

Place Citation

Name	Campbell's Cove and Bailey's Beach Boatsheds Precinct	Site ID	
Address	Campbell's Cove Road, Werribee South	Date of citation	21 August 2023
Place type	Boatsheds, and associated slips and settings	Survey date	7 September 2022
Date of construction	c. 1930s-present		
Recommendation	Recommended for inclusion in the Schedule to the HO	Level of significance	Local



Figure 1
Bailey's Beach
boatsheds, view looking
south-west



Figure 2
Bailey's Beach
boatsheds, view looking
north-east



Figure 3
View of Bailey's
Beach boatsheds from
Campbell's Cove Road



Figure 4
Campbell's Cove
boatsheds, view looking
south-west



Figure 5
Campbell's Cove
boatsheds, view looking
south-west



Figure 6
Campbell's Cove
boatsheds, view looking
north-east

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Figure 7
Aerial view of
Campbell's Cove
boatsheds (Source:
Nearmap.com, 11
January 2023)



Figure 8
Aerial view of Bailey's
Beach boatsheds
(Source:
Nearmap.com, 11
January 2023)

Statement of Significance

What is significant?

The Campbell's Cove and Bailey's Beach boatsheds, and their coastal settings. The boatsheds are in two groups, each with distinct aesthetic characteristics and landscape qualities.

Bailey's Beach, to the west of Cunningham's Road, comprises approximately 14 boatsheds, with a hard-paved apron and integrated slipways and ramps. The boatsheds in this group, the majority of which are built into the cliff face, are of one and two levels and generally have gabled roofs. They are constructed of varied materials, including masonry, concrete, sheet metal and timber. As seen from Campbell's Cove Road, the upper sections of the boatsheds' rear elevations are visible.

Campbell's Cove, to the east of Cunningham's Road, comprises approximately 130 detached boatsheds set in vegetated sand dunes. The age and presentation of the boatsheds vary considerably, with some likely to date to the mid-twentieth century. As is the case with the Bailey's Beach group, the Campbell's Cove boatsheds are typically modest and informal structures, often demonstrating evidence of construction in multiple phases. The boatsheds are almost all of one level. The majority are timber framed with cladding, variously, in weatherboard, fibre board, plasterboard and sheet metal.

The area of the foreshore between the two groups of boatsheds is not of heritage significance. The interiors of the boatsheds are likewise not significant.

How is it significant?

The Campbell's Cove and Bailey's Beach boatsheds are of historical, aesthetic and social significance to the City of Wyndham [Criteria A, D, E and G].

Why is it significant?

The Campbell's Cove and Bailey's Beach boatsheds are historically significant to the City of Wyndham as a feature of the Werribee South coastal reserve since at least the early 1930s. The early boatsheds were established by local anglers. Growth in the post-World War II period was strongly influenced by the influx of migrants from southern Europe, particularly from Malta, Italy, Macedonia and Greece. More broadly, the boatsheds are associated with the development of coastal recreational culture in Wyndham (and Victoria) since European settlement, as demonstrated through their functional and often improvised form where budgetary and practical considerations were priorities. [Criterion A]

The Campbell's Cove boatsheds demonstrate the principal characteristics of groupings of boatsheds (and bathing boxes) through their small scale, gabled roofs and rudimentary design using simple materials, including weatherboard cladding and corrugated roof sheeting. In composite, the boatsheds present as a picturesque feature of the coastal reserve. The Bailey's Beach boatsheds adopt a distinct and more robust aesthetic, with extensive use of brickwork and concrete, as well as timber and metal sheeting. [Criterion D]

The Campbell's Cove and Bailey's Beach boatsheds, and their landscape settings, are of aesthetic significance to the City of Wyndham. The Campbell's Cove boatsheds are a distinctive feature of the coastal environs, notable for their diverse colours and a general consistency of scale and form. The visual impact of the boatsheds is enhanced by their setting along the vegetated sand dunes. The Bailey's Beach boatsheds are likewise a distinctive feature of the coastal environs. This group has a robust aesthetic and is further distinguished by the hard-paved apron and integrated slipways, as well as its setting in the cliff face. [Criterion E]

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The Bailey's Beach and Campbell's Cove boatsheds have been the focus of strong community ties since the interwar period, a product of practice (fishing and recreation) as well as concepts of mutual support and common experience. The Werribee South foreshore has traditionally been unsuitable for swimming or bathing due to the amount of seaweed brought onto the beaches. It has, however, been a popular and productive location for anglers since at least the 1930s. Fishing competitions and social events remain regular activities on the Werribee Foreshore, organised by the Wyndham Boatshed Association Inc. It is also noted that the boatsheds along Campbell's Cove and Bailey's Beach have been widely photographed and published on social media platforms. [Criterion G]

The following features and elements contribute to the Campbell's Cove and Bailey's Beach boatshed precinct:

Campbell's Cove

- The setting of the boatsheds in vegetated sand dunes.
- The diverse and highly evolved grouping of small-scale structures in a row addressing Port Phillip Bay. The boatsheds, which have a modest and improvised character, are generally timber framed with cladding in weatherboard, plasterboard, fibre board and sheet metal. Roof forms vary, although gables predominate.
- The alignment of the boatsheds with the coast.

