribee		Desktop Review - 1997 Study
Jetty remnants / groyne		1.1km toward Geelong from mouth of Werribee River	Werribee South		Desktop Review - 1997 Study
Former Springhall house site		Diggers Road	Werribee South		Desktop Review - 1997 Study
Smith house		K Avenue	Werribee South		Desktop Review - 1997 Study

Appendix C—Additional place nominations

The following is a list of community nominated places that are considered to be of potential heritage significance and warrant further investigation in a future Stage 2 study. Given that the places are non-residential, these could be investigated as part of the detailed assessment of these types of places as recommended in section 4.2 (Priorities and recommendations for future work). Potential archaeological sites are marked with an asterick and should also be further investigated in a future Stage 2 study. No engagement with the landholders of these sites have been made to date. Landholders should be notified at the commencement of Stage 2 studies.

1. Agar Homestead site*.
2. Hume and Hovell memorial tree.
3. Site of first inland hotel in Victoria and original Werribee township.*
4. Chaffey's 'Quentin Binnah' homestead.*
5. Southern Blue Gum, Presidents Park, Werribee.
6. Centre marker for Lots 122-126.
7. Mediterranean Stone Pine, Presidents Park, Werribee.
8. Armstrong Farm and Inn.*
9. Armstrong Farm Peppercorn tree.
10. Quarry site, Hoppers Crossing.*
11. Ford crossing Skeleton Creek.*
12. Dairy – Producers Dairying Co. Ltd.*
13. Stables in Bridge Street, Werribee.
14. Skeleton Creek Quarry, south of Sayers Road Bridge.*
15. Sayers and Clarks sausage casing factory, Forsyth Road, Truganina.
16. Waterhole, Davis Creek tributary, Leakes Road.
17. Crossings south of Leakes Road.*
18. Holding paddock at Halfway House Inn site, Werribee.*
19. Werribee South market gardens.*
20. Brophy's crossing*

Appendix D—Anomalies in existing heritage documentation

This section sets out lists of existing heritage citations that require updating according to priority

D.1 High priority

This includes existing heritage places within the Schedule to the Heritage Overlay of the Wyndham Planning Scheme that have:

- No citation.
- A citation that lacks detail and the Statement of Significance is not in 'What? How? Why?' format.
- Mapping that requires review to ensure all significant elements of the site are protected.
- Recommendations for the Schedule to the Heritage Overlay that require review and updating (i.e. tree controls are not ticked and should be).

	HO Number	Place/Precinct Name	Address	Locality
1.	HO1	Ford	Werribee River	Werribee
2.	HO3	Werribee System – Diversion Weir		
3.	HO5	House	949 Aviation Road	Werribee South
4.	HO6	Carramar House and Farm	Lot 1 LP205808, 1055 Aviation Road	Werribee South
5.	HO7	Hegarty's House	24 Ballan Road	Werribee
6.	HO8	Campbells House and Store	85 Edgars Road	Little River
7.	HO9	The Peppercorns	1625 Boundary Road	Mt Cottrell
8.	HO10	Volant House (now Arva)	1645 Boundary Road	Mt Cottrell
9.	HO11	Evans House (former	725 Boundary Road	Truganina
10.	HO12	Werribee Racecourse	Bulban Road	Werribee
11.	HO13	Devine House (ruins)	Lot CA 34 Psh Bulban, Bulban Road	Mambourin
12.	HO14	House	780 Bulban Road	Werribee
13.	HO15	Werribee Park Primary School	10 Cayleys Road	Werribee South
14.	HO16	Kelly Park	Cherry Street	Werribee
15.	HO17	Chirnside (Corpus Christi) Gates	Chirnside Ave (cnr Russell Street)	Werribee
16.	HO18	Cobbledicks Ford and Reserve	Cobbledicks Ford Road	Mt Cottrell
17.	HO20	Werribee Guides Hall	Soldiers Reserve, College Road	Werribee

