

Moreton Hill Wind Farm

Preliminary Historical Heritage Assessment



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Title of Report

Moreton Hill Wind Farm – Preliminary Historical Heritage Assessment

A report prepared for

MHWF Nominees Pty Ltd

Acknowledgements

Heritage Insight Pty Ltd would like to acknowledge and thank the following people for their assistance and participation in this study:

Peter Lausberg – Executive Director, RE Future P/L

Abbreviations

DEE – Department of Environment and Energy

DEECA – Department of Energy, Environment and Climate Action

DEPI – Department of Environment and Primary Industries

DLS – Department of Lands and Survey

DSW – Dry Stone Wall

DTP – Department of Transport and Planning

GDA94 – Geocentric Datum of Australia 1994

HHA – Historical Heritage Assessment

HO – Heritage Overlay

HV – Heritage Victoria

ICOMOS – International Council on Monuments and Sites.

LGA – Local Government Area

MGA – Map Grid of Australia

MHWF – Moreton Hill Wind Farm

VHI – Victorian Heritage Inventory

VHR – Victorian Heritage Register

Please note that all maps and plans in this report are prepared using Victorian Government Standard GDA94 MGA coordinates (Zone 54).

Executive Summary

Introduction

In April 2023, Heritage Insight P/L was commissioned by MHWF Nominees Pty Ltd (Squadron Energy) to undertake a Preliminary Historical Heritage Assessment (HHA) of the Moreton Hill Wind Farm, Mannibadar. As per the project scope, the purpose of this HHA is to: identify any registered/listed historic (non-Aboriginal) sites or places located within the study area; identify the potential location of any previously unidentified historic heritage place/sites that may be located within study area; and determine the implications that the presence of any identified historic (non-Aboriginal) heritage located within the study area have for the proposed activity. This version of the commissioned HHA, represents a revision of the original draft report (issued in April 2023), that has been prepared to address a change in the footprint the proposed wind farm (i.e., a revised study area).

The Study Area

The study area encompasses the maximum potential area of impact associated with the proposed wind farm, including a buffer zone of land along Willowvale Road (the alignment of a proposed transmission line). It encompasses ~6,200 hectares of land located within two local government areas (LGA): Corangamite (west) and Golden Plains (East). As illustrated in Map 1, the study area is located to the south of the Glenelg Highway, east of the Lismore-Skipton Road, west of Linton-Naringhil Road, and generally north of Lismore-Scarsdale Road.

Previously Identified Heritage Sites

A search of historic (non-Aboriginal) site registries (as detailed in Table 1) was carried out on September 20, 2023 to identify any previously identified historic heritage places/sites within and/or in the vicinity of the study area. To assist in the development of a predictive model of the potential for historic heritage to be preserved within the study area, the search included a 5 km buffer of land surrounding the study area.

The search showed that there are currently **no listed/registered historic heritage places or sites** located within the study area. The absence of currently listed historic heritage places/sites within the study area is likely at least in part due to the fact that the study area has not previously been subject to a detailed heritage study (see Section 7.0) The expanded search showed that there are currently twenty two (22) registered/listed historic places/sites within 5km of the study area. Details of all identified places/sites have been included in Table 2 and Table 3; their location is illustrated in Map 4.

Previous Heritage Studies

Only a limited number of historical heritage studies have been conducted for land encompassing or in the vicinity of the study area. A review of the results of these studies, and a brief discussion of their relevance to the proposed activity is provided in Section 7.0.

Historic Land Use

Background research undertaken as part of this assessment included:

- Research into the historic landforms and geomorphology of the study area in order to interpret extant landforms and understand the degree to which European occupation has likely altered the landscape; and

- Research into the occupation history of the study area – by accessing primary and secondary source material pertaining to land ownership, land occupation and built structures within the study area – to augment the known history of the region as detailed in previous heritage studies.

The results of this background research is provided in Section 9.0

Assessment Results

With consideration given to the results of desktop research (Sections 6.0 to Section 9.0), the assessment results provided in Section 10.0 relate to the potential for currently unknown or unrecorded significant historical structures, features (e.g. dry stone walls), landscape modification and/or areas of archaeological potential to be preserved within the study area.

As a result of background research, it is evident that a number of historical structures, features and landscape modifications dating to the nineteenth and early-twentieth century may be preserved within the study area, including: out stations; stock holding pens; historic tracks/roadways linking pastoral run home stations and outstations to townships and other pastoral runs in the region; property boundary and paddock fencing – potentially including dry stone walls; historical significant farm houses and other farm buildings dating c.1870 to 1950; and historically significant hedgerows/plantings.

Additional details are provided in Section 10.0

Management Conditions

Management Conditions developed as a result of this assessment, and detailed in Section 11.0, include:

- Condition 1: Statutory Protection of Previously Unidentified Historical Archaeological Sites
- Condition 2: Statutory Protection of Dry Stone Walls – Golden Plains Shire

Management Recommendations

Management Recommendations developed as a result of this assessment, and detailed in Section 12.0, include:

- Management Recommendation 1: Additional Investigations – Historic Heritage Field Survey
- Management Recommendation 2: Additional Investigations – High Resolution Aerial Imagery and/or LiDAR (Light Detection and Ranging) Survey
- Management Recommendation 3: Revised Historic Register Search & Planning Scheme Review
- Management Recommendation 4: Provision of a Historic Heritage Induction

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Part One: Introduction

1.0 Project Background

1.1 Commissioning

In April 2023, Heritage Insight P/L was commissioned by MHWF Nominees Pty Ltd (Squadron Energy) to undertake a Preliminary Historical Heritage Assessment (HHA) of the Moreton Hill Wind Farm, Mannibadar. As per the project scope, the purpose of this HHA is to: identify any registered/listed historic (non-Aboriginal) sites or places located within the study area; identify the potential location of any previously unidentified historic heritage place/sites that may be located within study area; and determine the implications that the presence of any identified historic (non-Aboriginal) heritage located within the study area have for the proposed activity. This version of the commissioned HHA, represents a revision of the original Draft report (issued in April 2023), that has been prepared to address a change in the footprint the proposed wind farm (i.e., a revised study area).

1.2 Proposed Activity

The Project involves a renewable energy facility comprising a wind farm, a battery energy storage facility and a transmission line to connect the Project to the electricity network, and includes (but is not limited to):

- Up to 62 wind turbines, each with a generation capacity of 6.8 MW and a maximum overall tip height of 252m.
- Hardstands at the base of each turbine.
- Underground and overhead reticulation cabling between turbines.
- Onsite electrical substation.
- A 220 kV underground transmission line connecting the Project from the onsite substation into the electricity network at Berrybank Terminal Station.
- Battery Energy Storage System (BESS) with a storage capacity of up to 150 MW and associated water storage tanks.
- 45,000 Lt tanks at main site entrance locations or as recommended by the CFA/Fire Impact Assessment.
- Internal site access tracks.
- Up to four permanent meteorological monitoring masts.
- Operations and maintenance facilities.
- Other permanent ancillary works, including road upgrades.

The Project also requires temporary infrastructure including two construction compounds, temporary laydown areas and two concrete batching plants.

2.0 Project Team – Heritage Insight Pty Ltd

Heritage Advisor/Project Manager

The heritage advisor who conducted this assessment is Wendy Dolling (Heritage Insight P/L), who holds a BA (Hons) (Archaeology) from Monash University (2001) and a Masters of Cultural Heritage Management from Deakin University (2006).

Additional Team Members

Bianca Di Fazio (Director; BA (Hons) Arch.; MA Conservation) – project commissioning and oversight.

David Crotty (Senior Archaeologist; B.Arch (Hons)) – report editing.

Tom Kimber (Senior Archaeologist/GIS analyst; MA Arch.; BA (Hons) Arch.) – GIS mapping.

Carly Skinner (Technical Archaeologist; MArtC; BA (Hons) Classics) – background research.

3.0 The Study area

3.1 Location

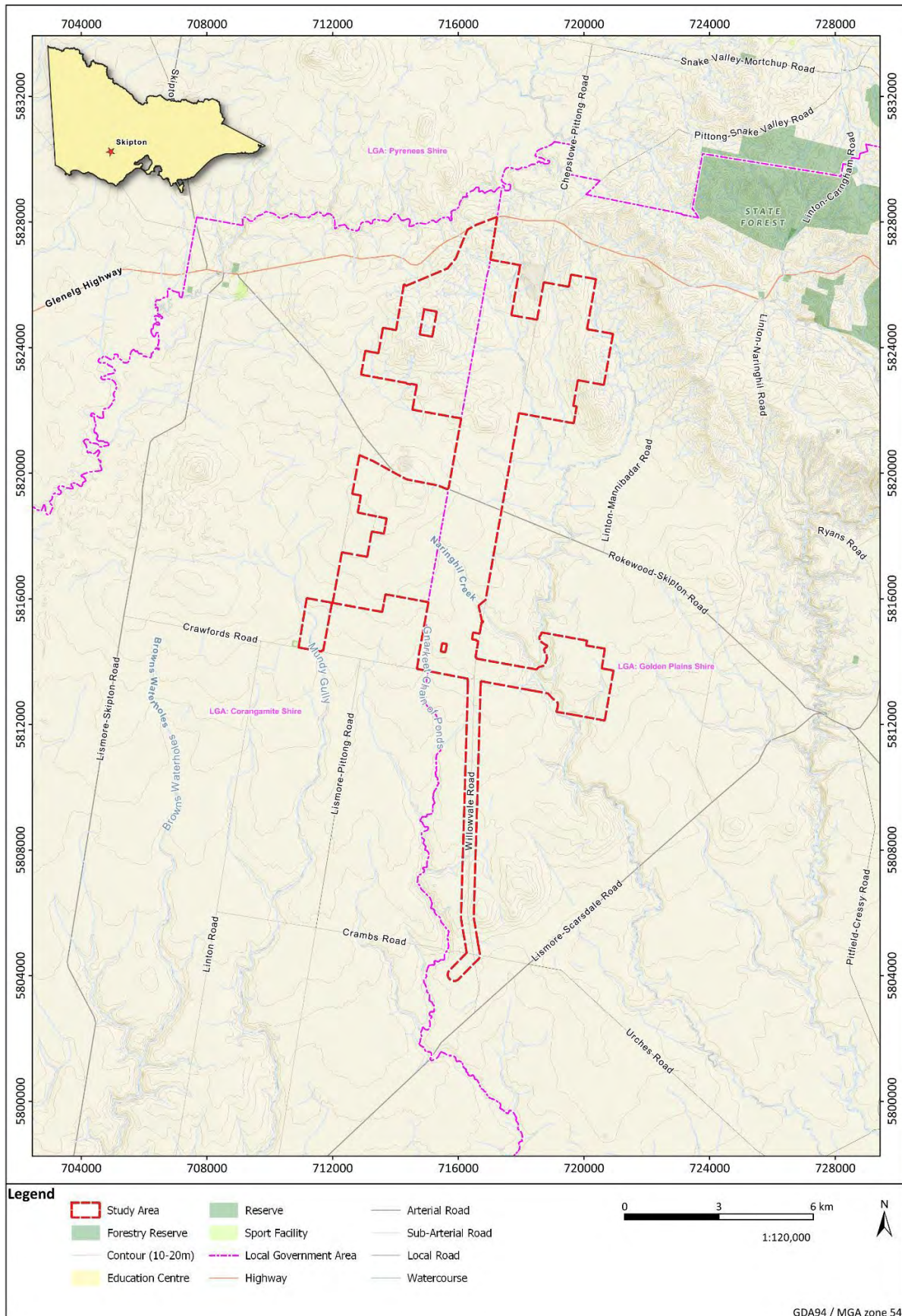
The study area encompasses the maximum potential area of impact associated with the proposed wind farm, including a buffer zone of land along Willowvale road adjacent to the alignment of the proposed transmission line. It encompasses ~6,200 hectares of land located within two local government areas (LGA): Corangamite (west) and Golden Plains (East). The study area is located to the south of the Glenelg Highway, east of the Lismore-Skipton Road, west of Linton-Naringhil Road, and generally north of Lismore-Scarsdale Road.

The location and extent of the study area is illustrated in Map 1.

3.2 Current Conditions

Current aerial views of the study area (Map 2 to Map 3) indicates that the majority of land encompassing the study area comprises cleared/open farmland. However, a number of features are evident at various points within the study area alignment, including:

- Residential structures and farm buildings;
- Linear plantings/hedgerows – along roadways, property boundaries and as windrows within paddocks;
- A number of creeks, including Naringhil Creek, Mundy Gully Creek, Hoyle’s Creek, tributaries of Gnarkeet Creek, and other un-named creeks/waterways;
- Public roads;
- Internal property/farm roads and tracks; and
- Property fencing – boundary and internal.



Map 1: Location of the Study Area

4.0 Potential Impact of the Proposed Activity on Historic Heritage

The proposed activity (construction of Moreton Hill Wind Farm (MHWF)) has the potential to impact historic heritage places/sites encompassed by the study area, including extant built structures, historic plantings, landform modifications, and archaeological features and deposits. Construction/works activities associated with the construction and operation of the MHWF that may impact any extant historic heritage include (but are not limited to):

- The construction of all structural elements;
- Additional construction/works activities including (but not limited to):
 - the construction of access roads/tracks, laydown areas, hard stands, and site facilities; and
- The operation of heavy machinery/construction vehicles within the study area.

5.0 Scope of Works

5.1 Purpose

As per the commissioned project scope, the main purpose of this assessment is to identify any historic (non-Aboriginal) heritage places, sites or areas of archaeological potential within the study area, and to provide advice regarding heritage protection and/or harm mitigation options that may be appropriate.

5.2 Objectives

Project objectives are:

- To undertake an assessment of historic places/sites within the study area in order to determine:
 - The occupation history of the place/site, in particular as it pertains to landform modifications and built heritage;
 - The location and condition of any extant historic structures;
 - The location and nature of any areas of archaeological potential; and
 - The current heritage values and significance of identified heritage places or archaeological sites.
- To develop recommendations for future management of identified heritage places/sites or areas of archaeological potential that address:
 - Protection of the heritage values of all identified places and sites;
 - The need for additional research or investigations; and
 - Any statutory protections and relevant approvals that may apply to the proposed activity.

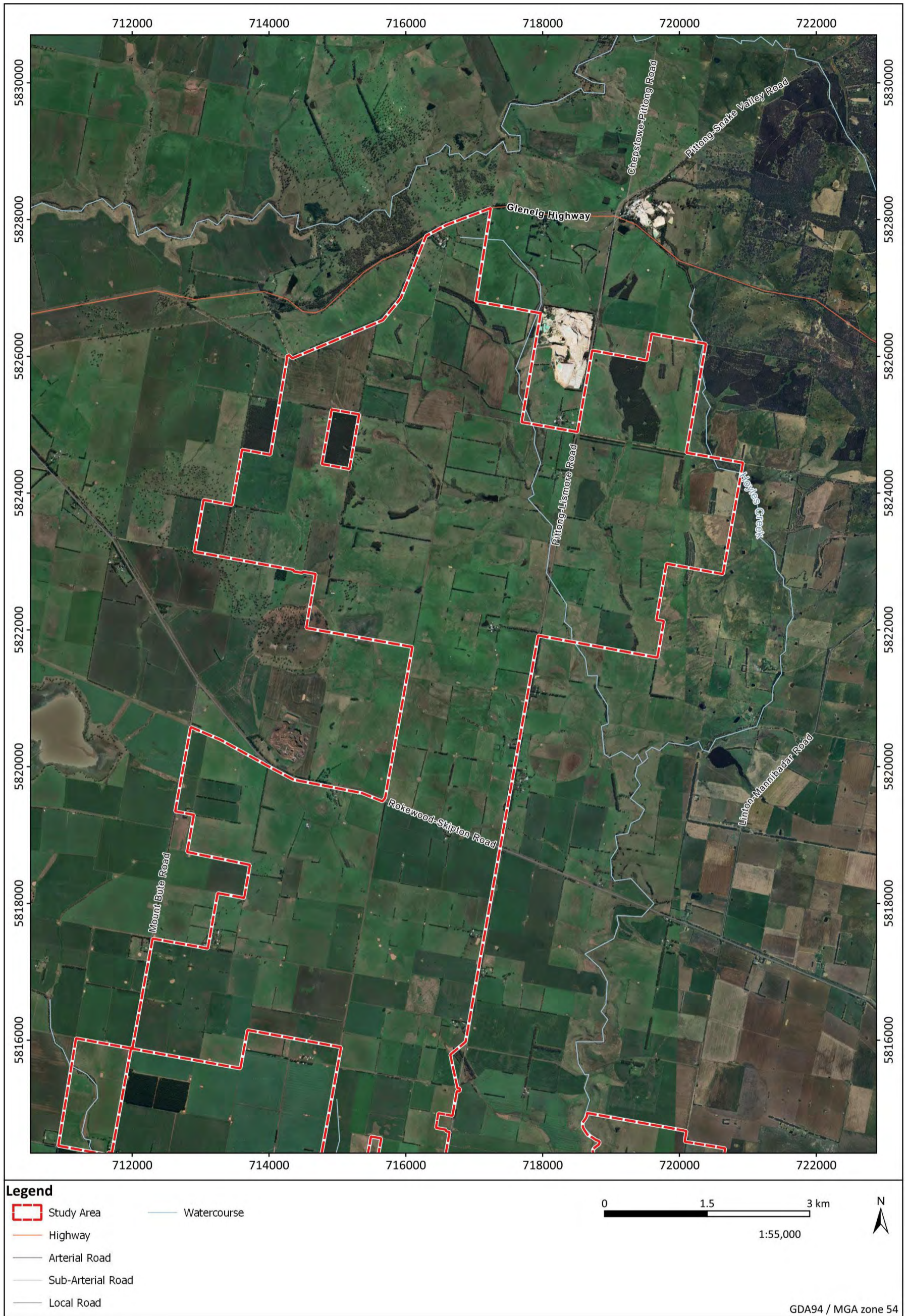
5.3 Limitations

The following limitations to the project scope and resultant HHA should be noted:

- As per the project scope, this HHA is limited to an assessment of historical (non-Aboriginal) heritage within the study area; however, it is noted that an assessment that addresses the

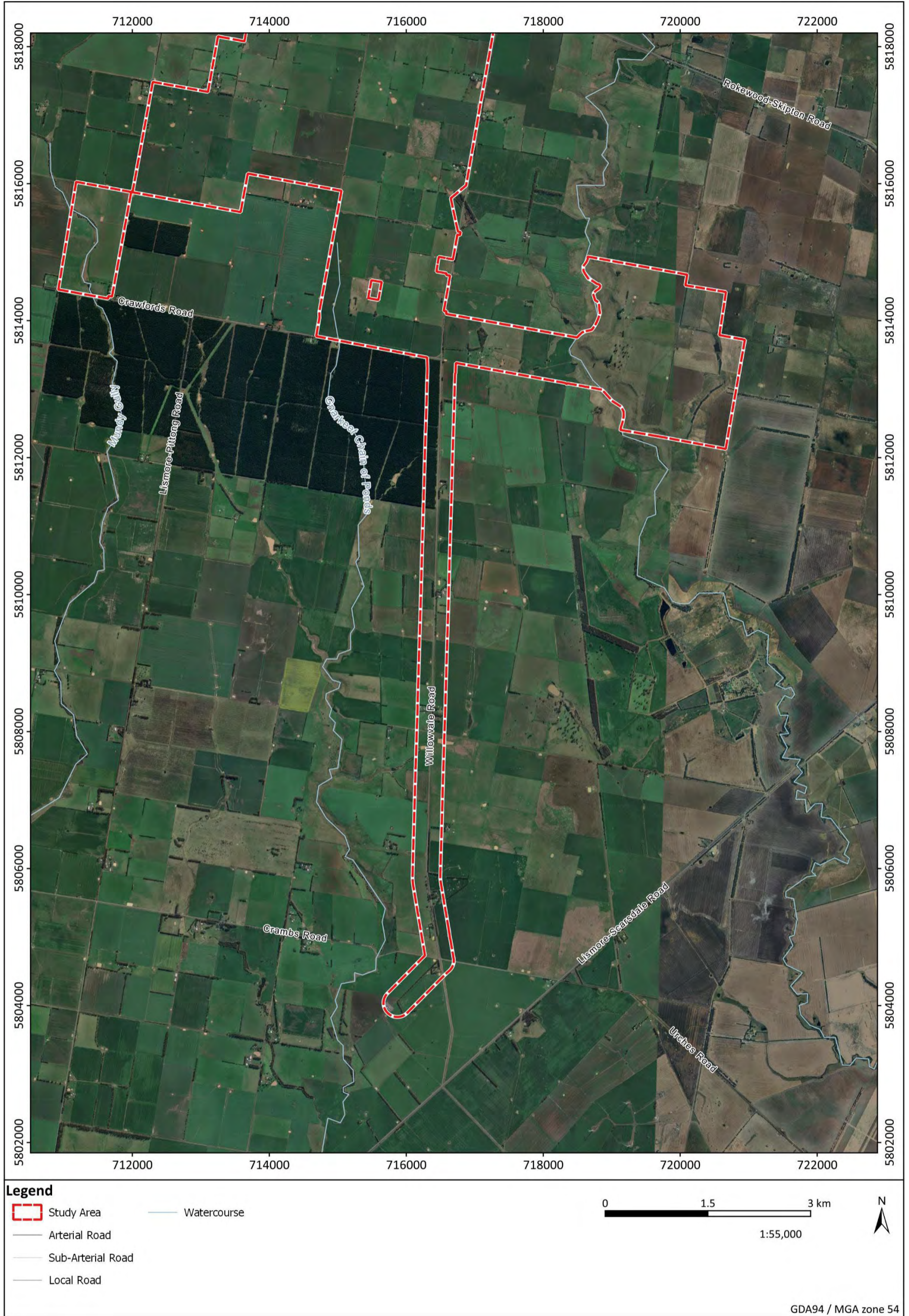
investigation and management of Aboriginal cultural heritage has been commissioned, and is being prepared concurrently to this report. This assessment of Aboriginal cultural heritage should be consulted in conjunction with this HHA.

- The report draws on previous reports and assessments of identified historic places. While the report aims to augment the known history of the land encompassing the study area by drawing on the most recent publications and primary sources such as historic maps and written accounts, a detailed social history of individual land occupants is beyond the scope of this desktop study.
- Given the large size of the study area and project scope, this assessment does not include research into the occupation history of individual properties located within the study area. As a result, it should be understood that detailed, property-specific research (beyond the current project scope) could result in the identification of potentially significant historical (non-Aboriginal) heritage places, sites or features not identified during this assessment.



Map 2: Current Conditions within the Study Area (north)

Note: Aerial imagery dates to 2021 – more recent high-resolution imagery of the study area (e.g., Nearmap) is not currently available.



Map 3: Current Conditions within the Study Area (south)

Note: Aerial imagery dates to 2021 – more recent high-resolution imagery of the study area (e.g., Nearmap) is not currently available.

Part Two: Desktop Assessment – Background Research

6.0 Previously Identified Heritage Sites

6.1 Methodology

Background research undertaken as part of the assessment phase of the project included:

- The identification of any previously recorded cultural heritage places/sites – within and in the vicinity of the study area – by accessing relevant heritage registers and databases; and
- A review of previous heritage studies within or in the immediate vicinity of the study area.

6.2 Results

A search of historic (non-Aboriginal) site registries (as detailed in Table 1) was carried out on September 20, 2023, to identify any previously identified historic heritage places/sites within and/or in the vicinity of the study area. To assist in the development of a predictive model of the potential for historic heritage to be preserved within the study area, the search included a 5 km buffer of land surrounding the study area.

The search showed that there are currently **no listed/registered historic heritage places or sites** located within the study area. The absence of currently listed historic heritage places/sites within the study area is likely at least in part due to the fact that the study area has not previously been subject to a detailed heritage study (see Section 7.0)

The expanded search showed that there are currently twenty two (22) registered/listed historic places/sites within 5km of the study area. All identified places/sites are located ≥ 2 km from the study area boundary, including: eleven (11) archaeological sites listed on the Victorian Heritage Inventory (VHI) – all of which are associated with historic mining activities; and ten (10) heritage places and one (1) heritage precinct listed on the Heritage Overlay (HO). The majority of the identified Heritage Overlay places are historic buildings (including residential structures and public buildings such as schools or churches) located in the townships of Linton or Skipton. Details of all identified places/sites have been included in Table 2 and Table 3; their location is illustrated in Map 4.