Bailey's Beach

- The setting of the boatsheds in the cliff face.
- The hard-paved 'apron' with integrated slipways and ramps.
- The small-scale structures boatsheds, with a broad consistency of scale and generally built of concrete, brickwork and weatherboard. The majority have gabled roof forms.

Summary chronology

The Werribee Foreshore Reserve is situated on the lands of the Bunurong peoples of the Kulin Nation, the Traditional Custodians of that Country. Despite the effects of colonisation, including dispossession of land, the Traditional Owners have maintained a continuing connection to land, waters and culture within the City of Wyndham.

- 1880 The Werribee Foreshore Reserve, which includes the area now occupied by Campbell's Cove and Bailey's Beach, was reserved by the Crown for public purposes (Figure 9).
- 1930 In the 1930s a number of structures were constructed along the Werribee Foreshore Reserve.¹ The first to be recorded was a 'humpy', built to the south of RAAF Base Point Cook by a Mr Cliff Elliot in 1925.² In 1930, Elliot was moved on by RAAF officers and the humpy destroyed.³ In the same year, he became the first to build a boatshed at the area now known as Bailey's Beach (it later burned down).⁴ Until 1938, this beach was known as Elliot's Beach; it was renamed for Ted Bailey, who is recorded as the second person to construct a boatshed there.⁵
- 1931 The Board of Land and Works (BLW) placed the Werribee Foreshore Reserve under the control of the Shire of Werribee as a Committee of Management.⁶ The Committee was provided with a suite of regulations by the BLW, including guidelines for the construction of boatsheds and limits on use (residential occupation was prohibited).⁷
- 1934 Campbell's Cove was named after Fred Campbell, a plumber who had built a boatshed on Ted Bailey's property.⁸ A second boatshed was erected at Campbell's Cove by Mr Eric Wooley, a registered angler.⁹
- 1944 By October 1944 there were four boatsheds at Bailey's Beach.¹⁰
- 1951 By 1951 there were approximately 30 boatsheds and seven slipways along the Werribee Foreshore Reserve (the area including Campbell's Cove and Bailey's Beach). There were also at least 100 boatshed sites available for an annual fee of £2 and two shillings.¹¹
- 1963 In the 1950/60s, Werribee and its environs experienced a wave of immigration with the relatively low cost of land contributing to the rapid population increase.¹² In July 1963 the Shire of Werribee recorded that there were 164 boatshed sites at Campbell's Cove and 19 at Bailey's Beach (Figure 10 and Figure 11).¹³
- 1964 The Werribee Foreshore Reserve Committee recorded that there were two slipways and one launching ramp at Campbell's Cove and nine slipways at Bailey's Beach (Figure 12).¹⁴ There was also 22 boat ramps variously of cement, malthoid, metal and timber construction that had not been authorised by the Lands Department.¹⁵
- 1967 The Port Phillip Authority inspected the Werribee Foreshore Reserve and, 'was left with no doubt in its mind that the entire foreshore abutting the Shire of Werribee was in a disgraceful condition and reflected little credit on the Foreshore Committee of Management having regard, in particular to the considerable revenue which has been derived over the years from the occupants of boatshed sites in the Campbell's Cove/Bailey's Beach section'¹⁶ (Figure 9). The Campbell's Cove and Bailey's Beach Development Committee was formed in response to the Authority's concerns, which were shared by the broader community. The Development Committee communicated with the Werribee Foreshore Committee to resolve issues of boatshed repair and maintenance. The Development Committee was also tasked with planning and executing improvements to the beaches.
- 1973 The Werribee South Riding Ratepayers Association launched a campaign against the boatsheds, writing to the Shire of Werribee that it should cease future transfer of boatshed lots and remove all boatsheds from the Werribee Foreshore Reserve.¹⁷

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An inspection carried out by the Werribee Foreshore Committee in 1973 noted that over 50 of the boatsheds were in a state of disrepair and required that they be either renovated or demolished.¹⁸ As well as the physical improvements to boatsheds efforts were made to address coastal erosion.

- 1994 Restructuring of Victoria's local governments led to boundary changes and the renaming of the municipality as Wyndham City Council.
- 2001 Wyndham City Council drafted a formal licensing system and Boatshed Management Policy.
The Wyndham Boatshed Association Inc was formed to negotiate with Wyndham City Council on behalf of the boatshed owners regarding the draft Boatshed Management Policy.
- 2003 *October* – Wyndham City Council formally adopted the Boatshed Management Policy.
- 2004 *March* – The first licenses were issued to occupants of boatsheds in Campbell's Cove and Bailey's Beach.
- 2015 The Department of Environment, Land, Water and Planning introduced *Standards for Bathing Box & Boatshed – Construction Guidelines*. The guidelines applied to Crown land in coastal areas throughout Victoria.
- 2016 Wyndham City Council introduced an updated Boatshed Management Policy, including details of the rights and responsibilities of boatshed licensees. The updated policy was consistent with the DELWP guidelines. The Policy also included Council's framework for the on-going management of boatsheds along Bailey's Beach and Campbell's Cove.