	HO Number	Place/Precinct Name	Address	Locality
18.	HO21	Carter's Housing Estate	Bounded by College Road and Anderson Street and comprises properties in Mary Avenue and Carter Crescent	
19.	HO23	Cottrell Street Sports and Physio Centre	90 Cottrell Street	Werribee
20.	HO24	Racecourse Hotel	78-80 Cottrell Street	Werribee
21.	HO25	George Chimside Experimental dairy	Lot 4, PS 332021, Crawfords Road	Werribee South
22.	HO26	Cunningham House	51 Cunninghams Road	Werribee South
23.	HO30	Wine Cellars	Lot 2 LP208740 Derrimut Road	Tarneit
24.	HO31	Werribee Primary School	2 Deutgam Street	Werribee
25.	HO32	Villa Franca	35-39 Deutgam Street	Werribee
26.	HO33	Diggers Road Soldiers Memorial Hall	450 Diggers Road, Werribee South	Werribee South
27.	HO34	Portelli House and Shop	650 Diggers Road	Werribee south
28.	HO35	Dam	CA B Sec 18 Psh Tarneit, Dohertys Road	Mt Cottrell
29.	HO36	Doherty House	Lot 1 LP97350, 1103 Dohertys Road	Truganina
30.	HO38	Missen House (site)	CA C Sec 22 Psh Tarneit, Dohertys Road	Truganina
31.	HO41	Bambra Park	2 Dukelows Road	Mt Cottrell
32.	HO42	Cobbledicks House (Ruin)	2 Dukelows Road	Wyndham Vale
33.	HO43	Dukelow house	215 Dukelows Road	Tarneit
34.	HO44	Kurrajong Trees	Duncans Road	Werribee
35.	HO45	Braemor	630 Duncans Road	Werribee South
36.	HO46	Building and Water Tower	818 Duncans Road	Werribee South
37.	HO47	Deveney House	835 Duncans Road	Werribee South
38.	HO48	Former Werribee Estate School and School Teachers House	849 Duncans Road	Werribee South
39.	HO49	Fowlers House and Silo	885 Duncans Road	Werribee South
40.	HO50	Grahams Dairy	1107 Duncans Road	Werribee south
41.	HO52	Little River Uniting Church	NE Corner Edgars Road and Boadles Lane	Little River
42.	HO53	Mouyong	Lots 1 & 2 PS609745 Edgars Road	Little River
43.	HO54	Shaw House	115 Edgars Road	Little River

	HO Number	Place/Precinct Name	Address	Locality
44.	HO55	Richmond and McNaughton Properties	230 Edgars Road	Little River
45.	HO56	Old Little River Hotel	16 Flinders Street	Little River
46.	HO57	Powell Shops and Service Station	5 & 7 Glen Street	Werribee
47.	HO58	Houses	63-65 Greaves Street	Werribee
48.	HO60	Anderson Homestead Site	Lot B PS708632, South of Lollypop Creek, Greens Road	Wyndham Vale
49.	HO61	Chaffey Irrigation Scheme	Riverbend Historical Park, Heaths Road	Werribee
50.	HO62	Hogan House	Lot 3 Hogans Road	Tarneit
51.	HO66	House	22-26 Little River Road	Little River
52.	HO69	Jack Carter's Poultry Farm	60-68 Lock avenue	Werribee
53.	HO70	Adapted Railway Carriage	500 O'Connors Road	Werribee
54.	HO71	Tardrew House	510 (518) O'Connors Road	Werribee South
55.	HO73	Tarcombe	2-54 Old Melbourne Road	Little River
56.	HO77	Werribee Cemetery	Railway Avenue	Werribee
57.	HO79	House (Former police paddocks area)	1-3 Rainsford Street	Werribee
58.	HO80	Bull House	35 River Street	Little River
59.	HO82	Bulban Reserve	Rothwell Road	Little River
60.	HO83	Little River Mechanics Institute	8 Rothwell Road	Little River
61.	HO84	Christ Church	48-50 Rothwell Road	Little River
62.	HO86	Barrie House (former)	1-3 Rothwell Street	Little River
63.	HO87	Former Grooms House	8 Rothwell Street	Little River
64.	HO88	Bates House	13 Rothwell Street	Little River
65.	HO89	Roland Carter House	51-59 Russell Street	Werribee
66.	HO94	Former Picture Palais	15-19 Station Place	Werribee
67.	HO97	Muswell	9-11 Synnot Street	Werribee
68.	HO98	St Thomas Church of England	119-121 Synnot Street	Werribee
69.	HO99	Police House (former)	129 Synnot Street	Werribee
70.	HO100	Water Tower & Office	1 Tower Road	Werribee
71.	HO101	Sumiya	6 Wattamolla Avenue	Werribee

	HO Number	Place/Precinct Name	Address	Locality
72.	HO103	Little House	56-58 Wattle Avenue, Reserve on Bowery Court and 77, 85 & 87 Wattle Avenue	Werribee
73.	HO104	Chirnside Park	Pt CA 3 Sec 5A Psh Deutgam, Watton Street	Werribee
74.	HO105	Troup Park and Weighbridge	Watton Street	Werribee
75.	HO106	War Memorial	Cnr Watton Street and Station Place	Werribee
76.	HO107	Deney's Clock	Cnr Watton Street and Station Place	Werribee
77.	HO110	Former Shire Hall	49 Watton Street	Werribee
78.	HO111	Milk Bar and Bolero Cards and Gifts	63-65 Watton Street	Werribee
79.	HO112	Commerical Hotel	101-111 Watton Street	Werribee
80.	HO113	Bridge Hotel	197-199 Watton Street	Werribee
81.	HO114	Silver Birches	211 Watton Street	Werribee
82.	HO115	Masonic Centre	223 Watton Street	Werribee
83.	HO116	House	23-25 Wedge Street South	Werribee
84.	HO117	House	36 Wedge Street	Werribee
85.	HO118	Rockleigh	111 Werribee Street	Werribee
86.	HO119	Skeleton Creek Water Reserve and Water Holes	Pt CA 3 Sec 15 Psh Truganina, Woods Road	Truganina
87.	HO121	McNaughton Reserve	95-109 You Yangs Road	Little River
88.	HO122	Grant Bridge	You Yangs Road	Little River
89.	HO123	St Michael's Catholic Church	1-13 You Yangs Road	Little River
90.	HO124	Little River Recreation Reserve	15-31 You Yangs Road	Little River
91.	HO129	Carroll House (Toowoomba)	32 River Street	Little River
92.	HO134	A and B ranked dry stone walls		