Table 1: Historic Registries

Register/List	Source
Victorian Heritage Register (VHR)	Victorian Heritage Database (DTP, 2023a); GeoVic3 (DEECA, 2023)
Victorian Heritage Inventory (VHI)	“
Heritage Overlay (HO)	Planning Schemes Online: Corangamite Shire (DTP, 2023b), Golden Plains Shire, (DTP, 2023c)
National Trust of Australia (Victoria) (NT)	Victorian Heritage Database (DTP, 2023a)
National Heritage List (NHL)	Australian Heritage Database (DEE, 2023)
Commonwealth Heritage List (CHL)	“
Register of the National Estate (non-statutory archive) (RNE)	“
World Heritage List (WHL)	UNESCO World Heritage Centre (UNESCO, 2023)

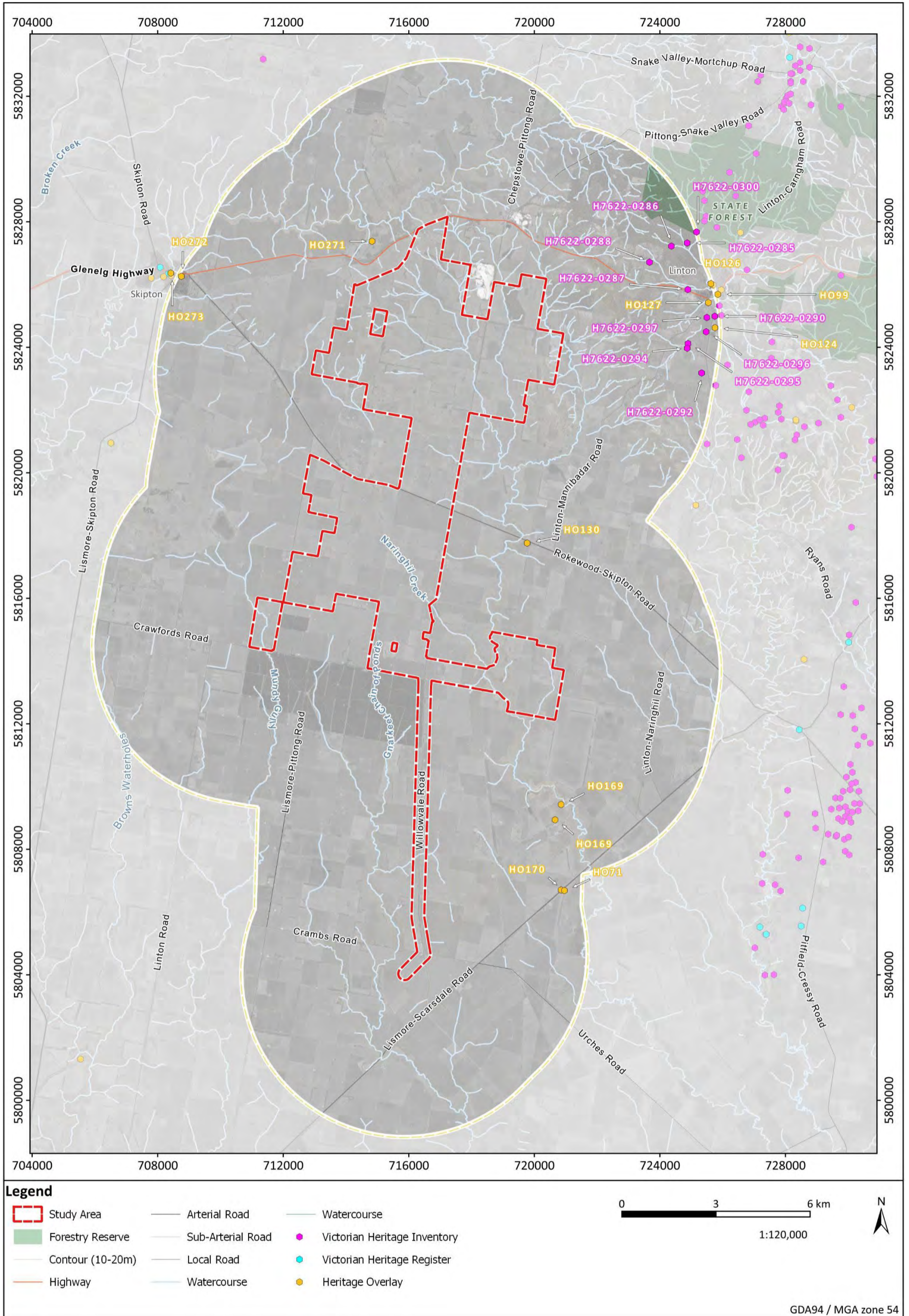
Table 2: Victorian Heritage Inventory (VHI) sites within 5km of the Study Area

Listing	Site no.	Location	Site Name	Site Type	Statutory Protection
VHI	H7622-0285	Linton	Standard Gully, Shallow Alluvial Sinkings on North Side	Industry - Mining	<ul style="list-style-type: none"> ▪ Protected under the <i>Heritage Act 2017</i> ▪ A Heritage Consent (issued by Heritage Victoria) would be required to impact this listed site
VHI	H7622-0286	Linton	Standard Gully, Deep Alluvial Sinkings & Shallow Sinkings South Side of Gully	Industry - Mining	“
VHI	H7622-0287	Linton	Nil Desperandum Co.	Mining and Mineral Processing	“
VHI	H7622-0288	Linton	Linton Shallow Alluvial Sinkings, West Side	Mining and Mineral Processing	“
VHI	H7622-0290	Linton	Pioneer / Phoenix / Linton Park Co.	Mining and Mineral Processing	“
VHI	H7622-0292	Linton	Andersons Freehold Co.	Mining and Mineral Processing	“
VHI	H7622-0294	Linton	Mount Bute GM Co.	Mining and Mineral Processing	“
VHI	H7622-0295	Linton	Deep Lead Mine, Linton	Mining and Mineral Processing	“
VHI	H7622-0296	Linton	Deep Lead Mine	Mining and Mineral Processing	“
VHI	H7622-0297	Linton	Atlas Co.	Mining and Mineral Processing	“
VHI	H7622-0300	Linton	North Arm of Standard Gully Alluvial Sinkings Midway between this gully and Nuggetty Gully	Industry - Mining	“

Abbreviations: VHI = Victorian Heritage Inventory
Source: DTP, 2023a; Heritage Victoria (Hermes Database), 2023.

Table 3: Heritage Overlay places/precincts within 5km of the Study Area

LGA	Place no.	Township	Place Name	Place Type	Statutory Protection
Golden Plains Shire Planning Scheme					
Golden Plains	HO71	Wallinduc	St Agnes Anglican Church	Religion	<ul style="list-style-type: none"> ▪ Protected under the <i>Planning and Environment (Planning Schemes) Act 1996</i> ▪ Local planning policy & permit requirements apply
Golden Plains	HO99	Linton	Linton Heritage Precinct	Heritage Precinct	“
Golden Plains	HO124	Linton	Linton Park Homestead	Homestead Complex, Gardens	“
Golden Plains	HO126	Linton	St Peters Catholic Church and Presbytery	Religion	“
Golden Plains	HO127	Linton	Former Presbyterian Church	Religion	“
Golden Plains	HO130	Mannibadar	Mannibadar Soldier’s Memorial Hall	Community Facility	“
Golden Plains	HO169	Wallinduc	Naringhal Homestead	Homestead Complex, Gardens	“
Golden Plains	HO170	Wallinduc	Soldiers War Memorial	Monuments and Memorials	“
Corangamite Shire Planning Scheme					
Corangamite	HO271	Skipton	Langi Willi Homestead Complex and Garden	Residential Buildings – Private, Garden	<ul style="list-style-type: none"> ▪ Under the <i>Planning and Environment (Planning Schemes) Act 1996</i> ▪ Local planning policy & permit requirements apply
Corangamite	HO272	Skipton	Skipton State School No. 582	Education	“
Corangamite	HO273	Skipton	Skipton Township Precinct	Heritage Precinct	“
Source: DTP, 2023b; DTP, 2023c; Heritage Victoria (Hermes Database), 2023; Tonkin and Westbrooke, 2014, pp. 53-64.					



Map 4: Location of Registered/Listed Historic Places & Sites within 5km of the Study Area

Note: Due to the large size of the study area the above map necessarily shows the location (central reference point) rather than the precise extent of each registered/listed historic heritage place/site.

7.0 Previous Heritage Studies

Only a limited number of historical heritage studies have been conducted for land encompassing or in the vicinity of the study area. There have been a number of board scale historical heritage studies undertaken by LGA's encompassing the study area, including:

- Golden Plains Heritage Study – Stage One (Huddle, 2004)
- Golden Plains Heritage Study – Stage Two (Heritage Matters, 2009a & 2009b)
- Corangamite Heritage Study – Stage One (Heritage Matters, 2009)
- Corangamite Heritage Study – Stage Two (Vol. 1 to 3) (Tonkin and Westbrooke, 2013a, 2013b & 2014)

These heritage studies provide a thematic history of the region – encompassing the study area – and have been used during this assessment as background documents to provide a framework in which the history of the study area can be considered.

In addition, a 1999 report on the history of gold mining in the 'Southern Division' of the 'Ballarat Mining District' was prepared (Supple, 1999); this broad-scale assessment encompasses the study area. The assessment included desktop research, consultation and a targeted historical archaeological survey of land in the vicinity of the study area. The on-site assessment (survey) was targeted at known historic gold mining places or potential sites identified through desktop research, and did not include any sites within the study area. It is noted that a number of archaeological gold mining sites identified during this study are located in the vicinity of the study area – near the township of Linton (east of the study area). Predictively, the presence of these sites increases the possibility that unidentified historical archaeological sites associated with gold mining are preserved within the study area.

A review of the above studies, and other relevant report databases accessible via desktop research, indicates that the study area has not previously been subject to a detailed/site specific heritage study or historical archaeological investigations.

Note: Within the timeframes available for technical heritage reporting, it is not possible to carry out comprehensive research of all published or unpublished reports. In addition, as Heritage Victoria do not currently have an on-line database of recently completed and ongoing assessments, it is possible that additional historical heritage assessments have been carried out (or are currently being undertaken) within or in the immediate vicinity of the study area.

8.0 Statutory Protection of Historic Heritage Places/Sites

The following section provides a summary of statutory protections applicable to:

- Currently registered/listed historic places or sites located within or in the vicinity of the study area;
- Any previously unidentified historical archaeological sites that may be located within the study area;
- and

- Any additional historic features (e.g., dry stone walls) – whether previously identified or unidentified – that may be located within the study area and are protected under the local planning scheme.

Relevant management conditions triggered by statutory protections are provided in Section 11.0.

8.1 Statutory Protections under the *Heritage Act 2017*

The *Heritage Act 2017* provides statutory protection for non-Aboriginal and contact archaeological sites, cultural heritage places, and heritage objects; including archaeological sites not currently listed on the Heritage Inventory or Heritage Register.

8.1.1 Statutory Protection of Victorian Heritage Register Places/Objects

The Victorian Heritage Register (VHR) is a listing of historic places and objects which have been assessed as being significant to the State of Victoria's history and development. A place or object listed on the VHR is protected under the *Heritage Act 2017*; specifically:

- Under Section 89 of the *Heritage Act 2017*, a Permit is required to remove, relocate, damage, disturb or alter any place or object listed on the Victorian Heritage Register.

There are currently no VHR places located within the study area.

Should there be any significant delay in the commencement of on-site works an updated search of relevant historic site registries should be undertaken to ensure that no new VHR places have been registered; any such place would be subject to the above statutory protections.

8.1.2 Statutory Protection of Victorian Heritage Inventory Sites

The Victorian Heritage Inventory (VHI) is a listing of sites that contain (or are likely to contain) archaeological remains that demonstrate an association with a significant historical event, pattern of land use, or other activity.

- Under Section 123 of the *Heritage Act 2017*, a consent is required to uncover, excavate, damage or disturb a site listed on the Victorian Heritage Inventory.

There are currently no VHI sites located within the study area.

Should there be any significant delay in the commencement of on-site works an updated search of relevant historic site registries should be undertaken to ensure that no new VHI sites have been identified and listed; any such site would be subject to the above statutory protections.

8.1.3 Statutory Protection of Historical Archaeological Sites

As stated above, the *Heritage Act 2017* provides statutory protection for non-Aboriginal and contact archaeological sites, including archaeological sites not currently listed on the VHI or VHR.

The *Heritage Act 2017* defines an archaeological site as a place (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

- 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.

Should a suspected historical archaeological site be encountered during the course of any works it will be protected under the *Heritage Act 2017*. Management Conditions provided with this report should be consulted if a suspected historical archaeological site is encountered during works (see Section 11.0).

8.2 Statutory Protections under the *Planning and Environment (Planning Schemes) Act 1996 – Heritage Overlay*

Under the *Planning and Environment (Planning Schemes) Act 1996*, and *Planning and Environment Regulations 2015*, provision is made for the protection of heritage places that are significant to a local area; these places are listed on a planning scheme under the local council Heritage Overlay.

A heritage place listed on the Heritage Overlay includes the listed item and its associated land. The Planning Scheme for the relevant authority (in this instance, the planning schemes for Golden Plains Shire and Corangamite Shire) established under the *Act* sets out permit application requirements for places listed on the Heritage Overlay.

There are currently no heritage places/precincts listed on the Heritage Overlay (HO) that are located within the study area.

Should there be any significant delay in the commencement of on-site works an updated search of relevant historic site registries should be undertaken to ensure that no new HO places/precincts have been listed; any such place/precinct would be subject to the above statutory protections.

8.3 Statutory Protections under the *Planning and Environment (Planning Schemes) Act 1996 – Dry Stone Walls & Historic Post Boxes*

Dry stone walls and historic post boxes are often given blanket protection under the relevant local planning scheme. However, each LGA has specific requirements (specified in their planning scheme) as to the area/areas of land where any extant dry stone walls are protected. The study area is located within two LGAs: Golden Plains Shire (east) and Corangamite Shire (west). Relevant planning scheme clauses and schedules for each LGA are provided below.

8.3.1 Golden Plains Planning Scheme

Dry stone walls and historic post boxes are given blanket protections under Golden Plains Planning Scheme. Specifically, as per Clause 52.33 of the Golden Plains Planning Scheme (established under the *Planning and Environment (Planning Schemes) Act 1996*), a permit is required to:

- Demolish or remove a post box constructed before 1930; **on land specified in the schedule** to this provision; or to
- Demolish, remove or alter a dry stone wall constructed before 1940; **on land specified in the schedule** to this provision.

The Schedule to Clause 52.33 specifies that **'All' land** within Golden Plains Shire is subject to the above permit requirements.

Note: Based on the geology of the study area and historic research undertaken as part of this assessment (see Section 9.3 for details), there is some potential for previously unidentified dry stone walls and/or historic post boxes to be located within Golden Plains Shire (study area – east). It is not possible to definitively exclude the presence of dry stone walls and/or historic post boxes without undertaking a comprehensive field survey of the study area.

8.3.2 Corangamite Planning Scheme

Dry stone walls and historic post boxes are in principle given blanket protections under the Corangamite Planning Scheme. Specifically, as per Clause 52.33 of the Corangamite Planning Scheme (established under the *Planning and Environment (Planning Schemes) Act 1996*), a permit is required to:

- Demolish or remove a post box constructed before 1930; **on land specified in the schedule** to this provision; or to
- Demolish, remove or alter a dry stone wall constructed before 1940; **on land specified in the schedule** to this provision.

However, as the Schedule to this provision in the Corangamite Planning Scheme states that ‘**no land is specified**’, the above permit requirements do not currently apply to land within the study area.

Should there be any significant delay in the commencement of on-site works, a review of the Corangamite Planning Scheme should be undertaken to confirm that the Schedule to Clause 52.33 is unchanged (i.e., no areas of land have been added to this schedule).

Note: Based on the geology of the study area and historic research undertaken as part of this assessment (see Section 9.3 for details), it is unlikely that dry stone walls will be located within the Corangamite Shire (study area – west). However, it is not possible to definitively exclude the presence of dry stone walls and/or historic post boxes without undertaking a comprehensive field survey of the study area. In addition, any dry stone walls that may be present within this part of the study area will potentially be of local heritage significance (given their rarity) and, as such, should be considered for protection.

9.0 Historic Background

9.1 Methodology

Background research undertaken as part of this assessment included:

- Research into the historic landforms and geomorphology of the study area in order to interpret extant landforms and understand the degree to which European occupation has likely altered the landscape; and
- Research into the occupation history of the study area – by accessing primary and secondary source material pertaining to land ownership, land occupation and built structures within the study area – to augment the known history of the region as detailed in previous heritage studies.

The results of the background research were used to prepare a history of the study area that is:

- Framed within the ‘Historical Themes’ identified as key to the local area (see Section 9.2); and
- Focused on the occupation history, landform modification and built structures specific to the study area.

9.2 Historical Themes

The history of the study area is presented within a ‘framework of historical themes’, which have been identified by heritage studies commissioned by Corangamite Shire and Golden Plains Shire (see Section 7.0). A thematic approach ensures that the history focuses on key historical and cultural processes with the aim of identifying human activities that have shaped our environment; this approach provides a historic context for identified heritage places/sites within the study area. A thematic history also contributes to an understanding of heritage significance (Heritage Council of Victoria, 2010, pp. 3–5).

Historical themes identified as key to the region by each LGA and that are of particular relevance to the study area are listed below.

Corangamite Plains Shire

Understanding the Natural Environment

- Geology

Exploration and Early Settlement

- Exploration and Pastoral Settlement

Making Rural Landscape

- Pastoral Homesteads, Farm Buildings and Dry Stone Walling

Pastoral and Agricultural Development

- Wool

Closer Settlement

- Selection Acts, Closer Settlement and Soldier Settlement

Building Towns

- Growth and Decline

Golden Plains Shire

Early Settlement

- Exploration, Early Settlement, and Altering the Natural Environment

Developing the Local Economy

- Laying Claim to the Land, Laying out boundaries, Developing Primary Production and Farming

Mining for Gold

- Principal Discoveries and Gold Rushes and Further Marks on the Landscape

Building Towns

- Soldier Settlement Schemes

9.3 Environmental Setting of the Study Area

Relevant Historical Themes

- Corangamite – Understanding the Natural Environment
 - *Geology*
- Golden Plains – Early Settlement
 - *Altering the Natural Environment*

The natural environment of the region had a significant impact on settlement patterns and land use during the nineteenth and early-twentieth century. An overview of the geology and geomorphology of the region and of the distribution of native vegetation at the time of European settlement is provided below, with a discussion of how the natural environment has been impacted by nineteenth century settlement, and twentieth century farming activity.

9.3.1 Geology & Geomorphology

Geological and geomorphology mapping reveals that the study area is located on a variety of geographic/geomorphic units as illustrated in Map 5 and Map 6.

The central and much of the southern part of the study area is characterised by stony rises and basalt formations known as the Newer Volcanic Group (Neo), which formed between the Miocene and the Holocene periods. The geomorphological landscape characteristic of the Newer Volcanic Group geographic unit is characterised by low hills with moderately spaced drainage lines and wetlands (or former wetlands), which form shallow depressions in the volcanic plains. Lava flows generally result in a landscape characterised by visible basalt outcrops commonly called ‘stony rises’, which may be present as almost imperceptible, grass-covered undulations, or form more pronounced rocky outcrops (DEECA, 2023; Map 5 and Map 6).

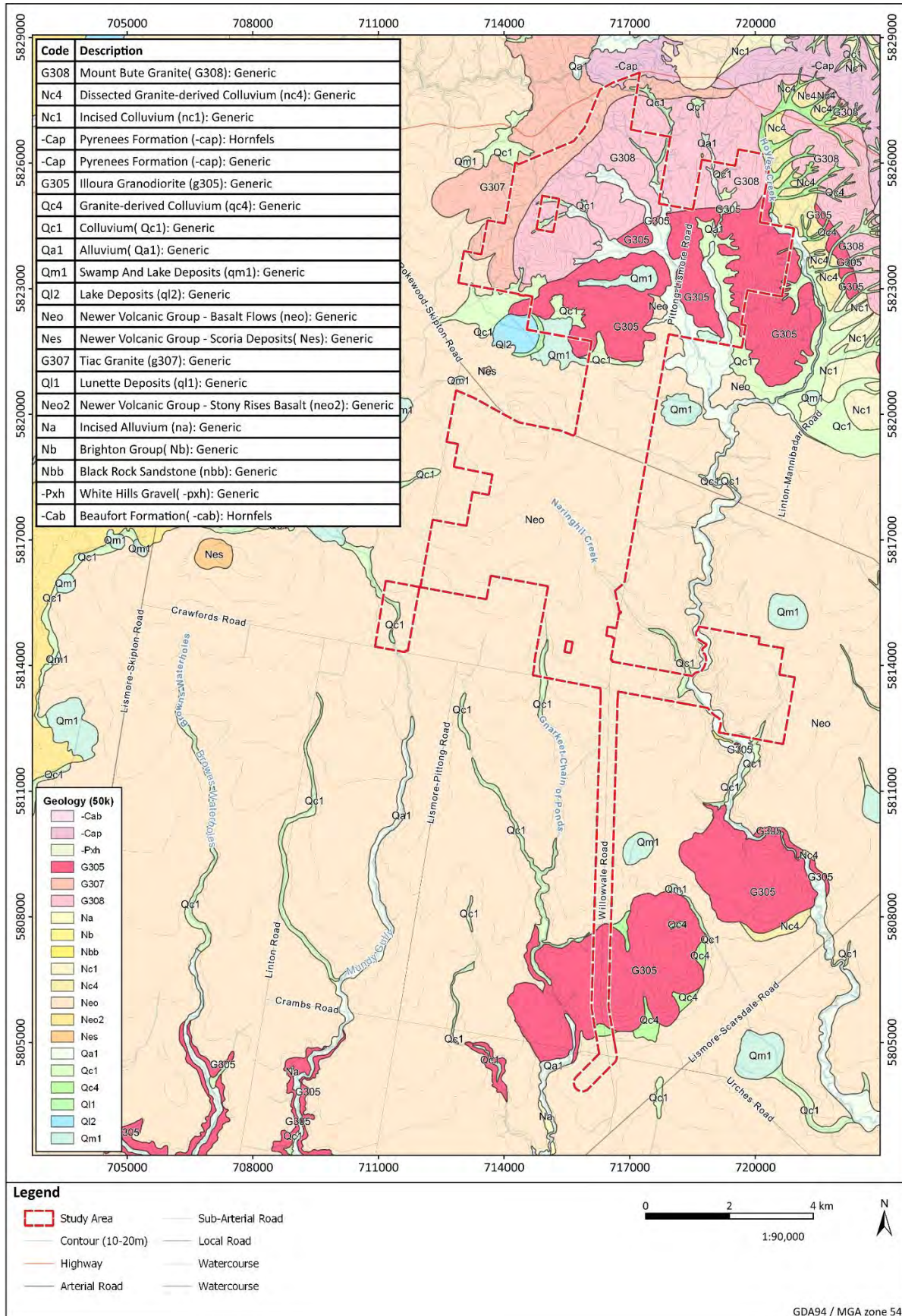
The northern part of the study area and some parts of the southern study area primarily comprise volcanic units that together are classified as the Beckworth Suite of geological units. These units include granite formations that generally result in a landscape of low rolling hills dissected by water ways. Granite can be visible in the landscape as boulders or tors created by erosion and weathering over time (DEECA, 2023; Map 5 and Map 6).

Historically, agricultural activity has both transformed, and utilised geological features within the study area, and in the geographic region more broadly. The alluvial soils found in proximity to named and unnamed waterways naturally attracted early European settlers with more productive soils and access to water. Repeated ploughing and grazing activity have transformed much of the study area, with the removal of trees in the north, and likely levelling of fields influencing subtle landscape changes. Historic settlers also generally found that ‘stony rises’ associated with Newer Volcanic Group geology interfered with efforts to operate farm machinery and often sought to remove such obstacles wherever possible. However, the presence of surface or near surface basalt also provided a ready resource for the construction of dry stone walls, particularly in the Golden Plains Shire. Where available, finer quality basalt was cut and tooled to suit building foundations, walls, lintels, steps and sills (Dingle, 1984, pp. 80–81; Heritage Matters, 2009, pp. 52 & 67; Pickard, 2007, pp. 144-149). The use and/or removal of naturally occurring basalt, and potentially of granite, from their natural location has potentially caused significant alteration to the study area’s landscape.

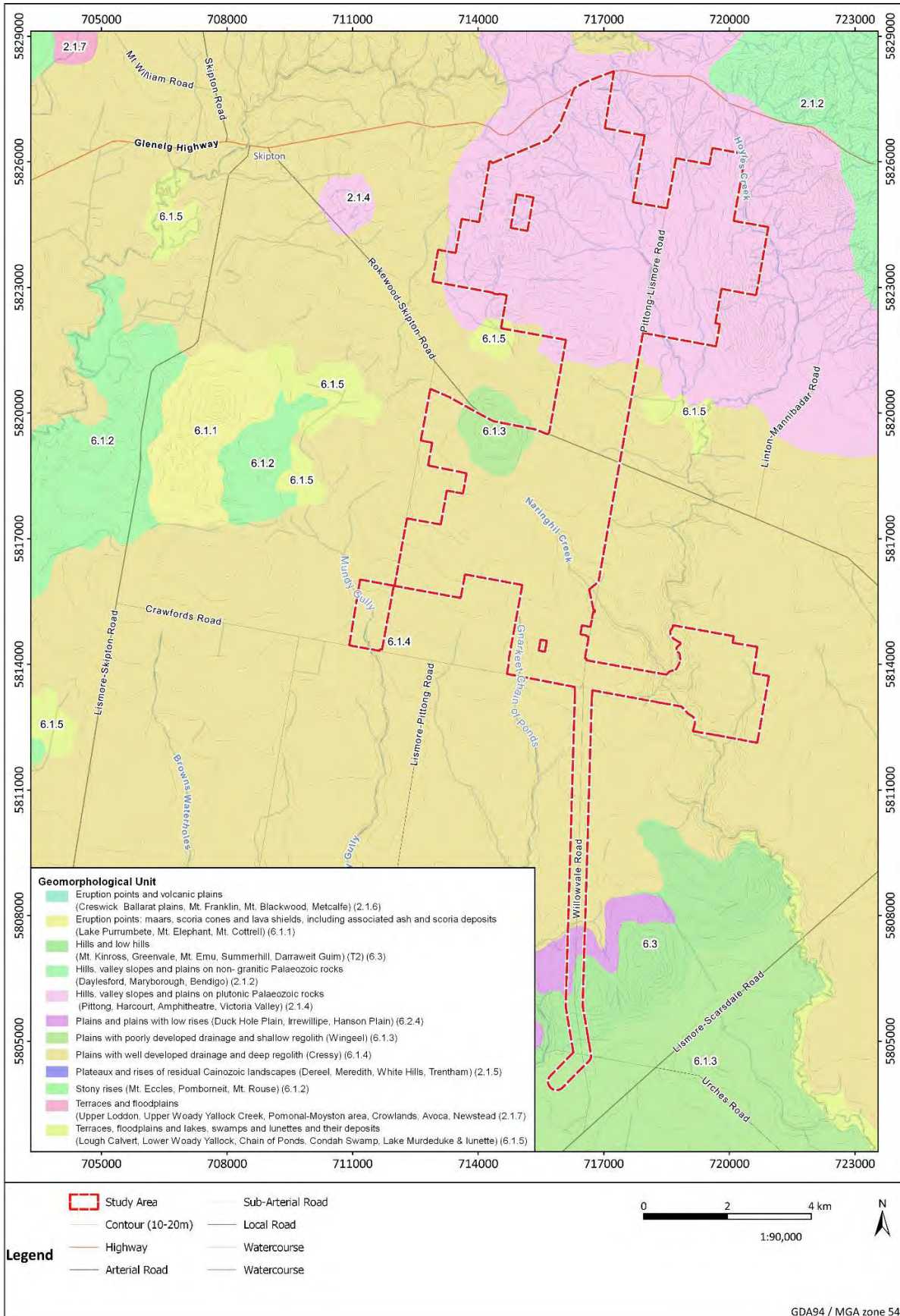
9.3.2 Native Vegetation – Utilisation and Land Clearance Activities

The pre-1750 Ecological Vegetation Community (EVC) present within the study area is illustrated in Map 7. As this map shows, the majority of the central and southern portions of the study area is located within a pre-1750 vegetation class identified as 'Plains Grassland' (EVC-132). Areas of 'Grassy Woodland (EVC-175) cover much of the northern part of the study area, and a portion of the southern study area. Smaller areas of land within the study area are classified as 'Riparian Woodland' (EVC-641), 'Plains Grassy Woodland' (EVC-55), 'Heathy Forest' (EVC-20), 'Plains Grassy Woodland' (EVC-55), 'Creekline Grassy Woodlands' (EVC-68), and 'Plains Sedgy Wetland' (EVC-647).