Figure 9 Crown allotment map of Werribee, 1880
Source: Public Record Office Victoria, VPRS 8168, P0002

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Figure 10 Aerial view of the Werribee Foreshore showing the extent of boatsheds along Campbell's Cove in 1963
Source: Landata, Historical Aerial Photography Collection



Figure 11 Aerial view of the Werribee Foreshore showing the extent of boatsheds along Bailey's Beach in 1963
Source: Landata, Historical Aerial Photography Collection

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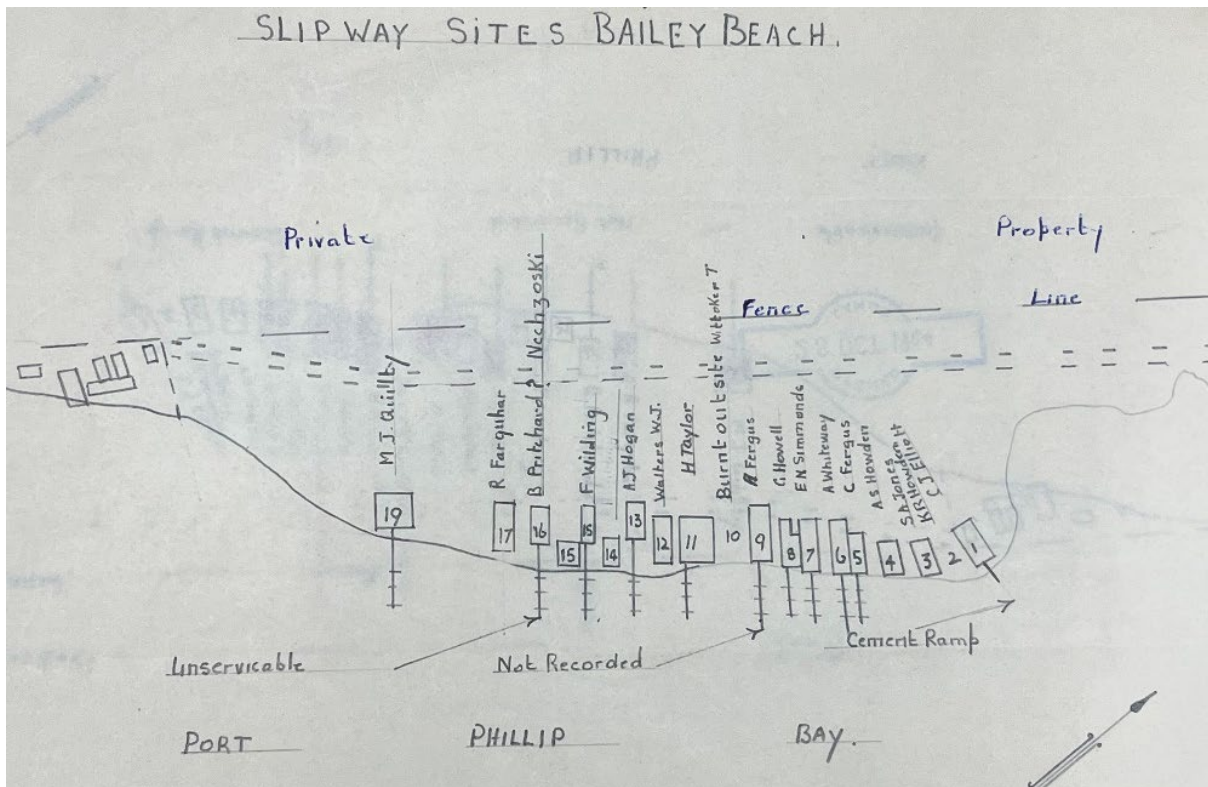


Figure 12 Drawing of slipway sites at Bailey's Beach in 1967
Source: Public Record Office Victoria, VPRS 11794, P0001



Figure 13 Photograph from 1967 newspaper article reporting on the Port Phillip Authority's concerns about the unsightly state of Campbell's Cove and Bailey's Beach
Source: Public Record Office Victoria, VPRS 11794, P0001

Summary social history

The Bailey's Beach and Campbell's Cove boatsheds have been the focus of strong community ties since the interwar period, a product of practice (fishing and recreation) as well as concepts of mutual support and common experience.

The following is based on discussion with present and former boatshed licence holders, representatives of the Wyndham Boatshed Association Inc and staff of Wyndham City Council.

Fishing

The Werribee South foreshore has traditionally been unsuitable for swimming or bathing due to the amount of seaweed brought onto the beaches. It has, however, been a popular and productive location for anglers since at least the 1930s.