D.2 Medium priority

This includes existing heritage places within the Schedule to the Heritage Overlay of the Wyndham Planning Scheme that have:

- Citations that have been revised or prepared within the last ten years, meaning the Statement of Significance is in 'What? How? Why?' format. However, the 'What?' section does not clearly identify the features or elements that are significant about the place and thus requires updating to align with PPN01.
- Citation prepared but not securely stored in the HERMES database.

	HO Number	Place/Precinct Name	Address	Locality
1.	HO28	Robertson Farm Complex	CA G Sec 22 Psh Tarneit, Drrimut Road	Tarneit
2.	HO39	Truganina Cemetery	Woods Road	Truganina
3.	HO59	St Andrews Catholic Church	101-105 Greaves Street	Werribee
4.	HO67	Ball House	135-173 Little River Road	Little River
5.	HO68	Euneane's Poultry Farm	3-19 Lock Avenue	Werribee
6.	HO93	Wattle Park	85-87 Sewells Road	Werribee
7.	HO125	Truganina ARP Hall	Woods Road	Truganina
8.	HO126	Truganina Sellement Oak Tree	Cnr Dohertys & Woods Roads	Truganina
9.	HO127	St Andrews Primary School	110-112 Greaves Street	Werribee
10.	HO128	Former Convent of St Joseph of the Sacred Heart	31-39 Mortimer Street	Werribee
11.	HO130	Little River Farmers Common Stone Walls	Either side of Edgars Road, Little River, and walls extending perpendicular for 100 metres either side and along Narraburra Road, McPhersons Road and Bulban Road	Little River
12.	HO131	Wesleyan Chapel Site	West of 865 Boundary Road	Tarneit/Truganina (Lot 1 TP23043)
13.	HO132	Ballan Road Walls	Ballan Road	Werribee
14.	HO133	Old Melbourne Road Walls	Little River Road, Little River between Old Melbourne Road and the Princes Freeway	Little River

D.3 Low priority

This includes existing heritage places within the Schedule to the Heritage Overlay of the Wyndham Planning Scheme that are:

- Listed on the VHR. Note that corresponding local place citations lack detail and require Statements of Significance to be updated in accordance with PPN01. HO19 Water Tank (Western Treatment Plant) does not have a place citation; or,
- Currently having changes implemented through C236.

	HO Number	Place/Precinct Name	Address	Locality
1.	HO2	Main Outfall Sewer		Hoppers Crossing, Laverton North, Truganina, Werribee, and Williams Landing.
2.	HO19	Water Tank	Melbourne Water Western Treatment Plant, Cocoroc Road	Werribee
3.	HO22	Werribee Railway Station	Combien Street	Werribee
4.	HO37	Eynesbury (part) Staughtons Bridge site	Lot 1B PS543210 Dohertys Road Sprinhill Road	Tarneit Eynesbury
5.	HO64	Werribee Park	K Road	Werribee
6.	HO72	Rothwell Bridge	Old Melbourne Road	Little River
7.	HO74	Point Cook Homestead & Stables	Point Cook Homestead Road	Point Cook
8.	HO75	State Research Farm	Princes Highway	Werribee
9.	HO76	Werribee Satellite Aerodrome	Princes Highway (Geeolong Road) and Farm Road	Werribee
10.	HO78	Geodetic Survey Baseline South Base Stone North Base Stone Green Hill Extension Marker	Princes Highway Railway Reserve (rear of 301 Princes Highway) 1245 Sayers Road Tarneit off Springhill Road, Eynesbury	Hoppers Crossing Werribee Tarneit Eynesbury
11.	HO91	Little River Railway Station and Goods Yard	19-27 River Street	Little River
12.	HO95	Crossroads Uniting Church (Former St Thomas' Presbyterian Church)	Cnr Synnot Street and Duncans Road	Werribee
13.	HO102	The Manor (remnants)	Wattamolla Avenue	Werribee
14.	HO109	Callanan's Chemist	47 Watton Street	Werribee
15.	HO136	Carter Avenue Precinct	22-41 Carter Avenue	Werribee