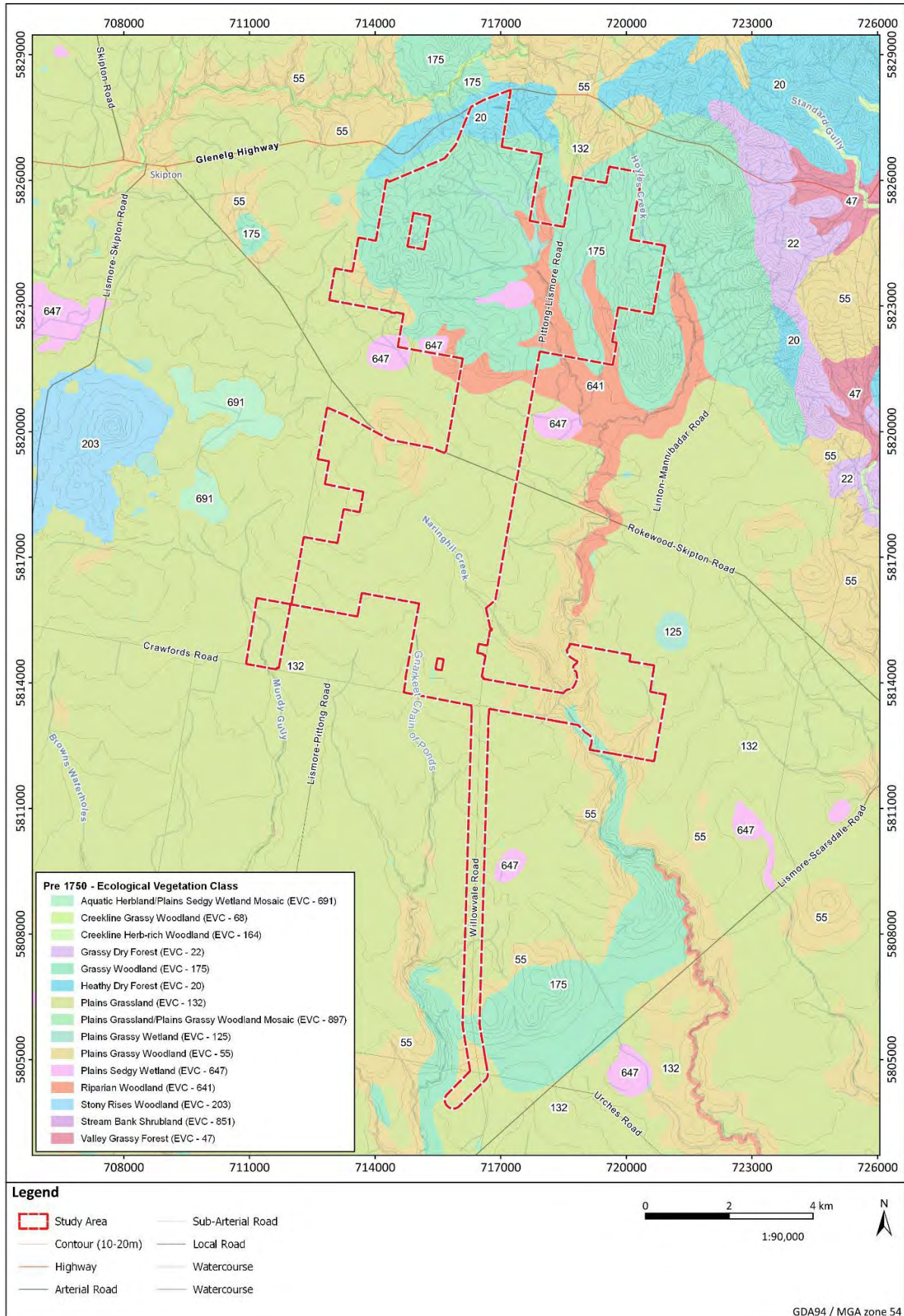
Historically, agricultural activity utilised existing native vegetation, and altered the distribution of vegetation species. Historic maps dating to the 1840s and 1850s that provide descriptions of vegetation within the study area in general correlate to the pre-1750 EVC mapping (see Section 9.5). For example, an 1852 survey of land describes the study area as: 'Open Plains Good Grass no Stone or Timber' (southeast); as 'Open Grassy Plains occasional Stones' (southwest); and 'Open Forest of Gum Sheoak and Wattles' (north) (see Figure 8). The presence of extensive open grassland suitable for grazing stock would have attracted early pastoral settlers to the study area. Aerial images dating to the twentieth century shows that the northern part of study area has been largely cleared of original native trees, presumably during modifications to the land for farming purposes (e.g., see Map 20).



Map 5: Geology (50K) within and in the vicinity of the Study Area



Map 6: Geomorphology within and in the vicinity of the Study Area



Map 7: Pre-1750 EVCs within and in the vicinity of the Study Area

9.4 Early Exploration & The Port Phillip Association (1802 to c.1839)

9.4.1 Relevant Historical Themes

- Corangamite – Exploration and Early Settlement
 - *Exploration and Pastoral Settlement*
- Golden Plains – Early Settlement
 - *Exploration and Early Settlement*

In 1802, Matthew Flinders undertook the first detailed survey of Port Phillip Bay. During his survey, Flinders created a detailed map of the Victorian coastline; however, regions beyond the immediate shoreline remained essentially unexplored (Flinders, 1814; Harcourt, 2001, pp. 11–15). Lands to the north of present-day Melbourne were first explored by Europeans in 1824 when Hamilton Hume and William Hovell travelled from New South Wales to Port Phillip via a route that took them through regions to the north and west of Port Phillip Bay (Harcourt, 2001, pp. 17-18; Lovell Chen, 2013a, p. 21; Peel, 1974, p. 1). Exploration of regions to the west of Hume and Hovell’s route did not occur until 1836, when Major Thomas Mitchell (Surveyor General of New South Wales) crossed through the region while surveying routes from Sydney to the Port Phillip District (present-day Victoria) (Figure 1).

In 1835, John Batman travelled to Victoria from Tasmania on behalf of the ‘Port Phillip Association’ – a group of Tasmanian pastoralists who were in search of good grazing land. Batman signed two so-called ‘treaties’ with Aboriginal leaders to acquire ‘ownership’ of vast quantities of land, including: 500,000 acres covering much of Victoria, and 100,000 acres in the vicinity of present-day Geelong. Batman and John Helder Wedge – surveyor and member of the association – went on to create a map of the district, dividing the 600,000 acres into individual Sections allocated to members of the association (Harcourt, 2001, pp.73–75). The Port Phillip Association’s ‘ownership’ was considered illegal by the British Government and was quickly declared void by Governor Bourke. Despite Government opposition, members of the association established pastoral properties within their allocated sections, grazing sheep and/or cattle during the 1830s and early 1840s (Kenyon, 1937, p.108; Harcourt, 2001, pp.102–113; Wedge, 1835).

The accounts of fertile grazing land to the north and west of Port Phillip Bay by Mitchell were published in Sydney and Hobart newspapers of the time; earlier reports by Hume and Hovell, and of the activities of the Port Phillip Association further fuelled the interests of pastoralists from Tasmania and New South Wales who were looking for good grazing lands in the developing colony of Port Phillip during the late 1830s (Harcourt, 2001, pp. 126-127).



Figure 1: ‘The South Eastern Portion of Australia – shewing [sic] the routes of the three Expeditions and the surveyed territories’ (Mitchell, 1838)

Note: Depicts Mitchell’s exploration route. The study area is marked as ‘Open Downs’.

9.4.2 The Study Area

The study area is located outside the boundary of the Port Phillip Association's lands as mapped by John Helder Wedge in 1835 (Wedge, 1835; Harcourt, 2001, pp. 208-209; Kenyon, 1937). However, although the Port Phillip Association's lands were located a significant distance southeast of the study area, the Association's activities – along with Mitchell's exploration journals – promoted interest in the regions as potential grazing lands suitable for the establishment of pastoral runs, both from New South Wales overlanders and Tasmanian pastoralists.

9.5 Pastoral Occupation Period (1830s to 1870s)

9.5.1 Relevant Historical Themes

- Corangamite – Exploration and Early Settlement
 - *Pastoral Settlement*
- Corangamite – *Making Rural Landscape*
 - *Pastoral Homesteads, Farm Buildings and Dry Stone Walling*
- Golden Plains – Early Settlement
 - *Early Settlement and Altering the Natural Environment*
- Golden Plains – Developing the Local Economy
 - *Laying Claim to the Land and Laying out boundaries*

In 1836, in order to regulate the rapidly expanding unauthorised 'squatting' occupation of Port Phillip (present-day Victoria), the Crown passed the *Crown Lands Unauthorised Occupation Act*. This act allowed pastoralists to legally occupy un-surveyed land within the colony as pastoral runs for which they paid an annual occupation licence (Spreadborough and Anderson, 1983, pp. xii). During the 1830s and early 1840s, pastoralists established runs (leaseholds) under this act on the best available arable lands in the vicinity of water sources and overland stock routes. In general terms, pastoral settlement gradually spread outwards from the main occupation centres at Melbourne and Geelong. The open plains – largely devoid of thick tree cover, but with native grasses suitable for grazing, and reliable water sources – made the western plains of Victoria highly favourable to early settlers. By the end of the 1830s, there had been an influx of pastoralists into western Victoria (Figure 4 to Figure 5; Dingle, 1984, pp. 24-28).

Pastoral run holders of the nineteenth century modified the landscape in a variety of ways, including: clearing vegetation to create open pastures; construction of 'home stations' occupied by the run holder or by an appointed manager; construction of pastoral outstations – dwellings remote from the 'home station' that were occupied to allow the management of stock; and enclosure of areas of land by fencing (Dingle, 1984, pp. 80–81; Pickard, 2007, pp. 144-149). During the 1840s, fencing was generally limited to paddocks in the immediate vicinity of home stations and/or outstations for the purposes of temporarily holding stock or as horse paddocks and, on some occasions, to mark run boundaries. Once run holders were assured of the long term viability of the run they were more likely to invest in boundary and internal paddock fencing (Dingle, 1984, pp. 28-29; Pickard, 2007, p. 145).

Prior to 1847, a lack of secure land tenure meant that early settlers were reluctant to expend significant capital on land improvements, and as a result many early dwellings were relatively simple structures (Dingle, 1984, pp. 24-28). The *Land Act of 1846* and *order-in-Council of 1847* provided pastoral run holders with: the opportunity to take out a long-term lease for their holdings; and allowed them the right to purchase

allotments of land encompassing a pastoral run home station from the Crown without competition, known as a 'pre-emptive right of purchase' (Dingle, 1984, pp. 80–81; Nelson & Alves 2009, pp. 28–29). These statutory changes served to encourage the investment of capital and resources into improvements on the run.

9.5.2 The Study Area – Pastoral Occupation (1840s to 1870s)

The study area is encompassed by a number of pastoral stations established between 1838 to 1844 (Figure 5 to Figure 9; Map 8 to Map 12), including:

- Mount Bute (majority of the study area – north, central, and south);
- Lang Willi (northwest);
- Borri Yallock (southwest) – subdivided in 1850, with Borri Yallock East/Mount Widderin encompassing this part of the study area; and
- Gnarkeet (south) – subdivided in 1851 into Gnarkeet East and Gnarkeet West, both of which intersect the study area.

All identified pastoral runs operated for an extended period of time, with a significant portion of the study area occupied under pastoral lease conditions until the 1870s. A chronological history of the occupation of these runs is provided in Table 4 to Table 5.

Historic records indicate that, while the landscape varied during the pastoral run era, in general it consisted of open plains (central and south), with some swampy areas (south and west), and smaller areas of forested land (south and north). The presence of stones (presumably basalt) is recorded in the central and southern portion of the study area (see Figure 6 to Figure 8). It is likely that pastoral lease holders of all runs undertook some land clearance activities within the boundaries of their leaseholds – particular in close proximity to homesteads and pastoral outstations – both to create open pastures and to source timber for fuel and building purposes. However, it is likely that at least a portion of the native trees located within the study area at the commencement of pastoral occupation were not cleared until the late-nineteenth or early twentieth century (Dingle, 1984, pp. 80–81).

Building materials used by pastoral run holders were primarily sourced from locally available natural resources, so that in areas where basalt could be sourced with minimal quarrying (e.g., within the volcanic/basalt plains evidenced in the central and southern portion of the study area) it was commonly used for the construction of dwellings and fencing. However, in areas such as the northern portion of the study area where suitable timber rather than stone was more readily available, it was more likely to be used as a building material (Connah, 1993, p. 66; Pickard, 2005, 2007 & 2010). Predicatively, the presence of readily available basalt within the central and southern part of the study area increases the likelihood that basalt was used in the construction of pastoral era buildings and/or fencing.

A review of historic maps and additional source material has been undertaken to identify the location of historic structures and landscape features within and in the immediate vicinity of the study area during the pastoral occupation period (1830s to 1870s). The identification of these structures and features, as detailed below, is of particular relevance for the purpose of developing a predicative model of the likelihood/potential for previously unidentified historic heritage places/sites to be preserved within the study area. Details of identified features/structures on each individual run are summarised below and further detailed in Table 4 to Table 6.

A significant number of pastoral home stations and out stations have been identified in the vicinity of the study area; however, to date, none have been identified within the study area (see Figure 4 to Figure 9, and Map 8 to Map 12). It should be noted that the identification of these pastoral period structures (e.g., home stations and out stations) is based on historic maps of the period; such maps are typically not based on comprehensive surveys of all land within a given area. It is therefore possible that structures and/or landform modifications associated with the pastoral run occupation period are preserved within the study area (e.g., creek fords, additional out-stations, holding paddocks or sheep washes). If any such places or sites are located within the study area, predictively, they are most likely to be located in the vicinity of known water sources (e.g., Naringhil Creek or Gnarkeet Creek) or along identified historic tracks within the study area. Any such places/sites would potentially be historically significant. One sheep yard associated with the Mount Bute pastoral run has been identified within the study area (southeast; see Map 11). A discussion of the significance of this structure is provided below.

<p>Note: References/sources for the below summary of each run's occupation are provided in Table 4 to Table 6.</p>

Mount Bute (1838-1873) – Study Area (northeast, central and southeast)

In 1838, Duncan Hoyle established the Mount Bute pastoral run that included ~38,000 acres of land. The Mount Bute run encompassed the majority of the study area (see Figure 5 to and Map 8 to Map 10). Members of the Hoyle family held the pastoral lease for this run until 1853, and primarily used the land for grazing sheep. A series of pastoralists held the lease for the run between 1853 and 1872 as detailed in Table 4. Of particular note are Matthew Baird and Samuel Baird, who would go on to purchase a significant portion of the original pastoral runs lease during the later nineteenth century (see Section 9.7). Primary source material indicates that Mount Bute continued to operate as a sheep grazing property throughout the pastoral run period. Desktop research undertaken to date indicates that the following structures and features associated with the occupation of Mount Bute pastoral run were located within or in the vicinity of the study area. Additional details are included in Table 4.

- The main homestead (home station) for the Mount Bute pastoral run was located on Naringhil Creek, outside of the study area, within the pre-emptive right allotment (Mount Bute pre-emptive right) – as marked on historic maps dating from the nineteenth century (see Figure 3, Figure 5, and Map 8 to Map 10).
- An 1852 map (Figure 5) indicates that the run comprised large areas of open plains (south and central) and open forested land (north). Though it is possible that pastoral lease holders undertook some land clearance activities within the boundaries of the run during their occupation periods, given the extensive area of open plains available for grazing within the run it is likely that the northern portion of the run remained relatively un-cleared until later occupation periods.
- A number of outstation huts associated with the Mount Bute run are marked on a historic plan dating to 1854 (Figure 8 and Map 8) – none of the identified out stations are located within the study area.
- A number of tracks intersect/cross the run and the study area (see Figure 5 and Map 8).
- By 1861 a large sheep yard had been constructed within the study area (southeast; see Map 11). A second sheep yard was located outside the study area but in relatively close proximity to the first yard. Both yards are near Naringhil Creek. The presence of these sheep yards indicates that there is a possibility for additional structures such as huts, creek crossings and/or a 'sheep/wool wash' to be located within this part of the study area, which are not marked on maps reviewed as part of this

assessment. Sheep/wool washes of the nineteenth century typically consist of relatively simple landscape modification to an existing creek line to direct sheep to run through the water (to rinse off the wool prior to shearing) or could include more formal fenced races, ramps and holding pens and constructed water reservoirs (Dutton 1985, pp. 74-75; Figure 2). There is potential for archaeological features and/or deposits associated with the use of these sheep yards and any associated structures to be preserve within this part of the study area. (Dutton 1985, pp. 74-75; Figure 2).



Figure 2: 'Sheep Washing at a Station near Goulburn' (-1857)

Note: Figure depicting an example of the sheep washing processes and structures typical of pastoral runs in Australia dating to the nineteenth century.

Langi Willi (1838-1874) – Study Area (northwest)

The Langi Willi pastoral run (also known as Bangamie and Banjanie) was established by William Wright and James Montgomery in c. 1838; Wright and Montgomery retained the leasehold for the run until 1853. The home station of this run was located to immediate north of the study area. The run remained in operation until c.1874, and details of subsequent run holders are provided in Table 4. This run encompassed the northwest portion of the study area and included ~21,734 acres of land that was primarily used for grazing sheep.

Desktop research undertaken to date indicates that the following structures and features associated with the occupation of Langi Willi pastoral run were located within or in the vicinity of the study area (as illustrated in Figure 3 to Figure 5 and Figure 8; Map 9 to Map 10, and Map 15). Additional details are included in Table 4.

- The main homestead for the Langi Willi pastoral run was located to the immediate northwest of the study area. While the close proximity of the home station is of note, a map of the pre-emptive right of this run suggests that any structures associated with the home station were located outside the study area (Figure 3).
- Historic maps indicate that the portion of the study area that is located within the Lang Willi run was originally 'thickly wooded'. Given the proximity of the northern part of the study area to the Langi Willi home station it is likely that the run holders undertook some land clearance activities in this area during pastoral occupation period in order to create grazing land, and to source timber for fuel or building material.



Figure 3: ‘Langi Willi Pre-emptive right’ [- c.1838-1874]

Note: Figure illustrates the location of the home station and associated structures within the Langi Willi pre-emptive right – located outside (immediately north of) the study area. The location of pre-emptive right in relation to the study area is illustrated in Map 15.

Borri Yallock / Borriyallock /Mt Widderan (1839-1866) – Study Area (southwest)

The Borri Yallock (also known as Borriyallock or Mt Widderan) pastoral run encompasses a relatively small portion of the study area (southeast). This run was established by Henry Anderson in 1839. Anderson held the run lease of ~50,750 acres until 1850, at which time he divided the run into three separate lease areas. The eastern part of the original run (Borri Yallock East) encompassed part of the study area. Anderson retained the leasehold for the Borri Yallock East run until 1854, at which time the run was acquired by Francis Ormond. The Ormond family (Francis snr. and Francis jnr.) retained the run until it was forfeited in 1866 (see Table 5; Map 8). The home station of this run was located a significant distance to the west of study area (on Emu Creek; Figure 5 and Figure 7).

Desktop research undertaken to date indicates that the following structures and features associated with the occupation of Borri Yallock pastoral run were located within or in the vicinity of the study area (as illustrated in Figure 4 to Figure 5 and Figure 7; Map 8).

- The main homestead for the pastoral run was located a significant distance (~10km) to the west the study area.
- No structures (e.g., out stations, tracks or fencing) are marked on any historical maps reviewed as part of this assessment within the portion of the study area that is encompassed by this run.

- Historic maps indicate that the portion of the Borri Yallock run located within study area comprised open plains with some swampy areas.

Gnarkeet (1845 to 1851) / Gnarkeet East & West (1851-1864/1872) – Study Area (south)

Robert Tennent and Charles Lyon established the Gnarkeet pastoral run – encompassing the southern portion of the study area – in 1844. The run included ~28,920 acres of land. During its pastoral occupation period (1845 to 1883) the run was primarily used for grazing sheep. In 1870, the run was subdivided into two pastoral runs: Gnarkeet East and Gnarkeet West. The study area intersects parts of both of these runs. Details of run holders during the pastoral occupation period (1844 to 1872) are provided in Table 6.

Desktop research undertaken to date indicates that the following structures and features associated with the occupation of the Gnarkeet runs were located within or in the vicinity of the study area (as illustrated in Figure 6, Figure 8 and Figure 9; Map 8 to Map 12).

- Home stations associated with these pastoral runs were located outside the study area on Naringhil Creek (Gnarkeet East – William Rowe’s home station) and on ‘Gnarkeet Creek/Ponds’ (Gnarkeet/Gnarkeet West – Tennent and Lyon’s home station).
- ‘Tennent and Lyon’s home station, later occupied by pastoral lease holders F. Beggs and J.G. Mack is located relatively close to the study area (i.e., west of present-day Willowvale Road). While the close proximity of the home station is of note, historic maps of the period suggest that the Gnarkeet/Gnarkeet West homestead and any associated out buildings were located outside the study area within the run’s ‘pre-emptive right’ (Figure 6, Map 9, Map 10, and Map 12).
- A number of out stations associated with these runs are marked on a map dating to 1847 (Figure 6); none of these out stations are located within the study area.
- Run boundaries intersecting the study area (south); a portion of the boundary may have been fenced, however historic maps suggest that it was likely simply demarcated by a ploughed furrow/ditch (Figure 6, Figure 9 and Map 12).

By 1862, a significant portion of the Gnarkeet/Gnarkeet West (including part of the study area (south)) had had been purchased outright by the then pastoral run lease holder J. G. Mack (DLS, 1863; Figure 9).

Table 4: Pastoral Runs encompassing the northwest and eastern portion of the Study Area

Mount Bute				~38,000 Acres
Date/s	Lessee/s		Land Use & Identified Features/Structures	
- July 1838	Duncan Hoyle		<i>Land use within the study area:</i> - grazing (primarily sheep) <i>Landform modifications and structures identified within the study area:</i> - sheep yard (southeast) - tracks linking pastoral out stations and runs in the regions - run boundaries (at least partially fenced (brush)) - land clearance activity likely in the north	
9 Feb. 1852	John Hoyle			
2 Dec. 1853	Charles Oakley and William Pettet (or Pettit)			
- Dec. 1856	Charles Oakley			
17 Dec. 1858	Matthew Hamilton Baird, Richard Gibbs, Robert Bruce Ronald and Byron Lord Ronald			
30 Apr. 1860	Matthew Hamilton Baird and Samuel Baird			
22 Mar. 1872	Samuel Wilson			
8 Aug. 1873	<i>forfeited</i>			
Langi Willi / Bamgamie				~21,734 Acres
Date/s	Lessee/s		Land Use & Identified Features/Structures	
- - 1838	William Wright, James Montgomery and Alexander Anderson		<i>Land use within the study area:</i> - grazing (primarily sheep) <i>Landform modifications and structures identified within the study area:</i> - nil structures identified - land clearance activity likely <i>Landform modifications and structures in the immediate vicinity of the study area:</i> - track - pastoral run homestead and associated structures	
- - 1845	William Wright and James Montgomery			
- - 1852	William Mitchell			
31 Aug. 1859	Phillip Russel, James Aitken and Andrew Porteous			
- - 1874	<i>forfeited</i>			
Sources: Billis and Kenyon, 1932, pp. 150, 222; SGO, 1852; Skene, 1845; Smythe, 1841; Spreadborough and Anderson, 1986, pp. 85 & 120-121.				

Table 5: Pastoral Runs encompassing the southwest portion of the Study Area

Borri Yallock / Borriyallock			~50,750 acres
Date/s	Lessee/s	Land Use & Identified Features/Structures	
- - 1839	Henry Anderson	<i>Land use within the study area:</i> - grazing (primarily sheep) <i>Landform modifications and structures identified within the study area:</i> - nil identified	
- - 1850	<i>Subdivided: Borri Yallock North; Borri Yallock South, and Borri Yallock East (encompassing the study area (part))</i>		
Borri Yallock East/ Mount Widderan			~26,057 acres
Date/s	Lessee/s	Land Use & Identified Features/Structures	
- Aug. 1850	Henry Anderson	<i>Land use within the study area:</i> - grazing (primarily sheep) <i>Landform modifications and structures identified within the study area:</i> - nil identified	
- Mar. 1851	Francis Ormond (snr)		
09 Jan. 1854	Francis Ormond (jnr)		
- - 1866	<i>forfeited</i>		
Sources: Billis and Kenyon, 1932, p. 158; SGO, 1853; Spreadborough and Anderson, 1986, p. 88; – 1851.			

Table 6: Pastoral Runs encompassing the southern portion of the Study Area

Gnarkeet			~28,290 acres
Date/s	Lessee/s	Land Use & Identified Features/Structures	
- - 1844	Robert Tennent and Charles Lyon	<i>Land use within the study area:</i> - grazing (primarily sheep) <i>Landform modifications and structures identified within the study area:</i> - nil identified - run boundary possible fenced	
- - 1851	<i>Subdivided: Gnarkeet East and Gnarkeet</i>		

Table 6: Pastoral Runs encompassing the southern portion of the Study Area

Gnarkeet (east)				Gnarkeet (west)					
Date/s	Lessee	Land Use & Identified Features/Structures	Dates/s	Lessee	Land Use & Identified Features/Structures				
-	-	1851	William Rowe	<i>Land use within the study area:</i> - grazing (primarily sheep) <i>Landform modifications and structures identified within the study area:</i> - nil identified - run boundary possible fenced	-	Mar.	1851	W. Tennent & C. Lyon	<i>Land use within the study area:</i> - grazing (primarily sheep) <i>Landform modifications and structures identified within the study area:</i> - nil identified - run boundary possible fenced
				28	Feb.	1854	Francis Beggs		
				08	May.	1861	J. G. Mack		
-	-	1864	<i>forfeited</i>	-	-	1872	<i>forfeited</i>		

Sources: Billis and Kenyon, 1932, p. 191; Skene, 1847; Spreadborough and Anderson, 1986, p. 104.