Eighteen fishermen held licenses for the Werribee Foreshore in the 1930s,¹⁹ and the Campbell's Cove Angler's Club held regular fishing competitions from 1951.²⁰ Boatshed occupants interviewed in 1994 reported that they fished 'every weekend and always [left] with a bucket full of fish'.²¹ One boatshed occupant who had purchased his boatshed in 1964 recounted in 1994 that he would 'visit Werribee four or five times a week in a fishing season.'²² Today, fishing competitions and social events on the Werribee Foreshore are organised on a regular basis by the Wyndham Boatshed Association Inc (see also below), typically in March.²³

In terms of physical fabric, the association with the fishing community remains evident, particularly at Bailey's Beach which retains numerous slipways/ramps, as well as fish cleaning stations.

Migration

The Bailey's Beach and Campbell's Cove boatsheds have strong associations with migrant groups, particularly Italians, Maltese, Macedonians and Greeks. Some families have multi-generational links with the locality.²⁴

The expanded irrigation scheme in Werribee South attracted predominantly southern European migrants from the 1920s, many of whom established successful market garden industries and associated businesses.²⁵ The post-World War II period saw a second influx,²⁶ with high concentrations of Italians and Maltese, particularly from Gozo, an island with a strong fishing tradition.²⁷ It has been estimated that during the mid-1960s and 1970s, 15 percent of the boatsheds along the foreshore were owned by Maltese migrants.²⁸

Wyndham Boatshed Association

The Wyndham Boatshed Association Inc represents license holders of boatsheds on Campbell's Cove and Bailey's Beach. Key functions of the Association – which seeks to 'preserve and promote local heritage and culture'²⁹ – include representing the interests of members, entering into contracts for the provision of collective foreshore services and participating in formal arrangements to enhance the interests of all licensed holders of bathing boxes and boatsheds around the Port Phillip Bay and Westernport.³⁰ The Association, as noted, organises annual fishing and social events.

The boatsheds along Campbell's Cove and Bailey's Beach have been widely photographed and published on social media platforms as well as numerous fishing guide websites.

Description

There are approximately 143 boatsheds located within the Werribee Foreshore Reserve, which extends from the south-west of RAAF Base Point Cook to the mouth of the Werribee River. There are two distinct groups:

- Bailey's Beach, to the west of Cunningham's Road, comprises 14 boatsheds, built into the cliff face; and
- Campbell's Cove, to the east of Cunningham's Road, comprises approximately 129 boatsheds, set in vegetated sand dunes.

Both of the groups are arranged in a single line following the curve of the bay and, in broad terms, have a general consistency of scale and character (discussed further below).

Bailey's Beach

The Bailey's Beach boatsheds (known colloquially as the 'Fitzroy End') have a robust, industrial appearance, with a hard-paved apron and integrated slipways and ramps. This group is of one and two levels generally with gabled roof forms. The age of the boatsheds has not been established, although some are evident in the 1963 aerial photograph and may date from the 1930s/40s in their original form.

The Bailey's Beach boatsheds are, in the main, rudimentary structures constructed of varied materials, often in composite, including masonry, concrete, sheet metal and timber. As perceived from Campbell's Cove Road, the upper sections of the boatsheds' rear elevations are visible.

Campbell's Cove

The Campbell's Cove boatsheds are generally set back from the shoreline behind a shallow beach and grassed area. The age and presentation of the boatsheds vary considerably, with some possibly dating to the mid-twentieth century. A small number are in a ruinous condition. As is the case with the Bailey's Beach group, the boatsheds of long standing are typically modest and informal structures, often demonstrating evidence of construction in multiple phases (see commentary below about boatsheds introduced since 2001).

The Campbell's Cove boatsheds are generally detached single storey structures with gabled roofs, although there are exceptions. Footings vary; some boatsheds are raised on stumps above the vegetated dunes, others are on concrete slabs. Bay-facing verandas are common, with timber decks. There are also instances of enclosed verandas, a condition that does not comply with Wyndham City Council's Boatshed Management Policy (2016).

Recurrent features include full-width doorways (for boats) facing the bay with secondary entrances and windows to the side elevations. There are also examples of entrances to the rear. Materials vary, with timber (weatherboard), plasterboard, fibre board and sheet metal predominating. A number of the Campbell's Cove boatsheds have concrete ramps, or remnants of ramps. Paint treatments and finishes vary considerably, with some being notably vibrant.

Boatsheds constructed (or replaced) since c. 2001, when the Wyndham Boatshed Policy was adopted, are: generally contained within the building footprint (which is based on measurements taken in 2001); do not incorporate additions; do not include elements that are peripheral to the footprint (i.e. stairs, water tanks, paved areas and slipways); and do not have enclosed verandas. It is noted that the Boatshed Policy is not prescriptive in terms of materials or the design of boatsheds, but the majority of post-2001 boatsheds are timber-framed, clad in weatherboard (or weatherboard-like materials, including Hardiplank), have simple gabled roof forms and are single storey (Figure 14).



Figure 14 Boatsheds that comply with the Wyndham Boatshed Policy (photograph, September 2022)

Comparative analysis

The following considers groups of boatsheds (and bathing boxes) in a Victorian context, and how they are valued from a heritage perspective. This recognises that there are no directly parallel groups in the City of Wyndham.

Boatsheds and bathing boxes emerged along inner metropolitan Melbourne's foreshores from the mid-nineteenth century.³¹ Bathing boxes were generally built for the wealthier classes of Melbournians who preferred to use private bathing box structures for changing rather than the public sea bathing houses.³²

The Brighton Bathing Boxes and Dendy Street Beach structures (Victorian Heritage Register H2369, Figure 15) are perhaps the most celebrated Victorian beach structures, being representative of the mid-nineteenth century development of compact gable-roofed and brightly decorated beach changing rooms that were later used for recreational purposes. The Brighton Bathing Boxes have achieved a state-wide resonance and recognition that is consistent with the group's inclusion in the VHR.

The Edwardian-era and the period following World War II saw the construction of foreshore structures come under the watch of various local council foreshore reserve committees.³³ These committees generally developed standard designs and dimensions.³⁴

By the interwar period, beach huts, boatsheds and bathing boxes were a common feature on Victorian beaches, with thousands of the structures around the bay, often positioned between vegetated dunes and cliff, and increasingly away from the water as modesty considerations eased. Notable groups emerged on beaches at Black Rock, Mentone, Hampton and Sandringham. Today, there are groups of boatsheds and/or bathing boxes on the foreshore areas at Mornington, Mount Eliza, Mount Martha, Portsea, Rosebud, Seaford, Rye and Safety Beach.

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While bathing boxes are typically more prominent than boatsheds, Kingston's foreshore includes approximately 190 boatsheds and bathing boxes along a five-kilometre stretch of beach between Aspendale in central Kingston and Bonbeach in Kingston's south. Similar to the historical development of the Werribee Foreshore Reserve boatsheds, the coastal structures evolved from the early 1900s (Figure 16).³⁵ Analogous to the Campbell's Cove and Bailey's Beach boatsheds, the Kingston group survived a period of public scrutiny and criticism in the 1960s and 1970s.³⁶

Kingston's boatsheds and bathing boxes are not included in the Schedule to the Heritage Overlay of the Kingston Planning Scheme. However, the City of Kingston's Boatshed and Bathing Box Policy acknowledges that the boatsheds have historical significance as well as being an 'icon to our city.'³⁷



Figure 15 Bathing boxes at Brighton Beach



Figure 16 Boatshed under construction on Kingston Beach, 1963
Source: Leader Collection, City of Kingston

Assessment Against Criteria

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

Criterion A

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

The Campbell's Cove and Bailey's Beach boatsheds, and their landscape setting, are historically significant to the City of Wyndham as a feature of the Werribee South coastal reserve since at least the early 1930s.

Historically the boatsheds are associated with the local fishing community. The evolution of the boatsheds in the post-World War II period was strongly influenced by the influx of migrants from southern Europe particularly from Maltese, Italy, Macedonia and Greece.

More broadly, the boatsheds are associated with the development of coastal recreational culture in Victoria since European settlement, as demonstrated through their functional and often improvised form where budgetary and practical considerations were priorities.

Criterion B

Possession of uncommon, rare or endangered aspects of the City of Wyndham's cultural history.

Groupings of boatsheds are uncommon in the context of the City of Wyndham, as is the case in the majority of municipalities in Victoria. This criterion is not considered to apply.

Criterion C

Potential to yield information that will contribute to an understanding of the City of Wyndham's cultural history.

N/A

Criterion D

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

The boatsheds at Campbell's Cove and Bailey's Beach demonstrate the principal characteristics of boatsheds and equivalent structures (including bathing boxes) on coastal reserves throughout Victoria and beyond. They are typically modest and informal buildings of varying age, material and character. Many of them were built in multiple phases, with additions and accretions introduced over time. The boatsheds have a broad consistency of scale (predominantly single storey, with some having a second level) and are sited in a single row, responsive to the shoreline.

Criterion E

Importance in exhibiting particular aesthetic characteristics.

The Campbell's Cove and Bailey's Beach boatsheds, and their landscape settings, are of aesthetic significance to the City of Wyndham. In composite, the two groups present as picturesque features of the coastal reserve.

The Campbell's Cove boatsheds are notable for their distinctive and diverse colours and for their general consistency of scale and form. The visual impact of the boatsheds is enhanced by their setting along the vegetated sand dunes. The boatsheds, which have a modest and improvised character, are generally timber framed with cladding in weatherboard, plasterboard, fibre board and sheet metal. Roof forms vary, although gables predominate.

The Bailey's Beach boatsheds are likewise a distinctive feature of the coastal environs with a general consistency of scale, form and height, with many extending to two levels. This grouping has a robust aesthetic and is further distinguished by the concrete (hard-paved) apron and integrated slipways, as well as its setting in the cliff face.