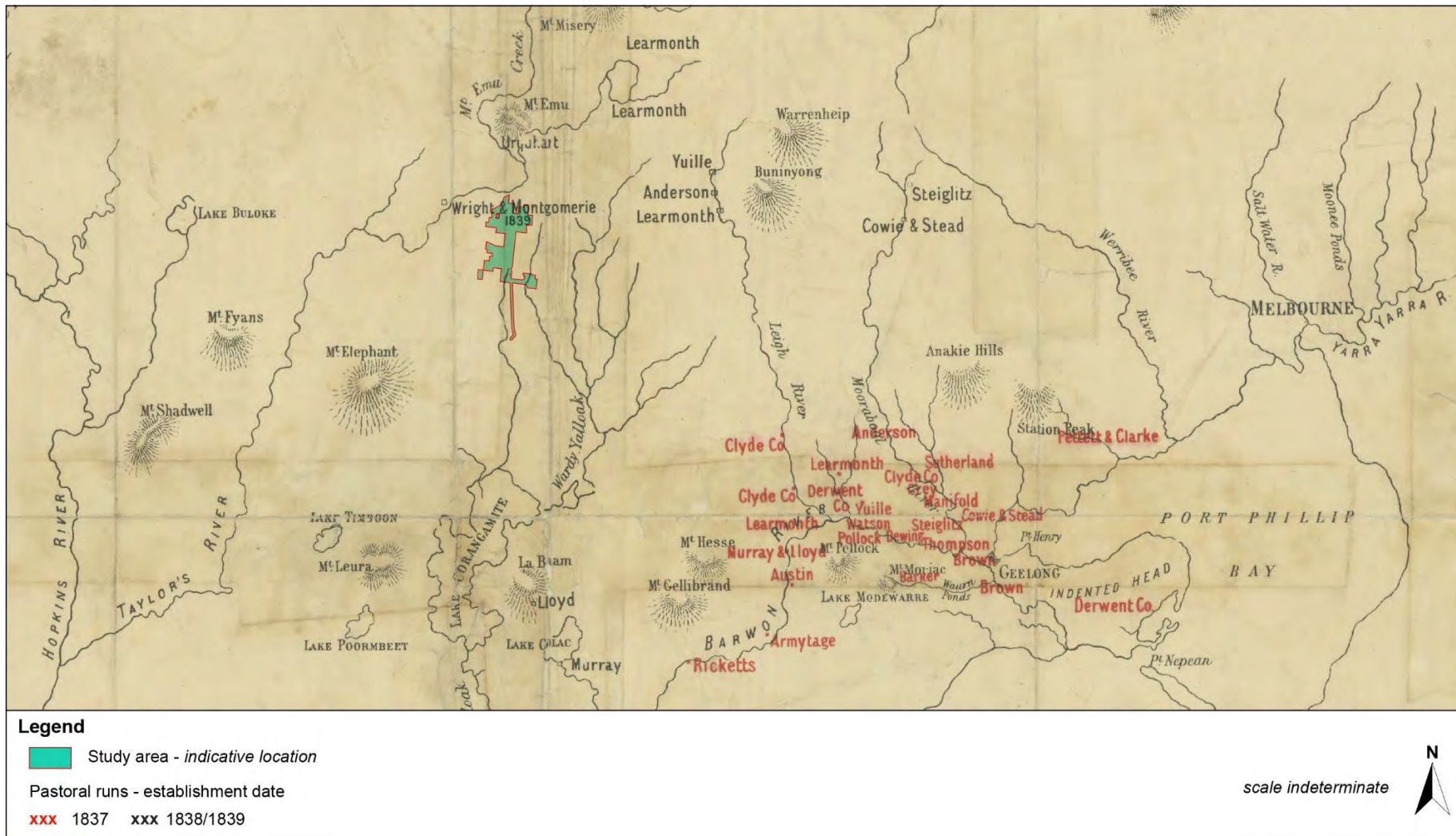


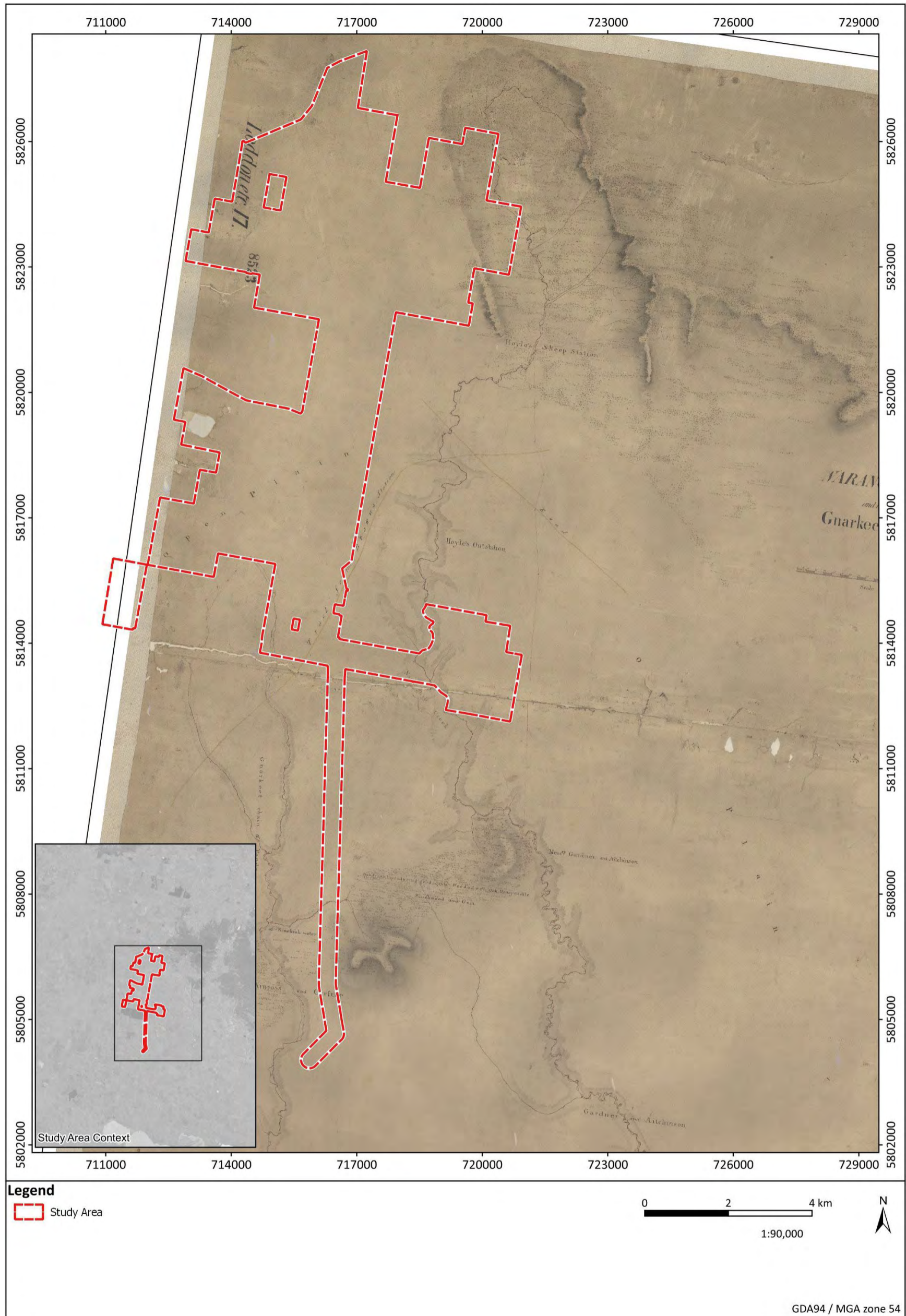
Figure 4: 'Rough Sketch of the Port Phillip District' in 1838' (Learmonth, 1853)

Figure illustrates the expansion of pastoral occupation west of Geelong and Melbourne. Wright & Montgomerie's Langi Willi run marked as established prior to/in 1839; however, other primary source material indicates that this run (as well as the Mount Bute run) were established in 1838. Sketch map sent to Governor Latrobe by Thomas Learmonth in 1853.



Figure 5: 'Map of the District of Geelong' (Skene, 1845) – detail view

Illustrates the location of an east-west orientated track within study area, and named pastoral runs encompassing the study area including: 'Hoyle' (east – Mount Bute run), 'Wright & Montgomerie [sic]' (northwest – Langi Willi run); 'Tennent & Lyon' (south – Gnarkeet run); and 'Anderson' (west – Borri Yallock run).



Map 8: 'Survey of Naringhil Creek and the upper part of Gnarkeet chain of ponds' (Smythe, 1841) – detail view

Map illustrates the location of Hoyle's Mount Bute home station and out stations on Naringhil Creek – located outside/east of the study area; and a north-south track leading to Brown's station – located within the study area (south). Land described as 'Open Plains' (central and south), with wooded areas (south).

Note: The location of the study area (as depicted) should be considered indicative – the alignment/ location of waterways, roads and features as depicted may vary from their present-day locations (i.e., the result of precise georeferenced feature mapping).



Figure 6: 'Copy of Plan of Gnarkeet Run Occupied by Messrs Tennent & Lyon' (Skene, 1847)

Figure illustrates the location of pastoral home stations and out stations associated with the Gnarkeet pastoral run as mapped in 1847. Of note is the close proximity of 'Tennent and Lyon's pastoral run 'home station' (west of the study area)

Note: The location of the study area (as depicted) should be considered indicative – the alignment/ location of waterways, roads and features as depicted may vary from their present-day locations (i.e., the result of precise georeferenced feature mapping).

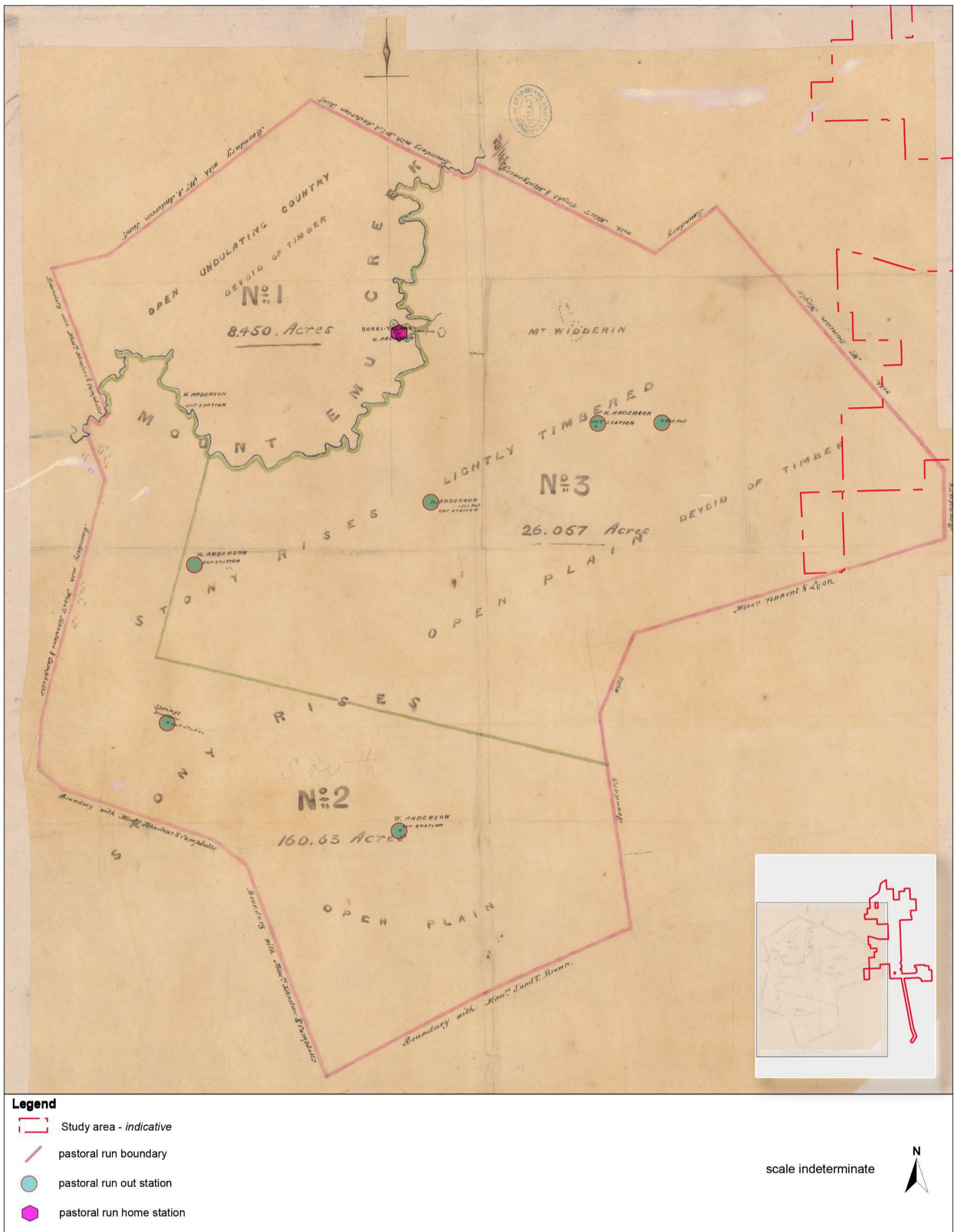


Figure 7: 'Borriyallock -Run 492' (- 1851)

Figure illustrates the location of a pastoral home station and out stations associated with the Borri Yallock pastoral run as mapped in 1851.

Note: The location of the study area (as depicted) should be considered indicative – the alignment/ location of waterways, roads and features as depicted may vary from their present-day locations (i.e., the result of precise georeferenced feature mapping).

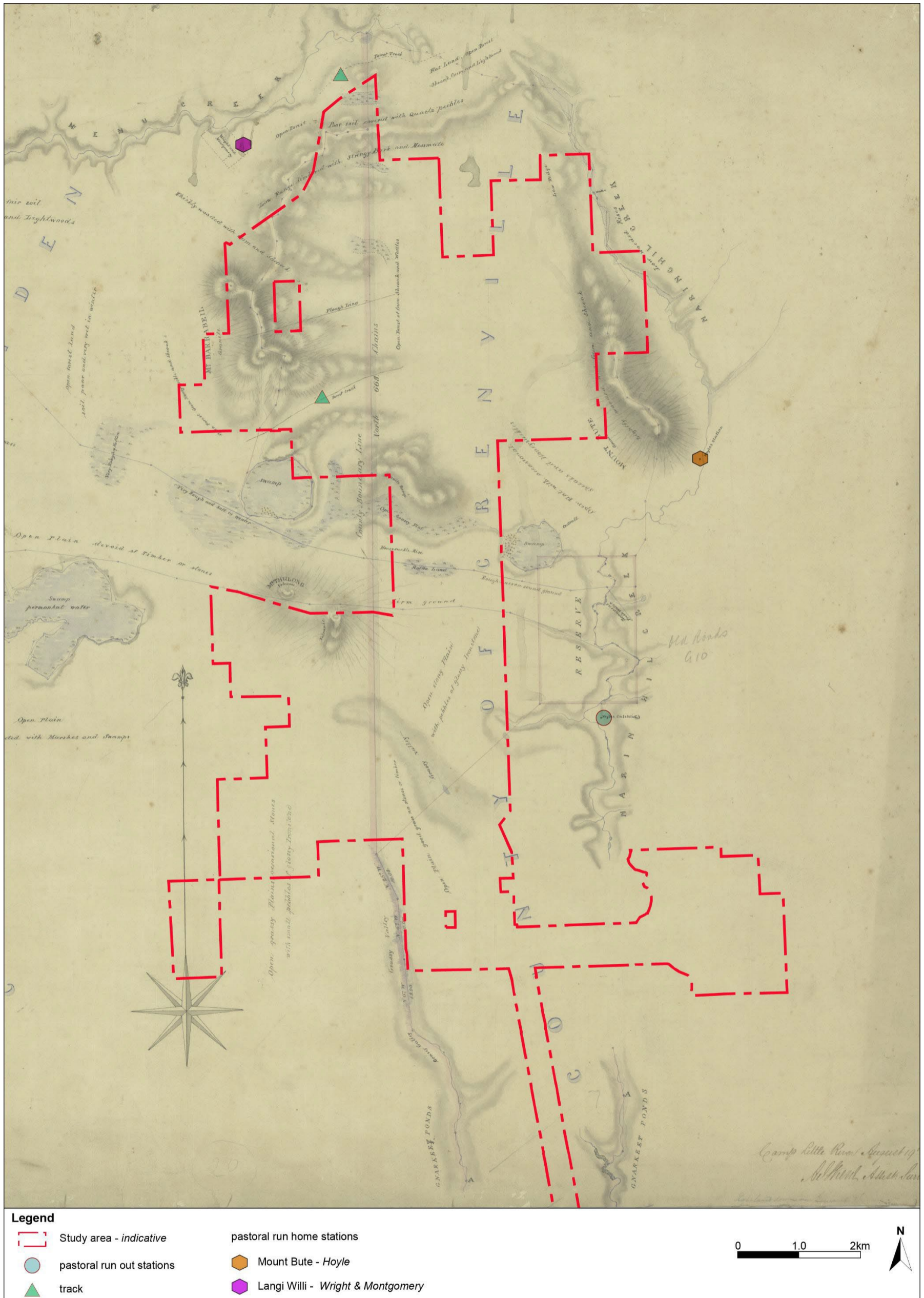


Figure 8: ‘Plan of a Road from Geelong to the Fiery Creek’ (SGO, 1852) – detail view

Figure illustrates the location of pastoral home stations, out stations and tracks associated with the Mount Bute and Langi Willi pastoral runs as mapped in 1852; and the nature of the landscape at that date (e.g., open plains [south] and wooded/timbered land [north]).

Note: The location of the study area (as depicted) should be considered indicative – the alignment/ location of waterways, roads and features as depicted may vary from their present-day locations (i.e., the result of precise georeferenced feature mapping).

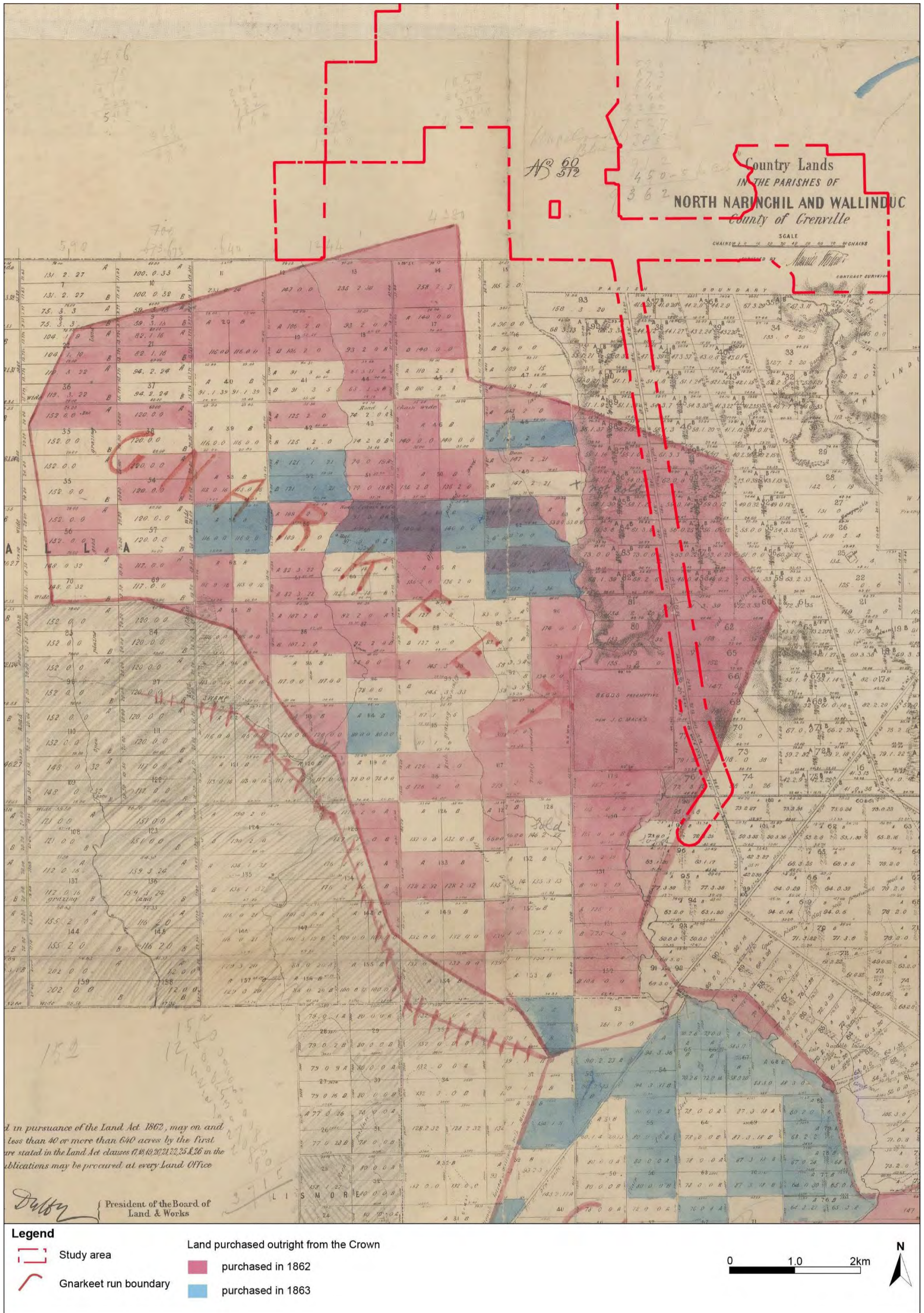
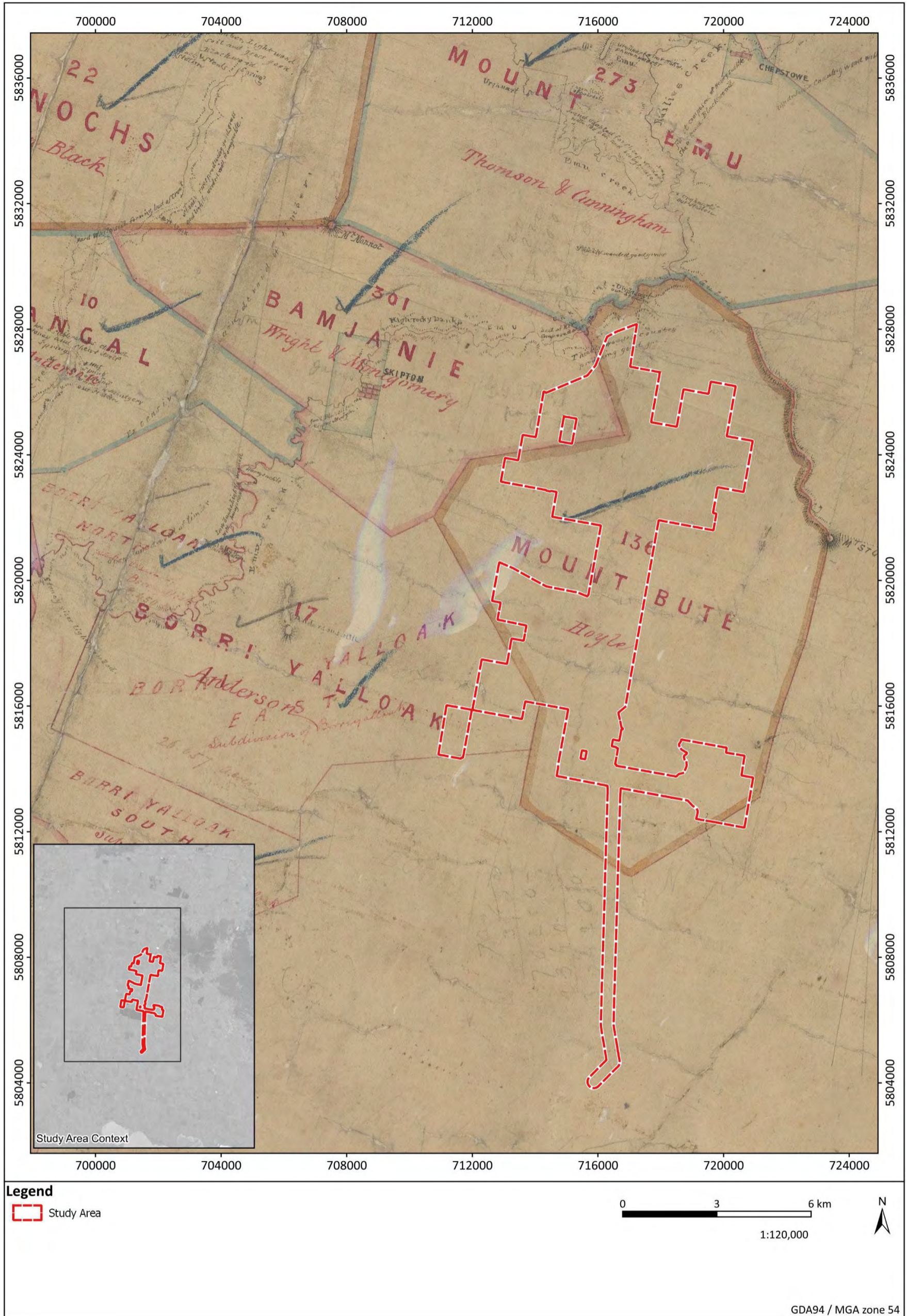


Figure 9: 'Run Plan 695 - Gnarkeet' (DLS, 1863) – detail view

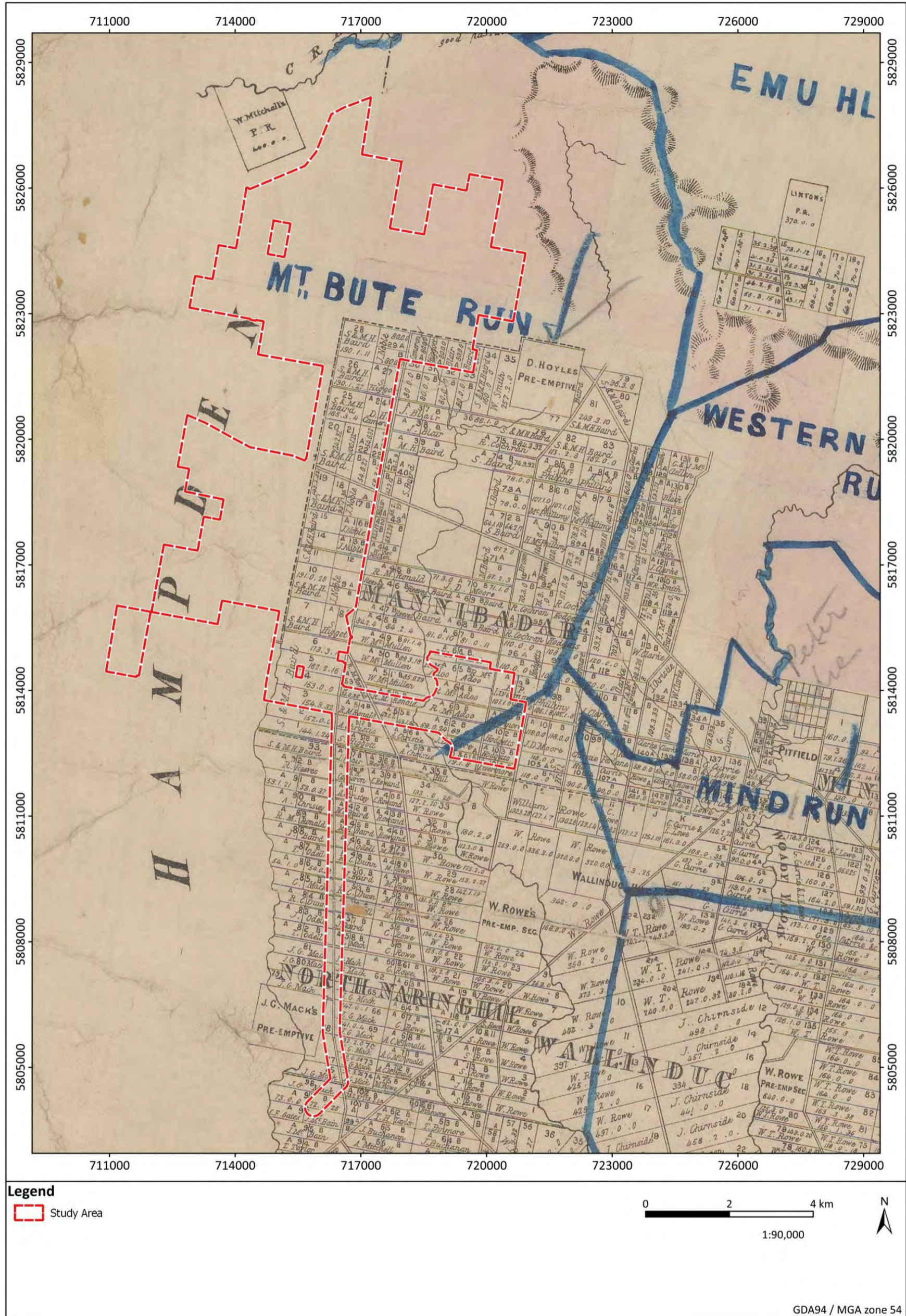
Note: Base map dates to 1862. Figure illustrates the location of the Gnarkeet pastoral run boundary prior to land sales of the 1860s and extent of land purchased within these boundaries by 1863. Allotment marked as 'Begg's Pre-emptive' can be presumed to encompass the Gnarkeet run's homestation.