*Place Citation**Criterion F*

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

N/A

Criterion G

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

The Bailey's Beach and Campbell's Cove boatsheds have been the focus of strong community ties since the interwar period, a product of practice (fishing and recreation) as well as concepts of mutual support and common experience.

The Werribee South foreshore has traditionally been unsuitable for swimming or bathing due to the amount of seaweed brought onto the beaches. It has, however, been a popular and productive location for anglers since at least the 1930s. Fishing competitions and social events remain regular activities on the Werribee Foreshore, organised by the Wyndham Boatshed Association Inc.

It is also noted that the boatsheds along Campbell's Cove and Bailey's Beach have been widely photographed and published on social media platforms as well as numerous fishing guide websites.

Criterion H

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

N/A

Victoria's Framework of Historical Themes

Victoria's themes and sub-themes:

9. Shaping cultural and creative life

- 9.1 Participating in sport and recreation

Note

Aligns with Section 16.5, 'Boating and fishing' in the *Wyndham Thematic Environmental History* (September 2023).

Gradings and recommendations

The groups of boatsheds at Bailey's Beach and Campbell's Cove are recommended for inclusion in the Schedule to the Heritage Overlay of the Wyndham Planning Scheme. The recommended extents are indicated at Figures 17-19.

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or fences exemptions	No
Included on the Victorian Heritage Register	No
Prohibited uses permitted	-
Incorporated plan	<i>Campbell's Cove and Bailey's Beach Boatsheds Heritage Design Guidelines and Permit Exemptions</i>
Aboriginal heritage place	-

Management principles and guidelines

The Campbell's Cove and Bailey's Beach boatsheds are recommended for inclusion in the Schedule to the Heritage Overlay of the Wyndham Planning Scheme. As such, the heritage provisions of the Planning Scheme apply, specifically those set out at Clause 15.03-1S and Clause 43.01.

Requirements under Clause 43.01 include the following:

- No permit is required for anything done in accordance with an incorporated plan specified in a schedule to this overlay (*Note: See the Campbell's Cove and Bailey's Beach Boatsheds Heritage Design Guidelines and Permit Exemptions.*)
- The schedule to the HO must specify a statement of significance for each heritage place included in the schedule (*Note: In the case of the Campbell's Cove and Bailey's Beach Boatsheds the relevant statement of significance is contained in this document.*)
- Heritage design guidelines may be specified for any place in the HO. The design guidelines must not contain any mandatory requirements.



Figure 17 Extent of the two boatshed groupings: Campbell's Cove to the east and Bailey's Beach to the west

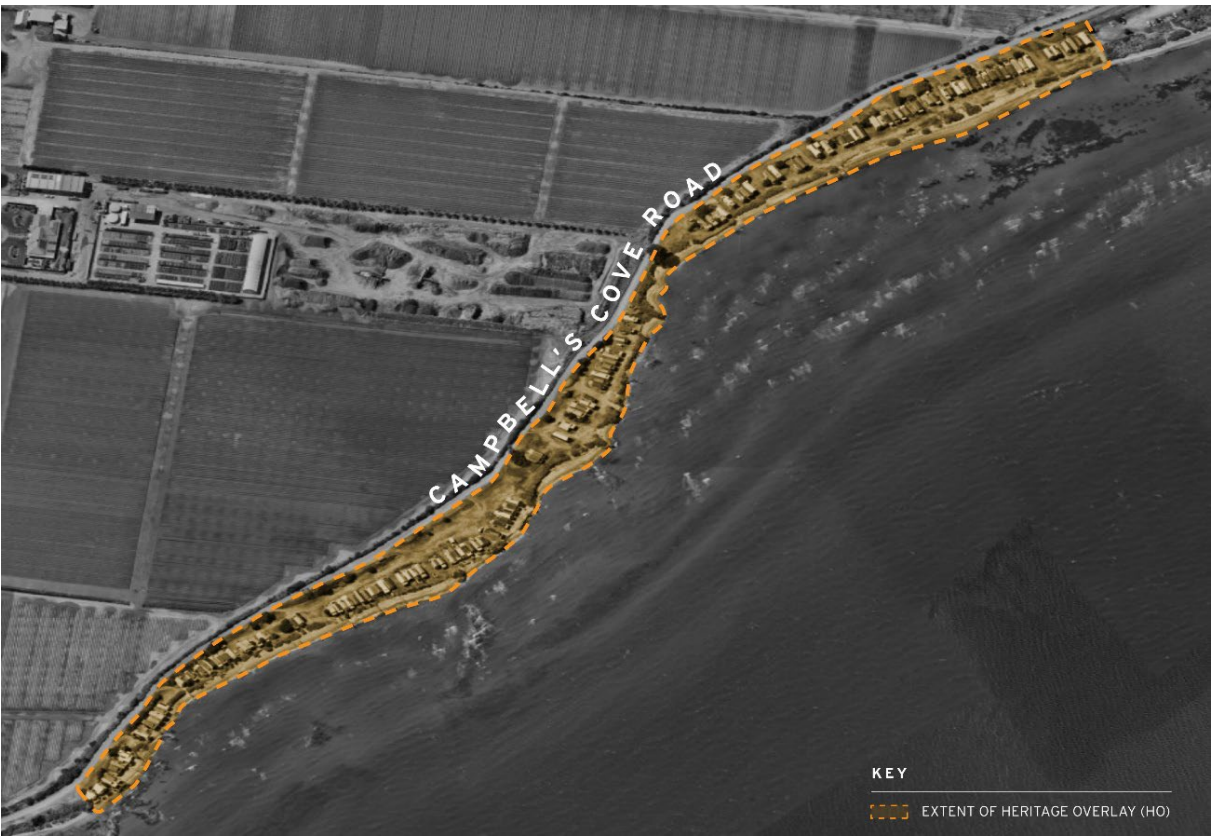


Figure 18 Campbell's Cove boatsheds extent: there are approximately 130 individual sheds