Map 9: 'Plan of the County of Ripon' (SGO, 1854) – detail view

Map depicts the location of pastoral runs encompassing the study area. Gnarket run not marked on this map.

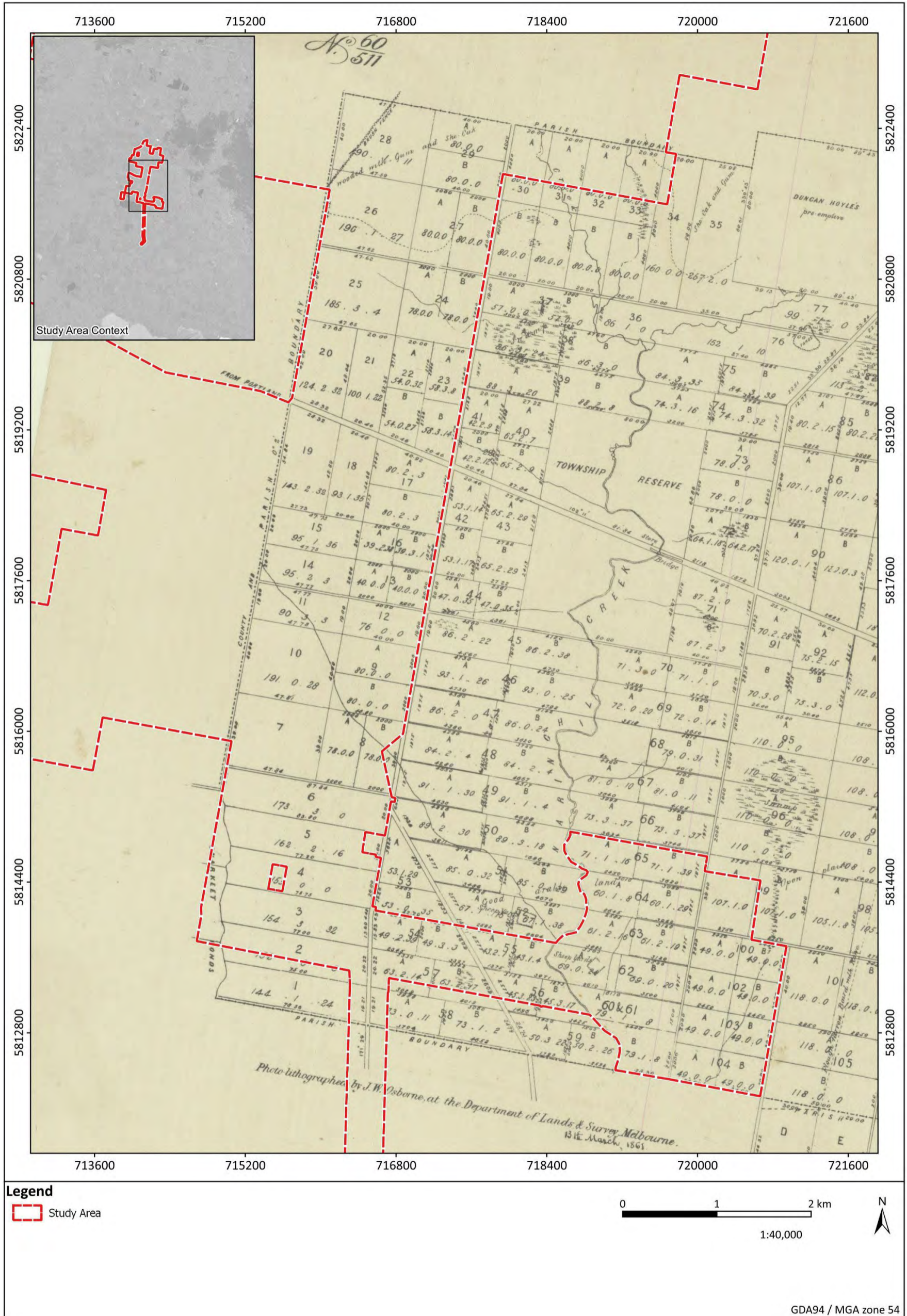
Note: The location of the study area (as depicted) should be considered indicative – the alignment/ location of waterways, roads and features as depicted may vary from their present-day locations (i.e., the result of precise georeferenced feature mapping).



Map 10: 'Grenville - Run plan 376' (c.1880) - detail view

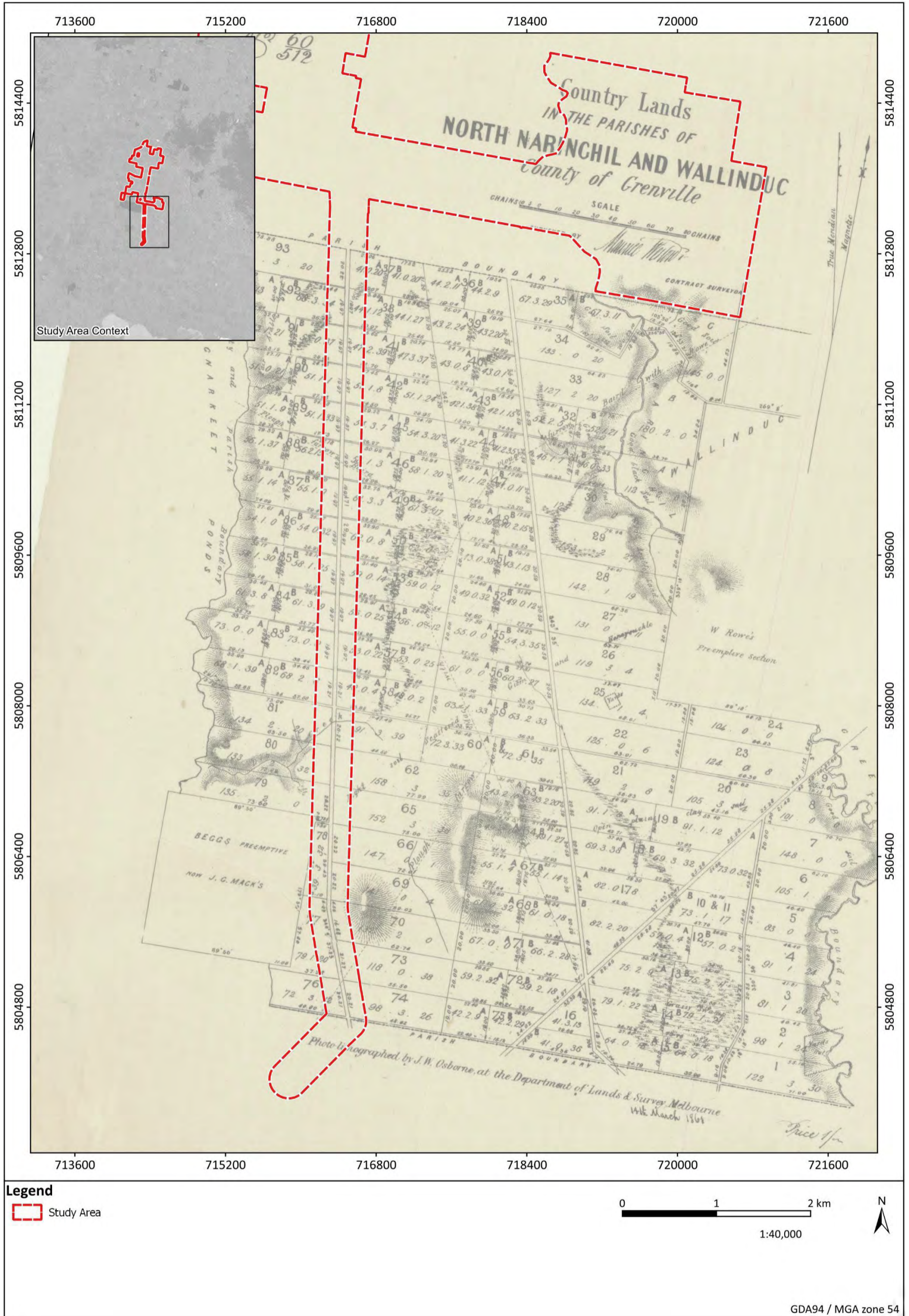
Map depicts the eastern boundary of the Mount Bute pastoral run. Lands marked as 'Pre-Emp Sec/P.R./Pre-emptive' on this map indicates allotments of land encompassing original pastoral run home stations that were purchased from the Crown as a 'pre-emptive right'.

Note: The location of the study area (as depicted) should be considered indicative - the alignment/location of waterways, roads and features as depicted may vary from their present-day locations (i.e., the result of precise georeferenced feature mapping).



Map 11: 'Special and County Lands Mannibadar' (DLS, 1861a) – detail view

Map depicts surveyed lands occupied under pastoral leases. Within study area (southeast; CA 62, Parish of Mannibadar) – a large sheep yard; a second sheep yard is located to the north west of this yard outside the study area. Within the study area (northwest) – pastoral run boundary fence described as a 'brush' fence.



Map 12: 'Country Lands in the Parishes of North Naringhil and Wallinduc County of Grenville' (DLS, 1861b) – detail view

Map surveyed lands occupied under pastoral lease at this date. Several run boundaries intersect the study area marked as 'ploughed furrows'. In the vicinity of the study area: pre-emptive rights (west and southeast).

9.6 Ballarat Mining District – Gold Mining (1860s to c.1900)

9.6.1 Relevant Historical Themes

- Golden Plains – Mining for Gold
 - *Principal Discoveries and Gold Rushes and Further Marks on the Landscape*

Gold mining during the nineteenth and early-twentieth centuries had a significant impact on land within present day Golden Plains Shire, and many townships – including Linton to the east of the study area – were established and/or underwent significant growth as a result of the influx of miners to the region. Gold mining also had a direct physical impact on the landscape, including: alluvial mine working pits and deep lead mine shafts (etc.) scattered across the landscape; tailing mounds and mining sludge (etc.) – i.e., the by-products of the mining process, which accumulated on the surface and within existing water ways. Construction of water management systems (e.g., water races/channels – designed to carry water necessary for gold mining processes from existing water sources to mine sites) were also a common features of mining landscape during this period (Lawrence, 2000, pp. 7-12). Given the significant impact that nineteenth-century gold mining activity is known to have had on the region, a preliminary review of primary and secondary source material has been undertaken to determine the likelihood for historic gold mining sites to be located within the study area. An overview of historic gold mining sites identified as a result of desktop research within and in the vicinity of the study area is provided below.

9.6.2 The Study Area – Gold Mining Activity (1860s to c.1900)

The eastern portion of the study area is located within the Ballarat Mining District (Division 6). Gold mining is evidenced in this mining division from as early as the 1850s; however, historic mapping and secondary source material indicates that during the peak early mining period (1850s and 1860s) gold mining activity was limited to land located east of the study area in the vicinity of the township of Linton. From the late 1880s until the early-twentieth century, a second period of significant gold mining activity took place. Deep lead and alluvial mining of this period is recorded in the vicinity of Linton and Pitfield, located east and south of the study area respectively (see Figure 10 to Figure 13).

Geological mapping of the late nineteenth-century showing the location of gold leads and alluvial gold mining areas suggests that no significant gold mining activity was undertaken within the study area (see Figure 11 to Figure 12). However, a plan dating to 1899 depicts a small portion of the activity (southeast) as having been located within a mining lease held by the ‘Great Western Co.’ (see Figure 13). No additional source material related to this company’s operation have been identified and it is possible that they never commenced mining within this lease. No evidence of former mining activity is evident in aerial imagery of this part of the study area dating 1947 (DLS, 1947b). It should be noted that research undertaken to date has been limited to a review of primary source material available via on-line/desktop research such as historic maps and newspaper article; it is possible that a review of additional documents dating to the historic mining period held as physical records at a state and local institutions (e.g., Register of Applications for Gold Mining Leases; currently held by PROV) may provide additional details of this company’s operations within the study area.

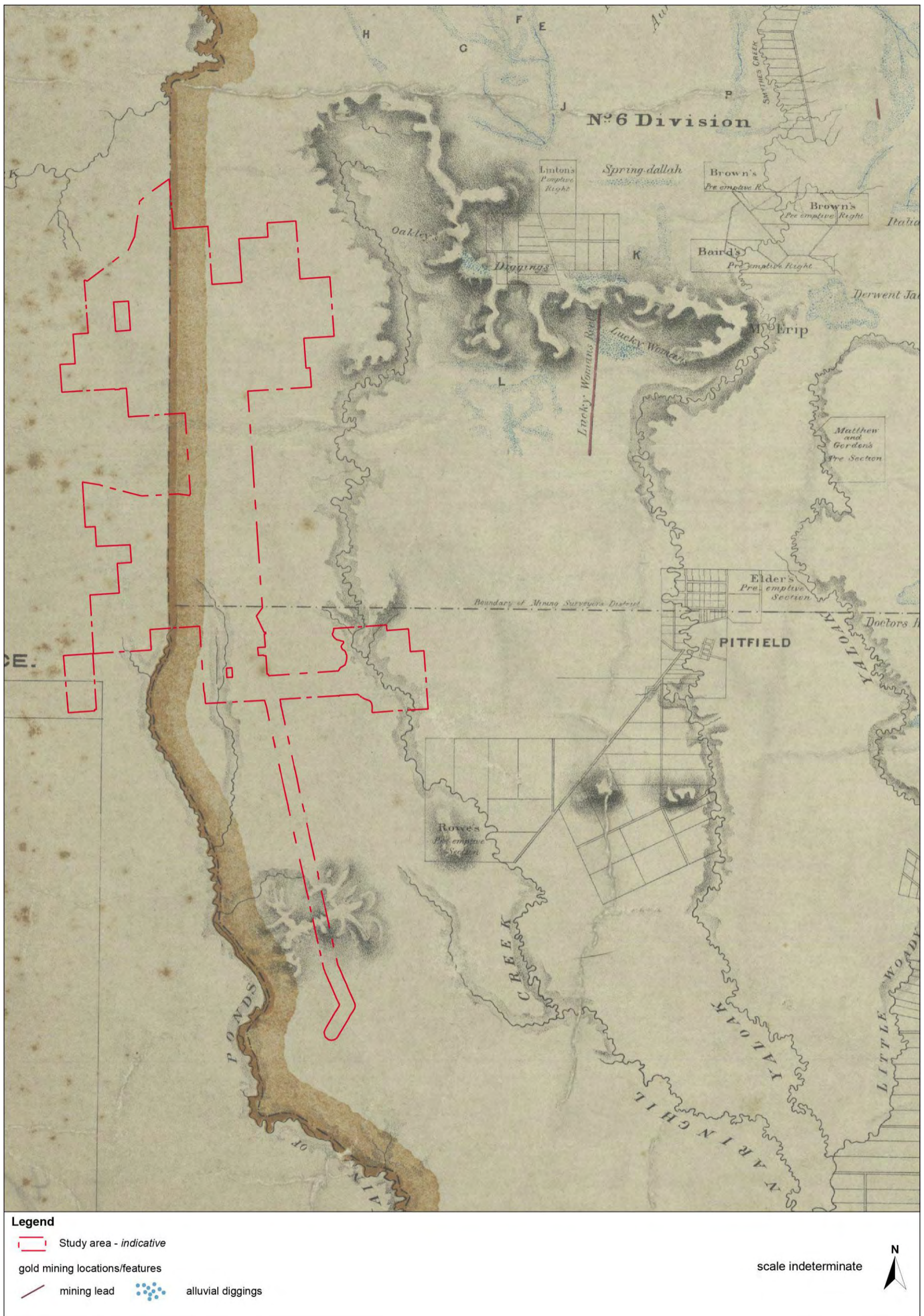


Figure 10: 'Mining District of Ballarat[sic]' (SGO, 1859) – detail view

Figure illustrates the location of mining activity during the 1850s – east of the study area in the vicinity of Linton.

Note: The location of the study area (as depicted) should be considered indicative – the alignment/ location of waterways, roads and features as depicted may vary from their present-day locations (i.e., the result of precise georeferenced feature mapping).

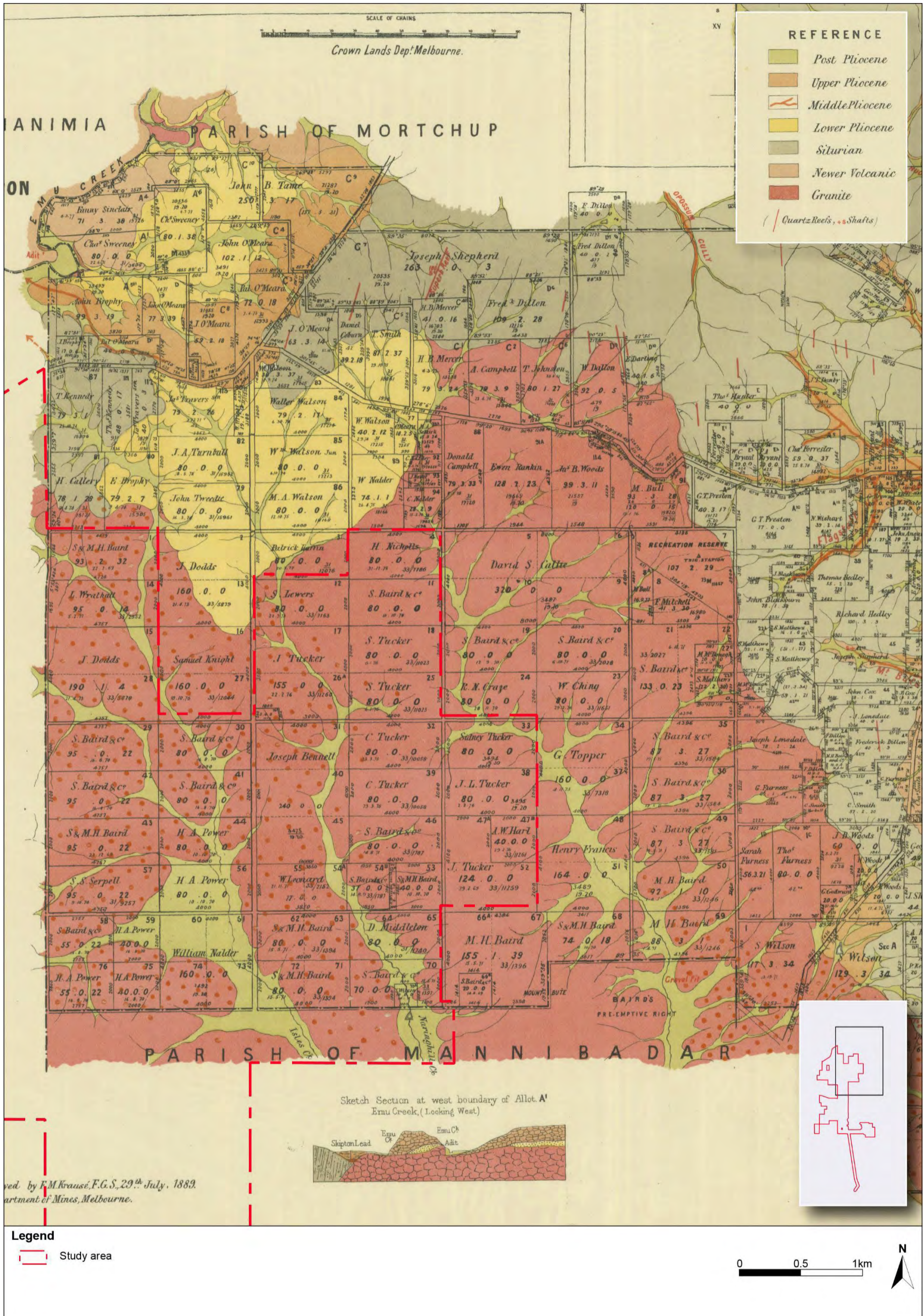


Figure 11: 'Parish of Argyle, County of Grenville' (CLD, 1889) – detail view

Figure depicts the location and extent gold mining activity – to the east and north of the study area. No marked leads or shafts within the study area.

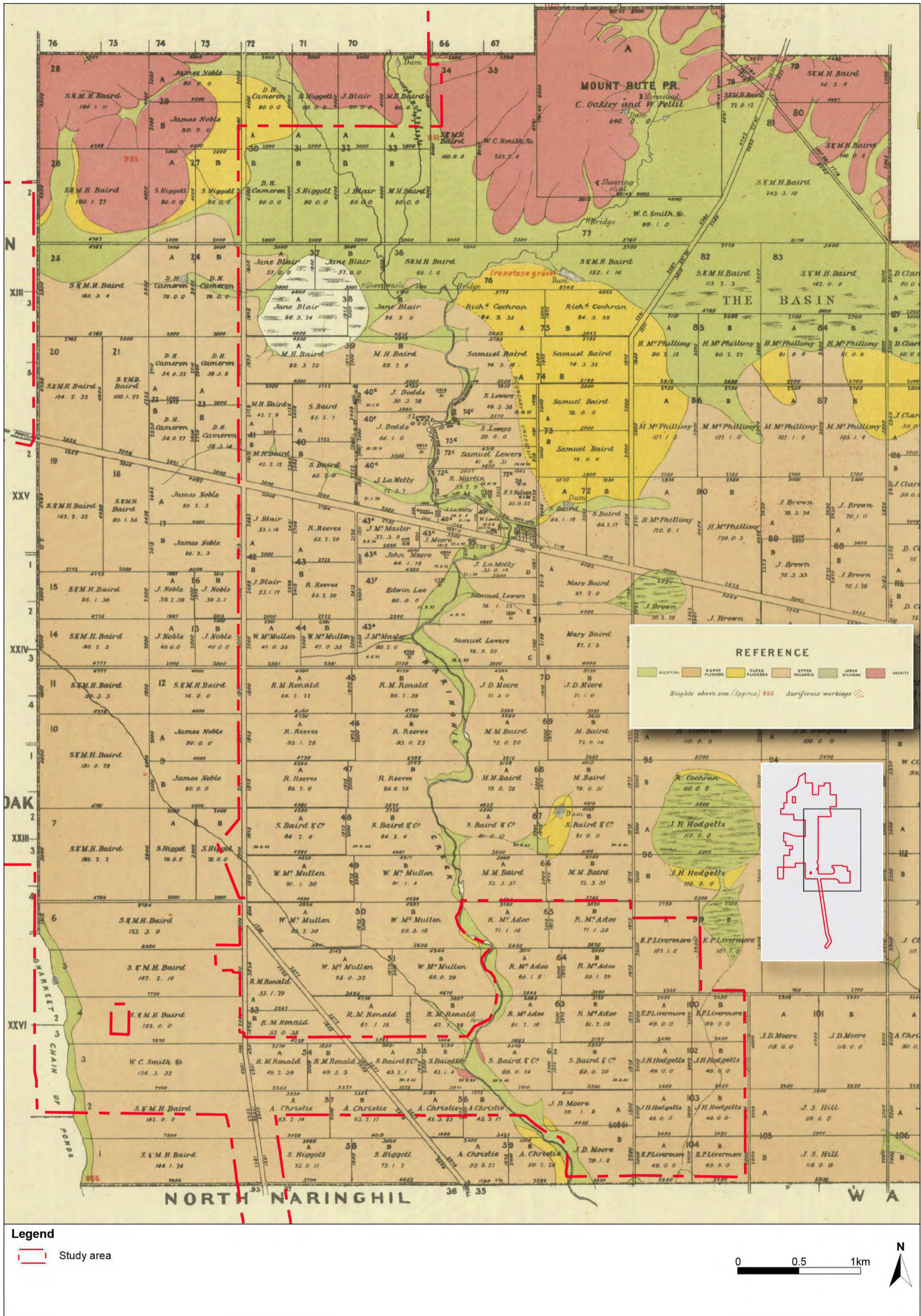


Figure 12: 'Parish of Mannibadar, County of Grenville' (CLD, c.1895) – detail view

Figure depicts the location and extent gold mining activity in the region at this date. No leads, shafts or alluvial diggings within the study area.