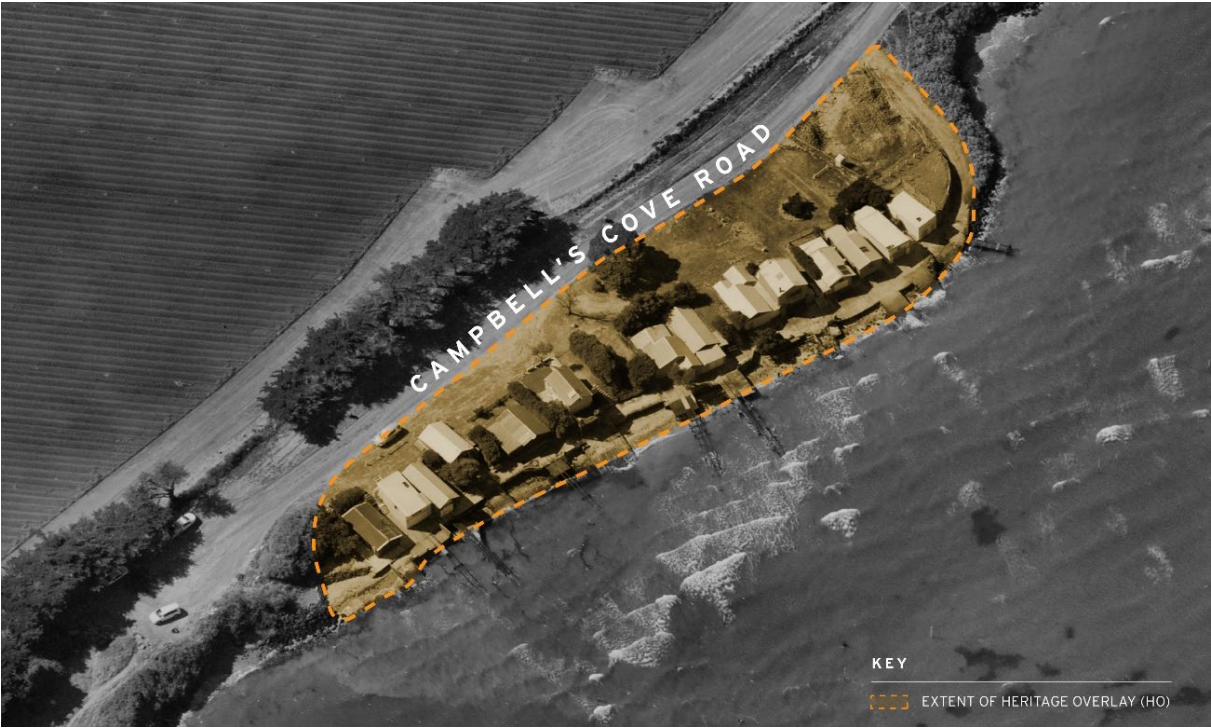


Figure 19 Bailey's Cove boatsheds

ENDNOTES

- 1 Caroline Overington, no date, 'Campbell's Cove's History Continued ... Humpy First Shack at Cove', newspaper clipping provided by Wyndham District Historical Society.
- 2 Caroline Overington, no date, 'Campbell's Cove's History Continued ... Humpy First Shack at Cove', newspaper clipping provided by Wyndham District Historical Society.
- 3 Caroline Overington, no date, 'Campbell's Cove's History Continued ... Humpy First Shack at Cove', newspaper clipping provided by Wyndham District Historical Society.
- 4 Caroline Overington, no date, 'Campbell's Cove's History Continued ... Humpy First Shack at Cove', newspaper clipping provided by Wyndham District Historical Society.
- 5 Caroline Overington, no date, 'Campbell's Cove's History Continued ... Humpy First Shack at Cove', newspaper clipping provided by Wyndham District Historical Society.
- 6 Extract from the Victorian Government Gazette, No. 56, 25 March 1931, VPRS 11794, P0001, 40.
- 7 Extract from the Victorian Government Gazette, No. 56, 25 March 1931, VPRS 11794, P0001, 40.
- 8 Caroline Overington, No date, 'Campbell's Cove's History Continued...Humpy First Shack at Cove', newspaper clipping provided by Wyndham District Historical Society; Carolione Overington, 'Celebrating 60 years of Campbell's Cove' *Werribee Shire Banner*, 26 January 1994, p. 20 provided by Wyndham District Historical Society.
- 9 Carolione Overington, 'Celebrating 60 years of Campbell's Cove' *Werribee Shire Banner*, 26 January 1994, p. 20 provided by Wyndham District Historical Society.
- 10 Lands Dept. File RS 500 cited in Context Pty Ltd, *City of Wyndham Heritage Study 1997* prepared for the City of Wyndham, 1997, p. 404.
- 11 'Werribee Shire Council', *Werribee Shire Banner*, 21 September 1950, p. 4; Context Pty Ltd, *City of Wyndham Heritage Study 1997* prepared for the City of Wyndham, 1997, p. 404.
- 12 Margaret Campbell, *From There to Here: Excerpts from the First-Person Accounts of Family Migration Werribee 1840s-2000s Recorded for a Centenary of Federation Community Grant Project*, Werribee Community Centre Inc., 2005, p. 8.
- 13 Lands Dept. File RS 500. 'Boat Shed Sites at Werribee; Boat Shed Sites at Bailey's Beach'. List supplied by Council, 20 July 1963 cited in Context Pty Ltd, *City of Wyndham Heritage Study 1997* prepared for the City of Wyndham, 1997, p. 404. It has not been confirmed whether the sites were all occupied.
- 14 N J Cahill, Acting Divisional Officer, 4 March 1965, Department of Crown Lands and Survey, Department of Natural Resources & Environment Public Land Administration, G 54278, Public Record Office Victoria, VPRS 11794, P0001, 40.
- 15 N J Cahill, Acting Divisional Officer, 4 March 1965, Department of Crown Lands and Survey, Department of Natural Resources & Environment Public Land Administration, G 54278, Public Record Office Victoria, VPRS 11794, P0001, 40.
- 16 D L McAlpine, Secretary at the Port Philip Authority, 1968, Department of Crown Lands and Survey, Department of Natural Resources & Environment Public Land Administration, G 54278, Public Record Office Victoria, VPRS 11794, P0001, 40.
- 17 Department of Crown Lands and Survey, Department of Natural Resources & Environment Public Land Administration, G 54278, Public Record Office Victoria, VPRS 11794, P0001, 40.
- 18 Department of Crown Lands and Survey, Department of Natural Resources & Environment Public Land Administration, G 54278, Public Record Office Victoria, VPRS 11794, P0001, 40.
- 19 'Wyndham: A Hinterland of History', *Werribee Shire Banner*, 15 October 1997, provided by Wyndham District Historical Society.
- 20 'Bill Aims at Registering All Firearms', *Werribee Shire Banner*, 15 March 1951, p. 2.

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- 21 Eric Goodger', *Werribee Shire Banner*, 26 January 1994, p. 20, provided by Wyndham District Historical Society.
 - 22 'Stewart Gardner', *Werribee Shire Banner*, 26 January 1994, p. 20, provided by Wyndham District Historical Society.
 - 23 Personal Comms with Svetlana Chand and Shanton Te Whata, members of Wyndham City Council, 31 January 2023.
 - 24 'Boatshed on the Bay', *Real Estate Times*, 3 March 1999, p. 3.
 - 25 *Maria Mantello, Now and Then: the Sicilian Farming Community at Werribee Park 1929-49*, 1986; Ken James and Lance Pritchard, *Werribee The First 100 Years*, Werribee District Historical Society Inc. , Revised Second Edition, 2008, pp. 72-76.
 - 26 *Police Life*, December 1958, p. 8.
 - 27 Personal Comms with Joe Agius, a boatshed occupant along Campbells Cove since 1971 to present, 25 January 2023.
 - 28 Personal Comms with Joe Agius, a boatshed occupant along Campbells Cove since 1971 to present, 25 January 2023.
 - 29 Wyndham Boatshed Association Inc website, accessed 14 March 2023, http://www.wba.org.au/vision_and_statement_of_purpose.html.
 - 30 Wyndham Boatshed Association Inc website, accessed 14 March 2023, http://www.wba.org.au/vision_and_statement_of_purpose.html.
 - 31 Graeme Butler & Associates, *Heritage Report Bathing Boxes and Boat Sheds, Mornington Peninsula Shire Beach Reserves: Stage 2* prepared for the Shire of Mornington Peninsula, 2004, p. 12.
 - 32 Graeme Butler & Associates, *Heritage Report Bathing Boxes and Boat Sheds, Mornington Peninsula Shire Beach Reserves: Stage 2* prepared for the Shire of Mornington Peninsula, 2004, p. 12.
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