With the Compliments of

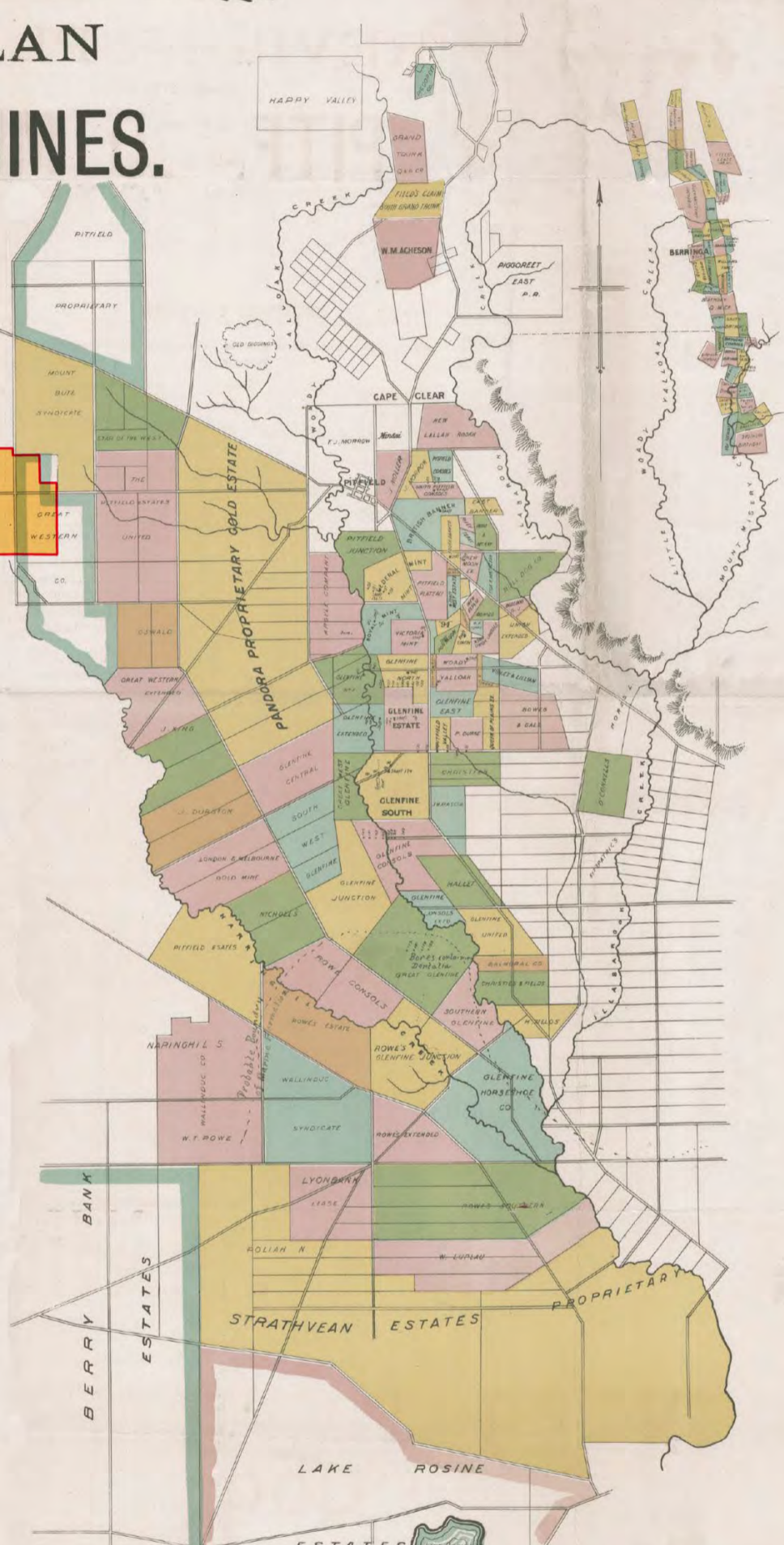
Yawdrey & Bull, STOCK AND SHARE BROKERS.

REVISED PLAN OF PITFIELD MINES.

REGISTERED COMPANIES.

Name of Company.	No. of Shares.	Legal Manager and Address.
Argyle	25,000	A. J. E. Morey, 352 Collins Street, Melbourne.
British Banner	24,000	J. P. Roberts, Lydiard Street, Ballarat.
Bull Dog	20,000	J. M. Barker, Lydiard Street, Ballarat.
East Glenfine	25,000	Geo. F. Bartlett, Beac.
Federal Mint	25,000	J. P. Roberts, Lydiard Street, Ballarat.
Glenfine Estate	25,000	A. J. Peacock, Stock Exchange, Melb.
Do. South	28,000	A. J. Peacock, Stock Exchange, Melb.
Do. North	25,000	A. J. Peacock, Stock Exchange, Melb.
Do. Central	30,000	A. J. Peacock, Stock Exchange, Melb.
Do. Extended	24,000	W. D. Thompson, Mining Exchange, Ballarat.
Do. Consols	20,000 (50 sh.)	R. Gilpin, 99 Queen Street, Melbourne.
Do. No. 1	30,000	J. A. Clark, Lydiard Street, Ballarat.
Do. Consols Ext'd	6,000 (10 sh.)	W. R. Henry, Lydiard Street, Ballarat.
Great Glenfine	30,000 (50 sh.)	Chas. Barker, Lydiard Street, Ballarat.
Great West Glenfine	24,000 (50 sh.)	W. D. Thompson, Mining Exchange, Ballarat.
New Lallah Rookh	1,000 (50 sh.)	Chas. Barker, Lydiard Street, Ballarat.
Pentagon	30,000	J. H. Cunningham, Lydiard Street, Ballarat.
Pitfield Plateau Prop.	24,000	J. P. Roberts, Lydiard Street, Ballarat.
Pitfield Proprietary	12,000	H. S. Dixon, 81 Queen Street, Melb.
Pitfield Quartz & Cement	5,000	W. Jackson, Bath Street, Ballarat.
Pandora Proprietary	60,000	Tom Hills, 31 Queen Street, Melbourne.
Queen of the Plains	20,000	W. R. Henry, Lydiard Street, Ballarat.
Rowe's Glenfine Junct.	25,000	R. Gilpin, 99 Queen Street, Melbourne.
Royal Mint	25,000	J. P. Roberts, Lydiard Street, Ballarat.
South Banner	6,000	J. M. Barker, Lydiard Street, Ballarat.
South Pitfield Consols	24,000	W. D. Thompson, Mining Ex., Ballarat.
Strathvean Estate	96	R. Gilpin, 99 Queen Street, Melbourne.
Southern Glenfine	25,000	Chas. Barker, Lydiard Street, Ballarat.
Union	24,000	Geo. F. Bartlett, Beac.
Union Consols	5,000	W. R. Henry, Lydiard Street, Ballarat.
Victoria Mint	24,000	J. P. Roberts, Lydiard Street, Ballarat.
Woody Yallock	40,000	E. A. Lester, Lydiard Street, Ballarat.

Scale: One Mile to an Inch.



CAMP STREET, BALLARAT.

Telephone 179.

Legend

Study area - indicative

scale indeterminate



Figure 13: 'Revised Plan of the Pitfield Mines' (Yawdrey and Bull, 1899)

Figure depicts mining leases in the Pitfield Plains gold mining area. Part of the study area is depicted as being located within the 'Great Western Co.' Mining Lease.

9.7 Farming the Land (c.1870s+)

9.7.1 Relevant Historical Themes

- Golden Plains – Developing the Local Economy
 - *Laying Claim to the Land, Laying out boundaries, Developing Primary Production and Farming*
- Corangamite – Making Rural Landscape
 - *Farm Buildings and Dry Stone Walling*
- Corangamite – Pastoral and Agricultural Development
 - *Wool*
- Corangamite – Closer Settlement
 - *Selection Acts, Closer Settlement and Soldier Settlement*

Changes to land occupation acts during the 1840s provided squatters with the opportunity to take out long term pastoral leases of up to 14 years (Australian Bureau of Statistics, 1910; Peel, 1974, p. 12). However, with the gradual expansion of settlement and evolving Land Acts of the 1860s – including, *Sale of Crown Lands (Nicholson) Act 1860*, *Land (Duffy) Act 1862* and the *Grant Land Act 1865* – occupied pastoral runs were progressively surveyed and offered for sale, or selection under lease conditions, by the government. These 1860s Acts were aimed at encouraging the settlement of the rural regions by smaller scale farmers. However, pastoralists with sufficient capital either purchased large tracts of land outright during Government land sales of this period, and/or acquired land through ‘dummying’. Dummying was a process where individuals would act on behalf of wealthy pastoralists, selecting land under lease purchase terms from the Government. After acquiring ownership, these individuals would transfer the land title to the wealthy pastoralist. Large-scale pastoral estates established by these methods in the 1870s were a significant feature of the region’s rural landscape during the later-nineteenth century (Nelson and Alves, 2009, p. 50; Tonkin and Westbrooke, 2013, pp. 49-51).

By the early-twentieth century a portion of arable rural land formerly held in large pastoral estates in the region had been subdivided into smaller holdings, which were either leased to tenant farmers or sold outright (see Map 13 to Map 17). The creation of smaller farms altered the landscape with landholders increasingly more likely to invest capital into farming improvements. Improvements included: construction of residential and non-residential farm buildings; land clearance and drainage works; and construction of property fencing – boundary and internal (Connah, 1993, pp. 83-103; Pickard, 2007, pp. 148-162; Tonkin and Westbrooke, 2013, pp. 29-30).

In 1917, several soldier settlement estates were established in the region under the *Discharged Soldier Settlement Act 1917*, which was specifically designed to provide for the settlement of return soldiers in rural areas. Soldier settlement estates included the ‘Mount Bute Estate’ encompassing part of the study area (south) (Nelson and Alves, 2009, p. 12; Tonkin and Westbrooke, 2013, p. 51; Figure 14; Map 18).

The establishment of smaller scale farming properties led to a gradual increase in the region’s population and a diversification of farming activities (see Section 9.8). The population growth, combined with the increasing need to transport farm produce to and from major market centres, acted as an impetus for the construction of publicly funded roadways from the late-nineteenth century (Tonkin and Westbrooke, 2013, p. 65).

A detailed analysis of the occupation history of individual properties within the study area is beyond the scope of the current assessment; however, a review of primary and secondary source material indicates that much of the land within the study area was consolidated into a series of medium to large scale farming properties during the nineteenth century. An overview of the ownership/occupation history and land use of the nineteenth-century farming properties identified within the study area is provided below.

9.7.1.1 The Study Area (1870s to c.1950)

As discussed in Section 9.5, the vast majority of the study area formed part of a number of large pastoral runs until the 1870s; however, with progressive changes to land legislation, individuals wishing to establish farms in the region progressively took up smaller leaseholds on allotments made available for selection by the government, and/or purchased surveyed allotments outright. A review of historic maps, pastoral occupation records and secondary sources indicates that:

- By the 1880s, the majority of the study area was either held under Government lease/purchase agreements or had been purchased outright (see Map 13 to Map 17). Former local pastoral run holders – including Matthew Baird and Samuel Baird (Mount Bute run), Francis Ormond (jnr.) (Gnarkeet run) and William Rowe (Gnarkeet East run) and – acquired multiple allotments of land during the 1860s and 1870s, consolidating their purchased land into large ‘pastoral estates’.
- It is likely that the outright purchase of lands (in the latter half of the nineteenth-century) resulted in land owners/occupiers within the study area investing capital and resources into improvements on their land. These improvements likely included: the construction of farm buildings and property fencing; pasture improvements through land clearance activity; and possible drainage improvements in swampy areas of land.
- A review of maps and aerial imagery from the 1940s (see Map 19 to Map 22) and secondary source material (Heritage Matters, 2009; Tonkin and Westbrooke, 2013) indicated that:
 - The majority of the study area was used for farming purposes prior to c.1950, likely incorporating: grazing, primarily sheep and some crop production (Dingle, 1984, pp. 106-107 & pp. 193-195; Tonkin and Westbrooke, 2013, pp. 41, 36-38 & 50-51; Heritage Matters, 2009, pp.66-68);
 - A relatively small number of buildings (houses and sheds) had been constructed within the study area by the 1940s [Note: At least some of the structures evident in images dating to the 1940s were potentially constructed during the nineteenth or early-twentieth century].
 - As discussed above, a relatively small number of what appear to be residential structures (farmhouse) and outbuildings are scattered across the study area, suggesting that farms of this period comprised relatively large acreages.
 - Aerial imagery illustrates that, by the mid-twentieth century, the majority of the study area had been cleared of native vegetation, with only isolated patches of tree cover evident within the study area.
 - Planted hedgerows are evident in some parts of the study area.
 - Property fencing is evident (internal paddock fencing and boundary fencing) [Note: The limitations inherent to low-resolution aerial imagery dating to the early twentieth century mean that it is not possible to determine if any of these fence lines are historic ‘dry stone walls’].

- A number of public roads had been formally constructed within the study area by the mid-twentieth century (Figure 15 and Map 22). These roads functioned to link farming properties within the study area to townships in the region, including:
 - Present-day Rokewood to Skipton Road, the alignment of which approximates an early nineteenth century track (CLO, 1858); and
 - Present-day Willowvale Road, which follows the alignment of a late nineteenth to early-twentieth century track (DCLS, 1913).

A general overview of the nature of farming activity, the type of structures that were constructed, and landscape modifications that were undertaken by settlers in the region/the study area during the late-nineteenth and early-twentieth centuries is provided in Table 7. This summary can be used to understand the nature and potential date of landform modifications/structures evidenced in aerial images of the twentieth century. Notes included within the captions of each map (Map 19 to Map 22) provide details of noted landscape modifications evident by the 1940s.

Table 7: Summary of Land Use and Landscape Modification within the Study Area (c.1870 to c.1950)

Land Use / Modification	Evidenced within/in the vicinity of the Study Area
Land Use Nature of predominate farming activity	<ul style="list-style-type: none"> ▪ Mixed-use farms (small to moderate size) combining: grazing (more commonly sheep for wool production than cattle) and some crop production.
Built Structures Built structures commonly constructed on mixed use-farms in the region	<ul style="list-style-type: none"> ▪ Farmhouses – timber was likely the predominate building material, both for framing and cladding; however, dwellings constructed of bluestone were potentially constructed in the study area during the late nineteenth century. ▪ Farm buildings (e.g., shearing sheds, stables and stock sheds, storage sheds). ▪ Fencing, including property boundary, internal paddock fencing, and stock yards – both dry stone walls and timber fences (e.g., post and rail, post and wire) where potentially constructed in the study area during this period.
Landscape Modification Land Clearance	<ul style="list-style-type: none"> ▪ Land clearance undertaken during the late nineteenth and early-twentieth centuries were likely carried out to create open pastures for grazing and to allow for cropping activity.
Landscape Modification Cropping activity/agricultural machinery	<ul style="list-style-type: none"> ▪ Use of agricultural machinery such as the stump jump plough (used to prepared and sow crops) was a significant feature of farming activity during the nineteenth and early-twentieth century. This cropping activity altered the topography of the landscape by levelling the ground surface and disturbing natural soil horizons at surface and near surface levels. ▪ The gradual introduction of petrol fuelled agricultural machinery (e.g., tractors, combine harvests) from c.1930 led to changes in farming practice and further alteration to the natural and modified landscape.
Landscape Modification Hedgerows and other plantings	<ul style="list-style-type: none"> ▪ Planting of hedgerows as windbreaks and property boundary markers was a relatively common practice in rural Victoria from as early as the late-nineteenth century. This practice was common into the early to mid-twentieth century.
Sources: Tonkin and Westbrooke, 2013, pp. 41, 36-38 & 50-51; Heritage Matters, 2009, pp.66-68; Dingle, 1985, pp. 106-107, pp. 193-194.	

9.7.1.2 The Study Area (c.1950 to present)

Although research into the chronological ownership of individual properties located within the study area is outside the scope of this assessment, it is reasonable to assume that the boundaries of farming properties established prior to 1950 altered over time. Subdivision and amalgamation of farming properties has likely occurred to a degree resulting in: construction of new dwellings and outbuildings; tree/vegetation clearance; construction of property fencing – internal and boundary; and the establishment of property access tracks linking to roadways. However, as evidenced in maps and aerial images dating to 1950+ (see Map 2 to Map 3 and Map 23 to Map 29) despite changes in ownership that can be presumed to have occurred post this 1950, much of the study area remained relatively unaltered, and likely continued to be used for farming purposes (presumable grazing and some crop production). Landscape modification within the study area, including: minor tree clearance; establishment of farm access road and tracks; and construction of property fencing as evidenced in images dating to 1950+ (see Map 2 to Map 3 and Map 23 to Map 29). Notes included within the captions of each map provide details of noted landscape modifications.

9.8 Establishment of Rural Townships (pre-1930)

9.8.1 Relevant Historical Themes

- Corangamite – Building Towns
 - *Growth and Decline*
- Golden Plains – Building Towns
 - *Soldier Settlement Schemes*

Government surveyors set aside areas of land as township reserves during nineteenth century surveys of the region, and a number of rural townships were established within these reserves during that period, including Skipton and Linton. None of these early townships/township reserves were located within the study area. New rural townships were established in association with the later closer settlement acts of the nineteenth and early-twentieth century. While many of these townships have persisted until the current day, a number of townships had only a relatively short life span (Tonkin and Westbrooke, 2013, pp. 54-56; Priestley, 1984, p. 68-70).

9.8.2 The Study Area – Bradvale and Willowvale

Two small historic rural townships – Bradvale and Willowvale have been identified as having been established within the study area (south) during the early-twentieth century, as summarised below:

Bradvale

- The township is located at the junction of Crawfords Road and Lismore-Skipton Road – within the study area (southwest; for location, see Figure 15).
- A township was established here during the early 1920s (in association with the Mount Bute Soldier Settlement Estate) (*The Age*, 12 Feb. 1923, p.12).
- A review of historic local newspapers (e.g., *Camperdown Chronicle*, 10 Apr. 1926, p. 5; 07 Aug. 1926, p.4; *Farmer's Advocate*, 14 Dec. 1923, p. 5) indicates that the following public/civic structures were established in the township during the 1920s:
 - A post office/telegraph office;
 - School; and
 - A Presbyterian Church.
- The township is evident in a map dating to 1943 (Figure 15), and in aerial imagery post-dating 1940 (Map 22 and Map 25).
- There is some potential for historically significant standing (extant) structures and/or archaeological features and deposits associated with the early-twentieth century occupation of the township to be preserved within the study area.

Willowvale (1920s)

- A small rural township known as 'Willowvale' had been established in the region by the mid-1920s; likely in association with the Mount Bute Soldier Settlement Estate (*The Skipton Standard and Streatham Gazette*, 26 Sep. 1925, p. 2).

- By 1927, a church (that also functioned as a state school) and a Mechanics Hall had been built in the township of Willowvale (*The Skipton Standard and Streatham Gazette*, 26 Sep. 1925, p. 2 & 12 Mar. 1927, p. 2).
- A map dating to 1943 (Figure 15) suggests that the township of ‘Willowvale’ was located within the study area (south) on present-day Willowvale Road, where a post-office is marked on this map. However, it is worth noting that further to the north along Willowvale Road, and immediately adjacent to the study area, a church and hall are marked on this same map. Given the description of Willowvale in the 1920s (as discussed above) this more northerly location potentially marks the site of early township.
- Structures are evident in an aerial imagery dating from the 1940s to the 1960s at both the northern and southern sites on Willowvale Road, presumably the church and hall established in the 1920s (e.g., Map 22), and the post office extant by 1943 (e.g., Map 25).
- There is some potential for historically significant standing (extant) structures and/or archaeological features and deposits associated with the early-twentieth century occupation of Willowvale township to be preserved within and/or in the immediate vicinity of the study area.



Map 13: 'Mannibadar, County of Grenville' (DLS, 1878b) – detail view

Map depicts surveyed lands purchased from the Crown and/or occupied under lease agreement by 1878.



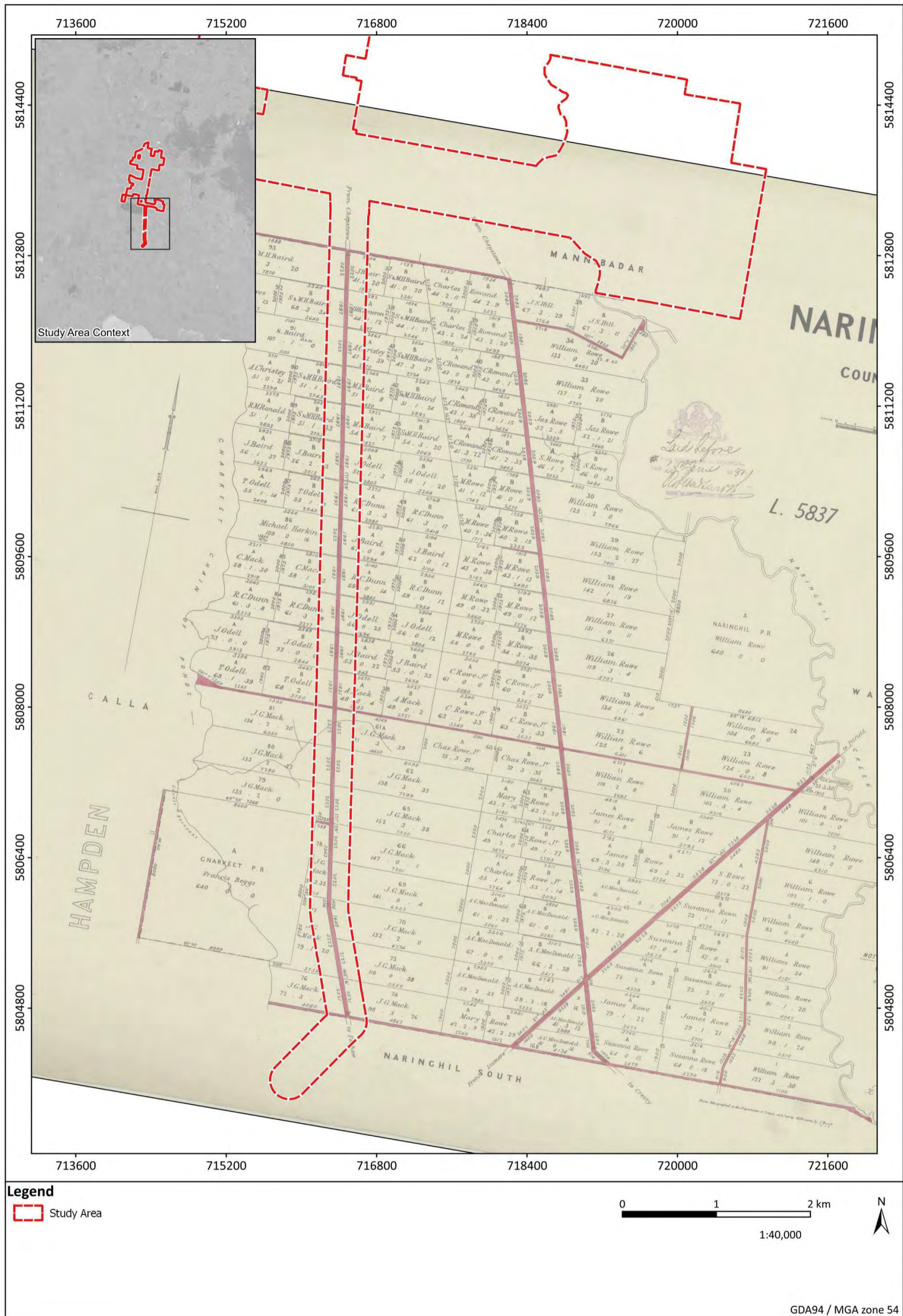
Map 14: 'Borriyalloak, County of Hampden' (DLS, 1879a) detail view

Map depicts surveyed lands purchased from the Crown and/or occupied under lease agreement by 1879. Majority of the land held by S & M Baird, or F. Ormond.



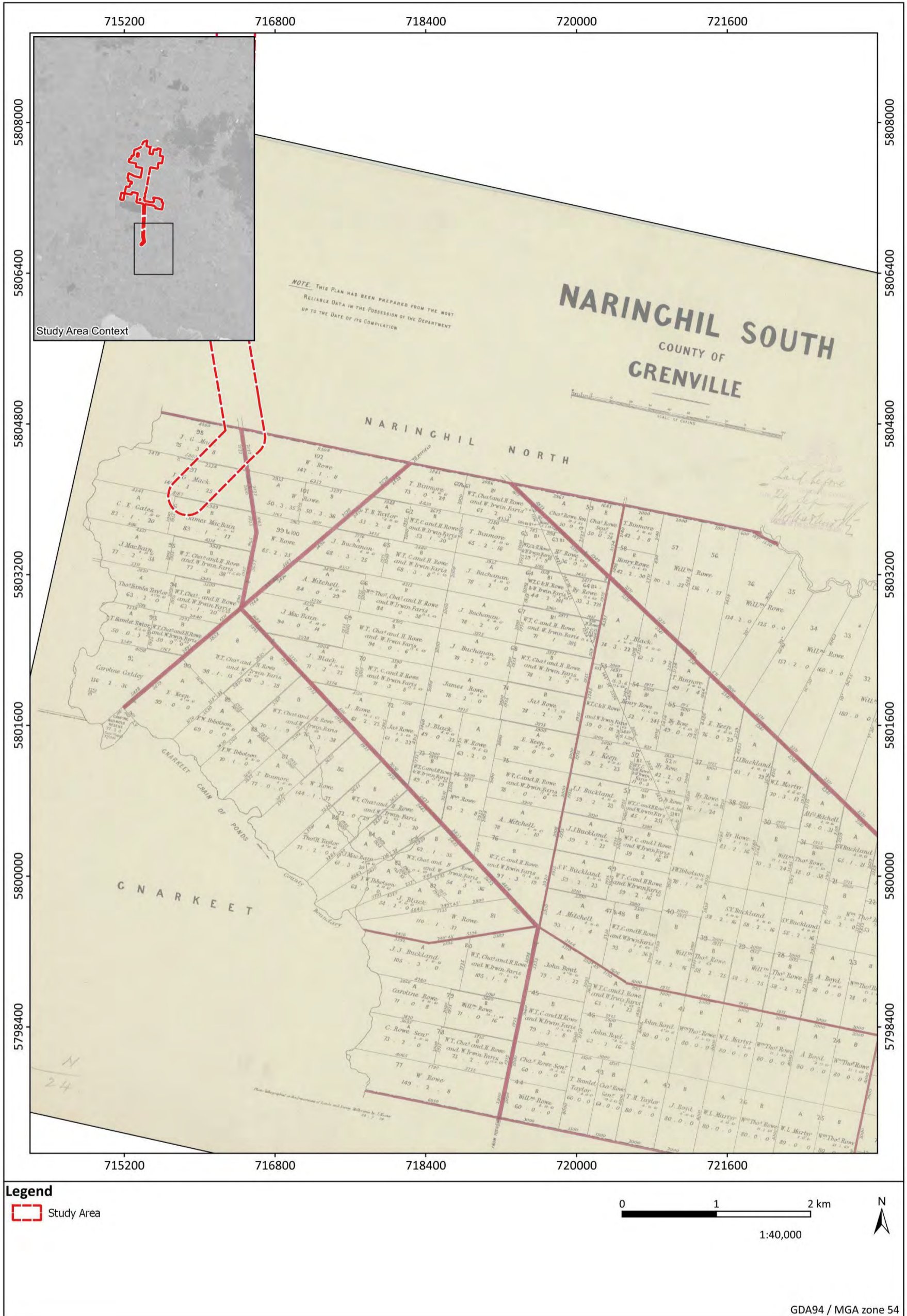
Map 15: Skipton, County of Hampden' (DLS, 1879b) – detail view

Map depicts surveyed lands purchased from the Crown and/or occupied under lease agreement by 1879.



Map 16: 'Naringhil North, County of Grenville' (DLS 1881a) – detail view

Map depicts surveyed lands purchased from the Crown and/or occupied under lease agreement by 1881. Significant portion of land within the immediate vicinity of the study area held by members of the Rowe family.



Map 17: 'Narinhil South, County of Grenville' (DLS, 1881b) – detail view

Map depicts surveyed lands purchased from the Crown and/or occupied under lease agreement by 1881.

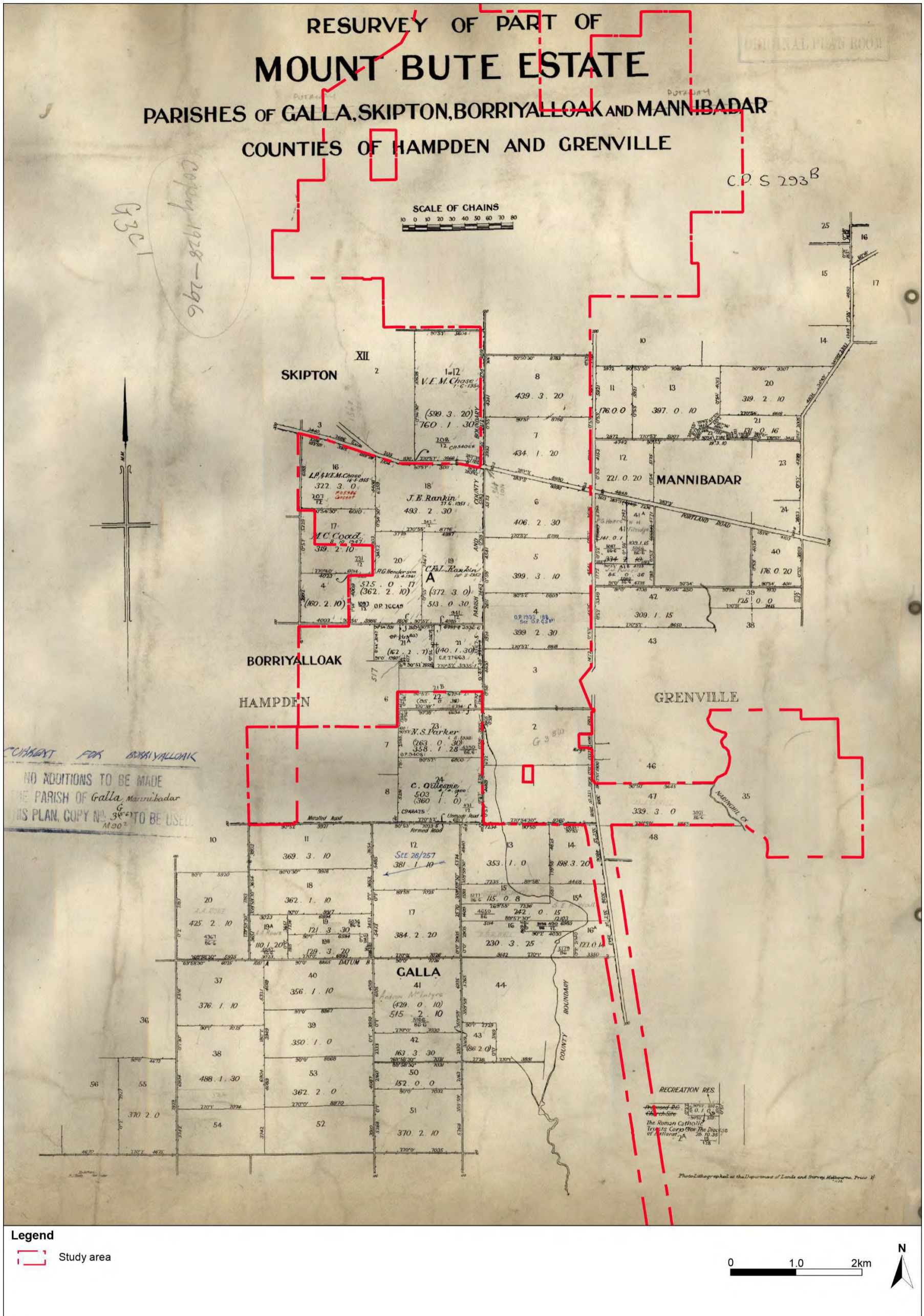
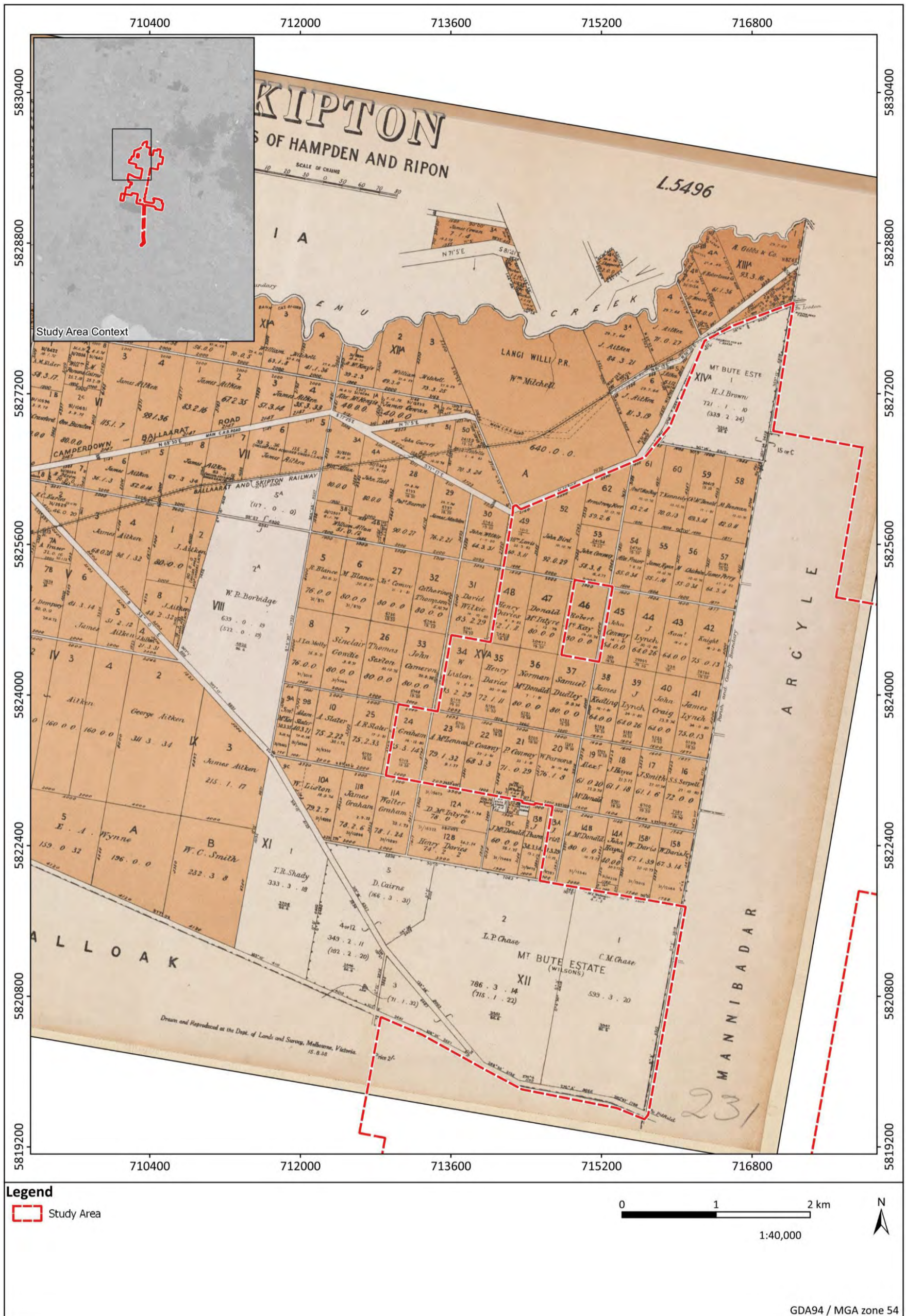


Figure 14: 'Resurvey of Part of the Mount Bute Estate' (DLS, 1928)

Figure illustrates part of the soldier Settlement Estate of Mount Bute, subdivision of former land holdings.

Note: The location of the study area (as depicted) should be considered indicative – the alignment/ location of waterways, roads and features as depicted may vary from their present-day locations (i.e., the result of precise georeferenced feature mapping).



Map 18: Skipton, Counties of Hampden and Ripon' (DLS, 1938) – detail view

Map illustrates changes in land ownership over time in the stud area (north).

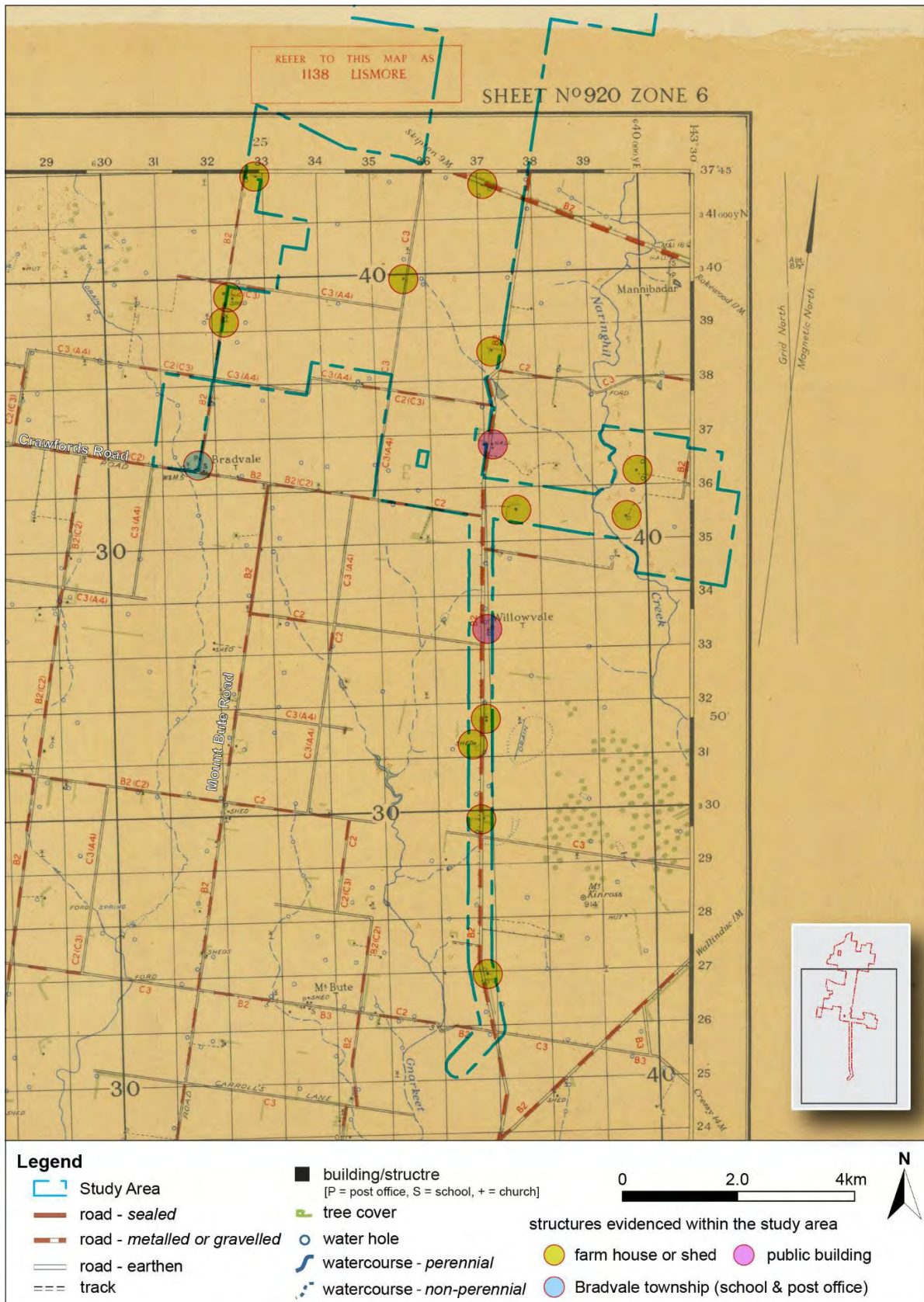
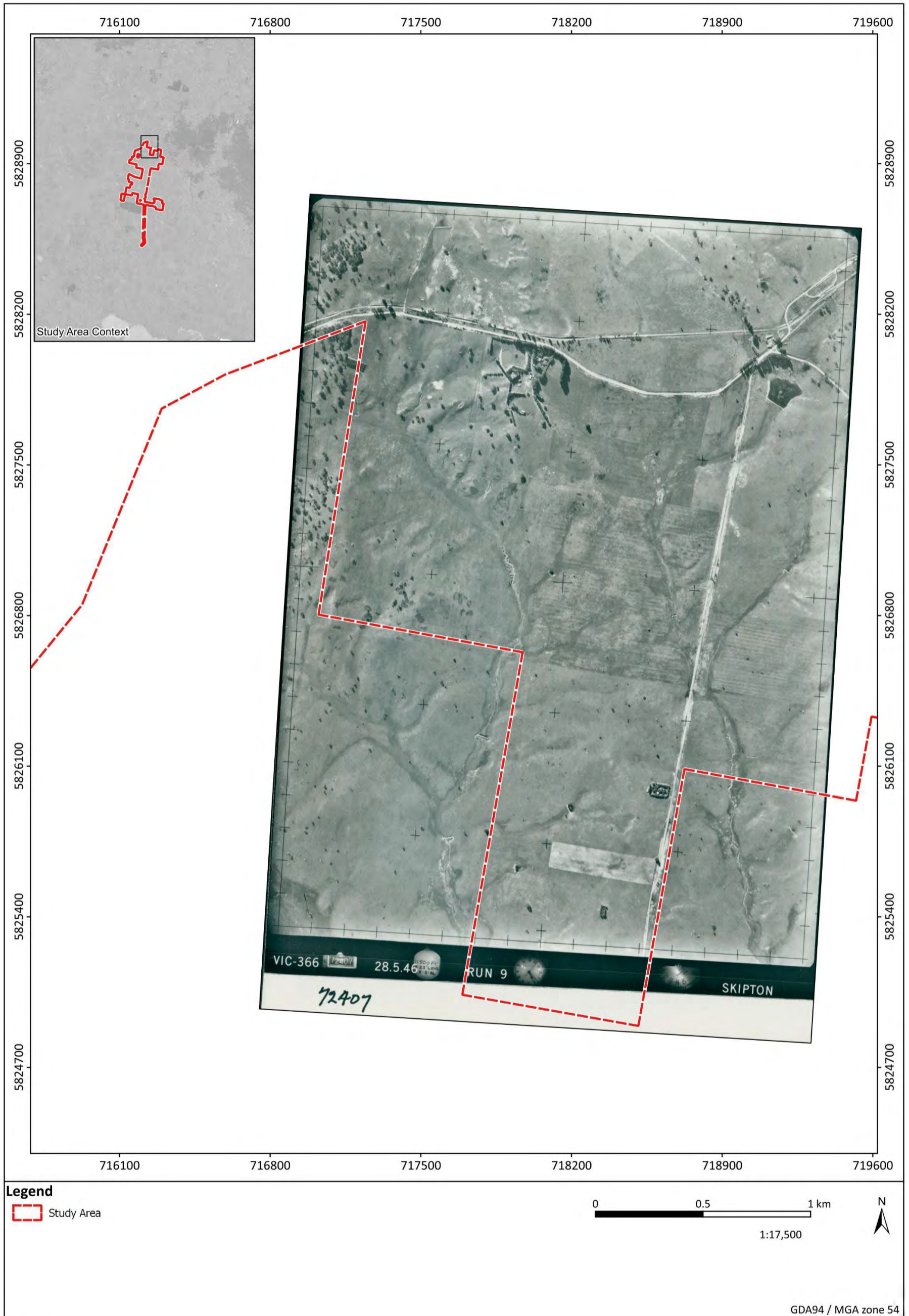


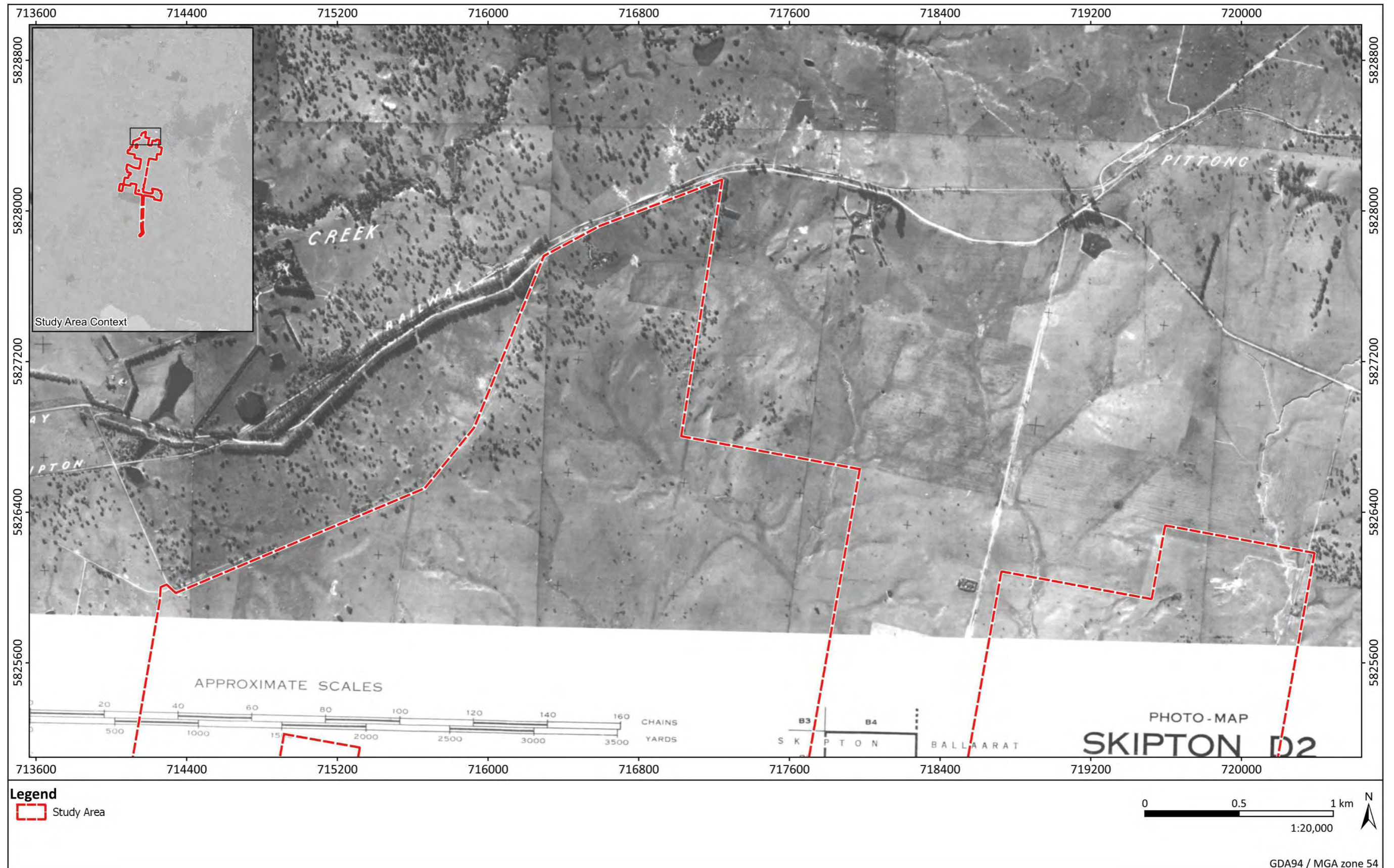
Figure 15: 'Lismore, Victoria' (GBWO, 1943)

Figure illustrates the location of structures, townships, public buildings within/in the vicinity area of the study area (south) by 1943.



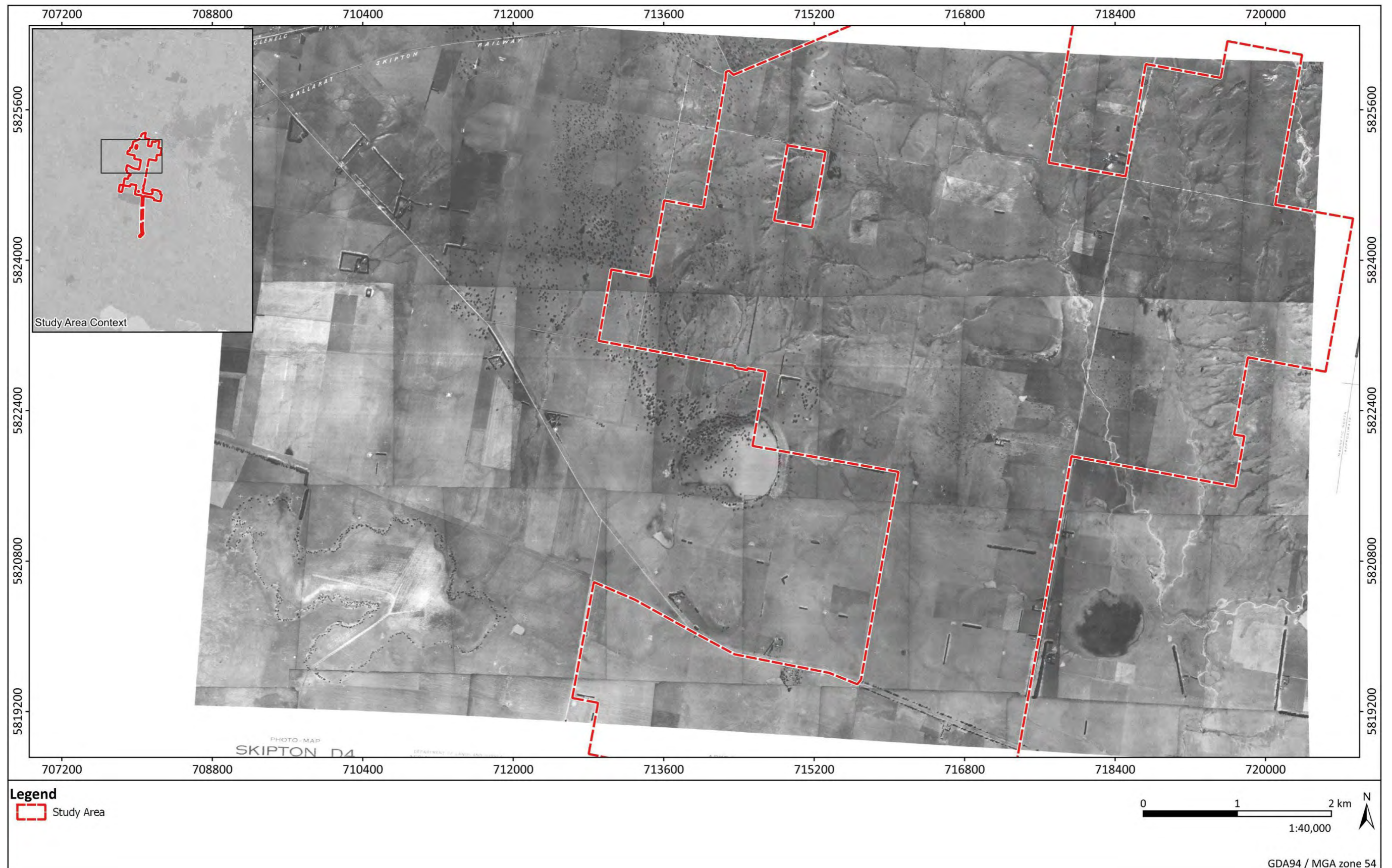
Map 19: Aerial view of the Study Area (north) dating to 1946 (DLS, 1946a)

Note: Within the study area – grassed land with scattered/sparse tree cover (south) and cluster of trees (north); creek/gullies.



Map 20: Aerial view of the Study Area (north) dating to 1946 (DLS, 1946b)

Within the study area – grassed land with scattered/sparse tree cover (south) and cluster of trees (north); creeks/gullies; property fencing.



Map 21: Aerial view of the Study Area (central) dating to 1946 – (DLS 1946b)

Within the study area – grassed land with scattered/sparse tree (more concentrated in the west); creek/gullies (central and southeast); swamp (southwest); planted hedgerows (various locations); farm houses and/or farm sheds; property fencing and access roads.



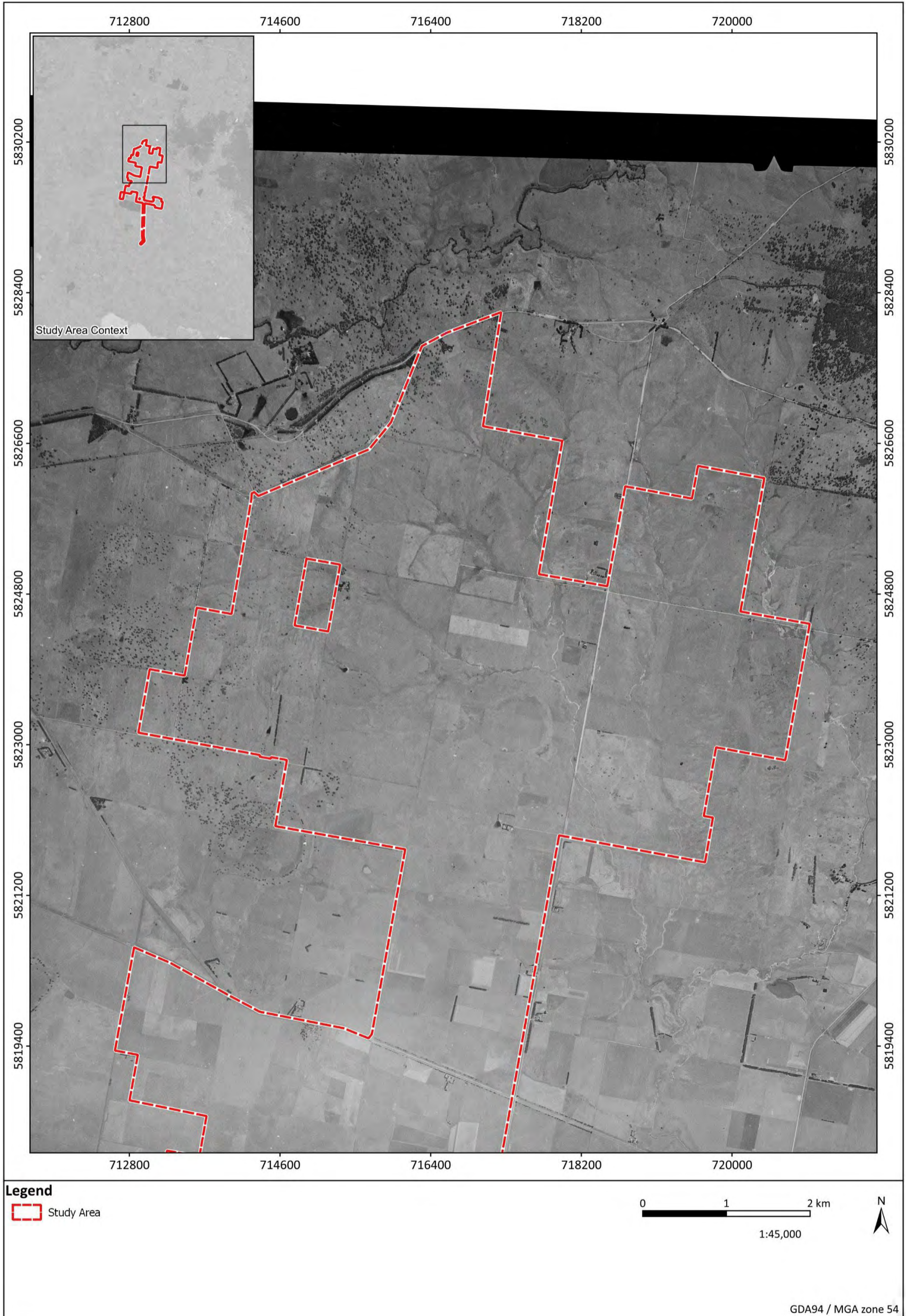
Map 22: Aerial view of the Study Area (south) dating to 1947 (DLS, 1947a)

Within the study area – grassed land with scattered/sparse tree cover (more concentrated in the west); creek/gullies (central and southeast); swamp (southwest); planted hedgerows (various locations); farm houses and/or farm sheds; property fencing; Bradvale township.



Map 23: Aerial view of the Study Area (south) dating to 1961 – (CAP, 1961a)

Within the study area – grassed land with scattered/sparse tree cover (more concentrated in the north); creek/gullies; farm houses and/or farm sheds; property fencing.



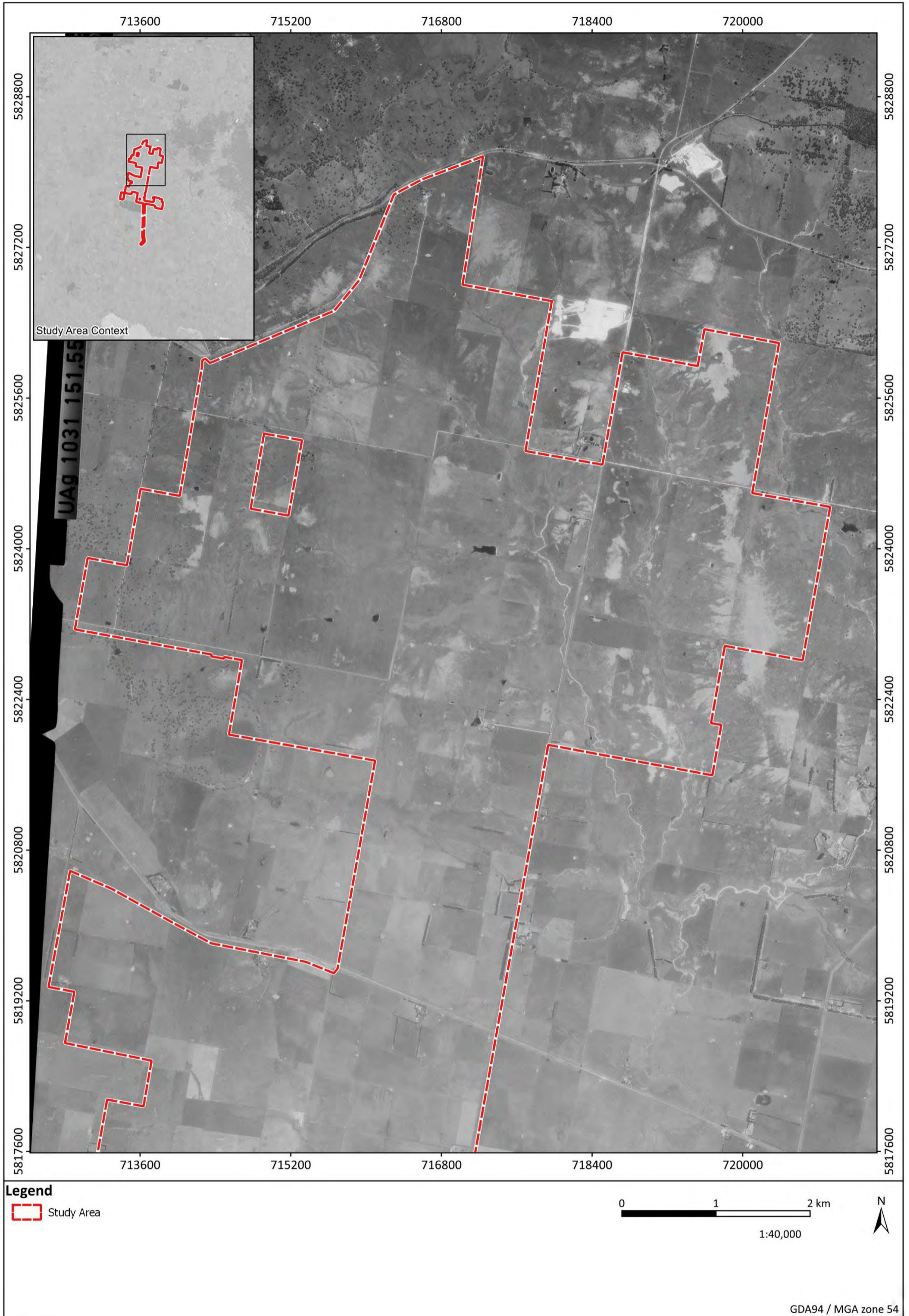
Map 24: Aerial view of the Study Area (north) dating to 1961 – (CAP, 1961b)

Within the study area – grassed land with very sparse tree cover; creek/gullies; farm houses and/or farm sheds; access tracks; swamp (southwest); planted hedgerows; property fencing.



Map 25: Aerial View of the Study Area (south) dating to 1961 (CAP, 1961b)

Within the study area – grassed land; creek/gullies; farm houses and/or farm sheds; access tracks; swamp (north); planted hedgerows; property fencing. Possible post office (Willowvale township).



Map 26: Aerial view of the Study Area (north) dating to 1979 (CAP, 1979b)

Within the study area – grassed land with very sparse tree cover; creek/gullies; farm houses and/or farm sheds; access tracks; swamp (north); planted hedgerows; property fencing.



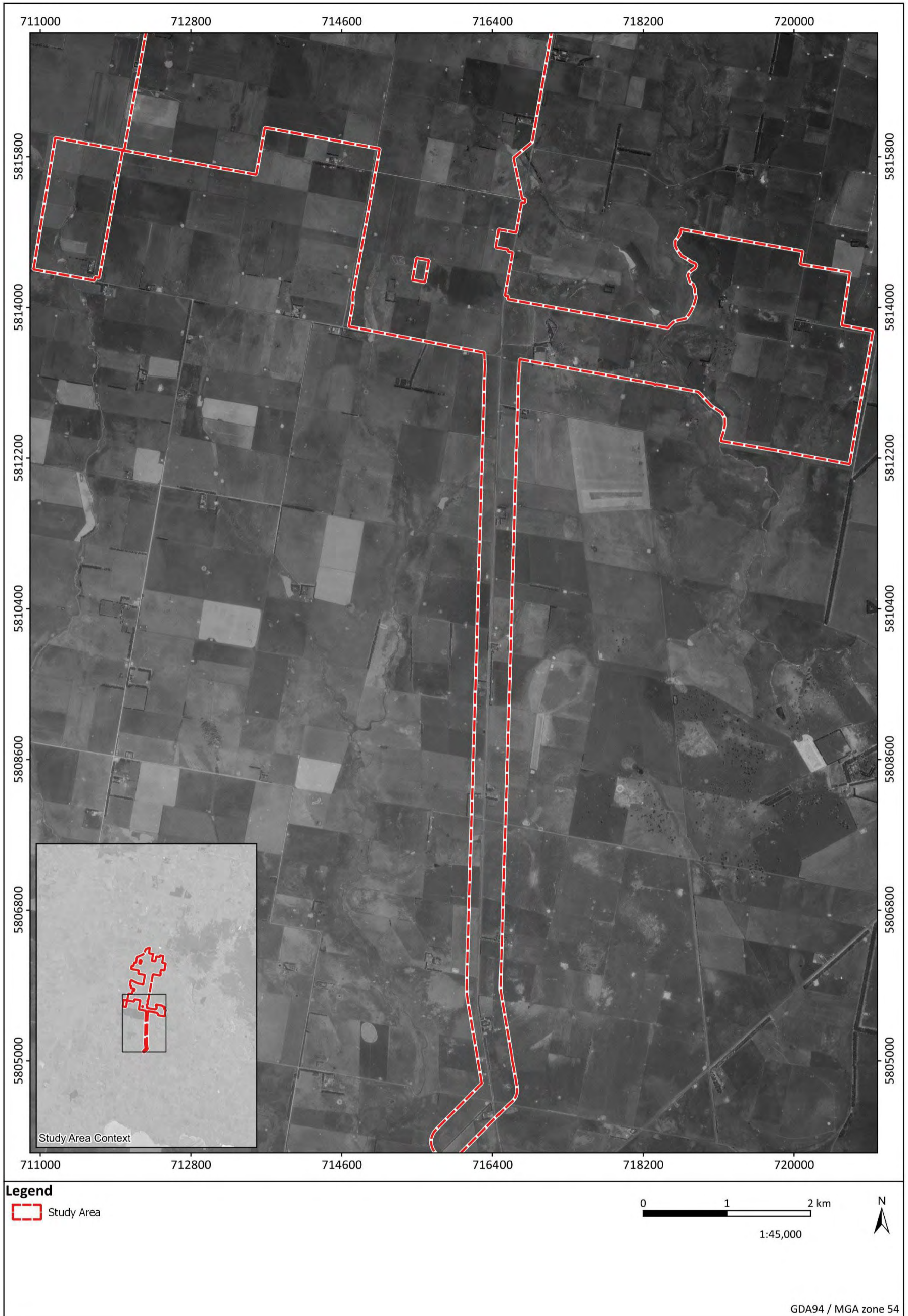
Map 27: Aerial view of the Study Area (north) dating to 1979 (CAP, 1979a)

Within the study area – grassed land with very sparse tree cover; creek/gullies; farm houses and/or farm sheds; access tracks; swamp (north); planted hedgerows; property fencing.



Map 28: Aerial view of the Study Area (south) dating to 1979 (CAP, 1979c)

Within the study area – grassed land with very sparse tree cover; creek/gullies; farm houses and/or farm sheds; access tracks; swamp (north); planted hedgerows; property fencing.



Map 29: Aerial view of the Study Area (south) dating to 1979 (CAP, 1979c)

Within the study area – grassed land with very sparse tree cover; creek/gullies; roads, farm houses and/or farm sheds; access tracks; planted hedgerows; property fencing.

Part Three: Assessment Results & Recommendations

10.0 Assessment Results

10.1 Assessment Criteria and Methodology

The cultural heritage significance and archaeological potential of historic places and sites identified within and in the vicinity of the study area has been assessed using:

- The principles of the *Australia ICOMOS Burra Charter*, 2013;
- The criterion for assessing cultural heritage significance established by the Heritage Council of Victoria (Heritage Council of Victoria, 2020);
- The categories of significance as detailed in Heritage Victoria's *Guidelines for Investigating Historical Archaeological Artefacts and Sites* (Heritage Victoria, 2015); and
- Heritage Victoria's *Policy for Determining Low Archaeological Value* (Heritage Victoria, 2016)

With consideration given to the results of desktop research (Sections 6.0 to Section 10.0), the assessment results provided below relate to the potential for currently unknown or unrecorded significant historical structures, landscape modification and/or areas of archaeological potential to be preserved within the study area.

10.1.1 Limitations

The assessed heritage significance and archaeological potential held by a historic place is not fixed and can change over time due to alterations in the fabric of a place or as the result of new information being obtained (e.g., pertaining to the history of that place). As such, the assessment results provided below are based on the established occupation history of the study area as determined by desktop research undertaken to date. It should therefore be noted that additional background research and/or an on-site assessment of identified historic structures, features or areas of archaeological potential may alter the assessment of significance and archaeological potential provided below.

10.2 Overview of Results

As a result of background research, it is evident that a number of historical structures, features and landscape modifications dating to the nineteenth and early-twentieth century may be preserved within the study area, including: out stations; stock holding pens; historic tracks/roadways linking pastoral run home stations and outstations to townships and other pastoral runs in the region; property boundary and paddock fencing – potentially including dry stone walls; historical significant farm houses and other farm buildings dating c.1870 to 1950; and historically significant hedgerows/plantings.

10.2.1 Townships

Two township, Bradvale and Willowvale, were established within/in the immediate vicinity of the study area (southwest and south) in the 1920s (see Figure 15). There is potential for historically significant buildings/standing structures, archaeological features and deposits to be located in the vicinity of these identified townships.

10.2.2 Pastoral Occupation – Historic Sites/Features (1830s to 1870s)

One historically significant sheep yard has been identified within the study area (south east, see Map 11); there is potential for this and additional historic structures and/or landscape modifications to be evidenced in this part of the study area, either as extant structures or as archaeological features.

Predictively, land in the immediate vicinity of water sources, historic tack alignments and later roadways located within the study area (including, but not limited to the alignment of present-day Skipton-Rokewood Road and Willowvale Road) has been assessed as having some potential to contain previously unidentified historical archaeological sites. The presence of historic access routes, and the close proximity of pastoral home stations and out stations to the study area, increases the likelihood for additional built structures and landscape features to be preserved within the study area; i.e., structures and features that are not marked on the historic maps of the nineteenth century that have been reviewed during this assessment (e.g., historic river/creek crossings, sheep washes, stock pens, pastoral run tracks, and unidentified outstations).

10.2.3 Farmhouses and Outbuildings (Late-Nineteenth to Early-Twentieth Century)

No historic maps dating to the late-nineteenth or early-twentieth centuries (c.1870 to c.1940) were identified/viewed as part of this assessment that mark the location of extant structures within and in proximity to the study area during this period. As a result, it has not been possible to exclude the presence of historically significant farm houses/buildings that may have been constructed in the study area during the period c.1870 to c.1940 but that were demolished/removed prior to the 1940s. If any such buildings once existed there is potential for archaeologically significant features or deposits to be preserved at these locations. Though a number of farm houses/buildings are evident in aerial images dating to the 1940s, it is not possible to determine the original date of construction of these structures without more detailed (property specific) research and/or an on-site assessment.

As discussed above, there is a possibility that remnant structures dating from the late-nineteenth to early-twentieth century are preserved within the study area (e.g., abandoned farmhouses, outbuildings and stock yards). It is noted that the majority of the study area has been subject to farming activity (potentially including cropping) over an extended period of time, spanning from the late-nineteenth century to the present-day; as such, it is likely that any abandoned or disused structures (e.g., farmhouses) located in cropping areas are likely to have been demolished. Predictively, it is unlikely that historically significant (abandoned) farm buildings with more than low archaeological potential are located within the study area. However, if any early abandoned farmhouses are located within the study there is a possibility that archaeological features or deposits of significant artefacts would be preserved at the site. Any such site would meet the criteria for statutory protection under the *Heritage Act 2017* (see Section 8.0 for details of relevant statutory protections).

In order to determine if significant archaeological features or deposits associated with these early farming properties are likely to be preserved within the study area it would be necessary to undertake detailed historic research of individual properties (i.e., original Crown allotments) within the study area. In addition, a review of high resolution historic aerial imagery, LiDAR (Light Detection and Ranging), or drone imagery – beyond the scope of this preliminary assessment – may help clarify the location of any significant structures or landscape modifications associated with this early farming period.

10.2.4 Dry Stone Walls

The presence of surface or shallow sub-surface level basalt provided a ready resource for the construction of dry stone walls in at least part of the study area; in particularly, in the Golden Plains Shire. (i.e., study area – east). With consideration given to the known nineteenth and early-twentieth century settlement and land

use patterns in the broader region, there is moderate potential for historically significant dry stone walls to be preserved within the study area. A determination of the presence/absence of dry stone walls is beyond the scope of this assessment.

A review of high resolution historic aerial imagery, LiDAR imagery, or drone imagery – beyond the scope of this preliminary assessment – may help clarify the location of any significant structures or landscape modifications associated with this early farming period.

10.3 Historically Significant Plantings/Hedgerows

A number of potentially historically significant linear alignments of trees (hedgerows) are evident in aerial images of the study area dating to the 1940s (see Map 19 to Map 22); several of which are evident in recent aerial imagery. Historic plantings such as hedgerows of non-native species reflect the nineteenth and early twentieth century practice of planting rows of trees along paddock/property boundaries. If preserved, historic plantings such as this may have some significance at a local level. Although the tree rows evident within the study area are not currently subject to statutory protections and, predictively, are unlikely to meet the criteria for surety protection at local and/or State level, a more detailed assessment (e.g., property specific research, and a site inspection) would be required to determine their significance.

Note: While a historic feature/planting may be assessed as holding some local significance, this does not mean it will automatically meet the criteria for statutory protection. It is important to note, however, that a historic place or feature that may not meet criteria for statutory protection can still be considered to have heritage value by the local community. In these circumstances the best option would be to consult with relevant stakeholders (Heritage Victoria, local council and land holders) to determine if the preservation of these historic heritage structure/features is a desired outcome that is warranted. If preservation is not warranted then it may still be appropriate to undertake archival recording of the identified historic place/site so that the heritage values of the place/site/feature can contribute to the long-term preservation of the known history of the region.

11.0 Management Conditions

The following management conditions apply to historical heritage within the study area.

11.1 Condition 1: Statutory Protection of Previously Unidentified Historical Archaeological Sites

Based on this assessment, there is variable potential (low to moderate) for previously unidentified historical (non-Aboriginal) or contact archaeological sites to be discovered during future proposed works activities.

If a suspected historical (non-Aboriginal) or contact archaeological site is identified during the course of works, any such site will be protected under Section 123 of the *Heritage Act 2017*. To ensure compliance with the *Act*, the following protocol MUST be followed:

- 1) All works in the vicinity of the discovery must cease immediately and, if necessary, protective fencing should be erected around the relevant area; and
- 2) The client/project manager must notify Heritage Victoria as soon as practicable (Heritage Victoria will then advise on an appropriate management strategy).

11.2 Condition 2: Statutory Protection of Dry Stone Walls – Golden Plains Shire

As a result of this assessment, it has been determined that there is potential for historic dry stone walls to be located within the study area. Any such walls that are preserved will be protected under the Golden Plains Planning Scheme, specifically:

- 1) As per Clause 52.33 of the Golden Plains Planning Scheme, a permit is required to demolish, remove or alter a dry stone wall constructed before 1940 on all land within the shire (see Section 8.3).
- 2) If the proposed works activities have the potential to impact dry stone walls that may be located within the study area, then the above permit requirement will apply.

12.0 Management Recommendations

12.1 Management Recommendation 1: Additional Investigations – Historic Heritage Field Survey

As a result of this assessment, it has been determined that there is potential for areas of historical archaeological potential, extant buildings, dry stone walls, and hedgerows to be located within the study area. Any such preserved place/site/feature may be historically significant. As such:

- 1) It is highly recommended that consideration be given to commissioning a targeted historic heritage field survey to determine if historically significant structures, plantings, and archaeological features or deposits (etc.) are preserved within the study area that would warrant statutory protection and/or potentially have local heritage value.

The targeted field survey programme should be devised with consideration given to the results of this preliminary assessment, and be augmented by: detailed (site/property specific) historic research; and, ideally, by a review of high resolution imagery of the study area (see Management Recommendation 2; Section 12.2).

A targeted field survey would mitigate the risks of encountering and potentially inadvertently disturbing an unidentified historic place, historical archaeological site or historic feature during the proposed activity. The discovery of a previously unidentified archaeological site (etc.) during work would potentially have significant time and cost implications for the project.

While some historic features – such as hedgerows and dry stone walls (Shire of Corangamite) – may be assessed as holding some local significance, this does not mean they would automatically meet the criteria for statutory protection. However, such features can still be considered to have heritage value by the local community. In these circumstances the best option would be to consult with relevant stakeholders (Heritage Victoria, local council and land holders) to determine if the preservation of these historic heritage structure/features is a desired outcome that is warranted. The assessment of such features during a targeted field survey would help inform this consultation process. If preservation is not warranted then it may still be appropriate to undertake archival recording of the identified historic place/site/feature so that the heritage values of the place/site/feature can contribute to the long-term preservation of the known history of the region.

12.2 Management Recommendation 2: Additional Investigations – High Resolution Aerial Imagery and/or LiDAR (Light Detection and Ranging) Survey

In order to clarify the potential location of previously unidentified historical archaeological sites and/or historically significant structures (e.g., dry stone walls) it is recommended that:

- 1) High resolution aerial imagery – either drone survey, or a LiDAR (Light Detection and Ranging) survey – of the study area is obtained; such imagery would help clarify the location of any significant structures or landscape modifications that may hold historic significance – both of which are beyond the scope of this preliminary assessment.
- 2) A review of such imagery would greatly assist in determining the location of places/sites that would be recommended for an on-site assessment (as set out in Recommendation 1).

12.3 Management Recommendation 3: Revised Historic Register Search & Planning Scheme Review

It is noted that there are currently no listed/registered historic sites or places site located within the study area (see Section 6.0), and that any dry stone walls that may be preserved within the Golden Plains Shire are protected under the local planning scheme (Section 8.3). However, it is important to be aware that should there be any significant delay in the commencement of on-site works, a revised historic register search and a review of the Golden Plains and Corangamite Planning Scheme provisions should be undertaken to confirm that no new place/sites have been identified, and that no amendments to the planning scheme have been made applicable to the protection or management of historic heritage within these LGAs (e.g., in relation to the protection of dry stone walls).

12.4 Management Recommendation 4: Provision of a Historic Heritage Induction

In order to ensure that historic heritage features/sites – including but not limited to buildings, landscape features, trees and areas of historical (non-Aboriginal) archaeological sensitivity – are protected from inadvertent harm during construction activities, the following procedures/protocols are recommended.

- 1) It is strongly recommended that the appointed construction site supervisor and any other staff participating in and/or responsible for the management of on-site construction activities should be provided with a historic heritage induction that:
 - a) Informs them of the nature and significance of historical heritage sites, features and areas of archaeology potential within the works area;
 - b) Informs them of their obligations under the Victorian *Heritage Act 2017*;
 - c) Informs them of any established Works Exclusion Zones and/or Tree Protection Zones established to provide protection to historic heritage;
 - d) Outlines procedures that should be followed if previously unidentified historic cultural heritage material is identified during works; and
 - e) Explains how to identify suspected historic cultural heritage material (e.g., archaeological features and deposits).

References

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Land Act (s) 1847, 1962, 1865, 1869, 1878, 1884

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Heritage Regulations 2017

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