Wyndham Heritage Citations Review

Methodology and Findings Report

Prepared for Wyndham City Council

October 2026 – FINAL v2

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Executive summary

Extent Heritage was engaged by Wyndham City Council to prepare the Wyndham Heritage Citations Review ('the Review'), primarily to undertake a detailed review and to update existing heritage citations and Statements of Significance for ninety-two (92) heritage places included in the Schedule to the Heritage Overlay of the Wyndham Planning Scheme.

The key objectives of the project were as follows:

- Review the extent and appropriateness of ninety-two (92) existing places included in the Schedule to the Heritage Overlay.
- Undertake a heritage assessment of ninety-two (92) existing places included in the Schedule to the Heritage Overlay and make recommendations for revision to meet the requirements of the Department of Transport and Planning's *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018) (PPN01).
- Prepare revised citations and Statements of Significance for ninety-two (92) existing places included in the Schedule to the Heritage Overlay, excluding places that no longer reach the threshold for inclusion in the Heritage Overlay.

A further review and Addendum was prepared following the release of the *Victorian Local Heritage Guidelines* (May 2026) which replaced PPN01. Refer to explanatory note in the Addendum.

The project included primary and secondary research, a robust fieldwork program, and comprehensive community engagement to seek input from affected landowners, the broader community, and key stakeholders including the Werribee District Historical Society and the Little River Historical Society. Consultation with the Traditional Owners, including the Bunurong Land Council Aboriginal Corporation (BLCAC) and Wadawurrung Traditional Owners Aboriginal Corporation (WTOAC), was led by Council.

To summarise, the following tasks were completed as part of the Review:

- Updates to existing citations and Statements of Significance for eighty-seven (87) existing heritage places included in the Schedule to the Heritage Overlay.
- Updates to controls, place names/addresses and curtilages for eight-seven (87) existing heritage places in the Schedule to the Heritage Overlay including revised mapping to reflect changed curtilages
- Removal of four (4) places from the Schedule to the Heritage Overlay, and a recommendation for further assessment to be undertaken (including archaeological potential) in relation to one (1) existing heritage place included in the Schedule to the Heritage Overlay.
- Identification of four (4) heritage places and one (1) precinct that may warrant further assessment and consideration to determine whether they meet the threshold for inclusion in the Victorian Heritage Register.

- Identification of ten (10) places to be reviewed for inclusion in the Victorian Heritage Inventory, or existing site cards to be updated to reflect existing conditions and archaeological potential.

- Revision to the existing Thematic Environmental History to reflect key narratives and themes identified through the review and revision process and to incorporate feedback received from Wyndham's Registered Aboriginal Parties, BLCAC and WTOAC, in relation to Aboriginal cultural values.

The following findings and recommendations of the Review are summarised as follows:

- Changes to place names and/or address – fifty-three (53) places where a correction to the name of the heritage place has been made to reflect the existing conditions and contemporary approaches to naming and/or where a correction has been made to the address of the heritage place largely due to contemporary subdivision and updates to roads and numbering systems.

- Changes to external paint controls – sixteen (16) places where changes to paint controls were recommended including the removal and addition of paint controls as appropriate.

- Changes to tree controls – seventeen (17) places where tree controls were applied and twenty-three (23) places where tree controls were retained. Tree controls were removed from eight (8) properties where the trees no longer remain or were found not to contribute to the significance of the heritage place

- Changes to outbuilding and fences controls — twenty-eight (28) places where changes to outbuilding and fences controls were recommended to apply or be removed including five (5) places where these controls were retained.

- Internal controls – two (2) places where internal controls were recommended, and one (1) place where they were recommended to be removed.

- Application of Aboriginal heritage place controls to seven (7) places, pending further engagement with the Registered Aboriginal Parties and other relevant stakeholders.

- Removal from the Heritage Overlay – four (4) places were assessed and found to no longer meet the threshold for inclusion in the Schedule to the Heritage Overlay.

- Recommendation for future review – one (1) place was recommended to be excluded from the Review to allow more extensive research and analysis to be undertaken to determine the most appropriate heritage management framework.

1. Introduction

1.1 About the Project

Extent Heritage was engaged by Wyndham City Council to prepare the Wyndham Heritage Citations Review ('the Review'), including to undertake a detailed review and to update existing heritage citations and Statements of Significance for ninety-two (92) heritage places included in the Schedule to the Heritage Overlay of the Wyndham Planning Scheme to ensure all documentation is compliant with current standards and requirements, particularly to align with the requirements of the Department of Transport and Planning's *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018) (PPN01).

It is noted that following the preparation of the citations during the course of the finalisation period of the Review, the *Victorian Local Heritage Guidelines* (May 2026) document (VLHG) was released by the Department of Transport and Planning. The VLHG replaced the previous *Planning Practice Note 01- Applying the Heritage Overlay*. No transitional period applied to the application of the VLHG and accordingly Extent Heritage were commissioned by the City of Wyndham to undertake some additional assessment work to ensure that the Review complied with the intention of the new Guidelines.

This report documents the methodology and tasks undertaken to inform the Review undertaken by Extent Heritage in 2025-2026. The project builds on the work undertaken in the Wyndham Heritage Review Stage 1 Gap Study (Context, June 2021), and comprises:

- Re-assessment of the significance of eighty-eight (88) existing places in the Heritage Overlay identified as high priority in the Stage 1 Gap Study and updated recommendations for protection and mapping of heritage places in line with the Department of Transport and Planning (DTP)'s *Planning Practice Note 1 Applying the Heritage Overlay* (2018) (PPN01), now superseded by the Victorian Local Heritage Guidelines (May 2026).

- Re-assessment of the significance of four (4) medium priority citations, which have strategic alignment with current Council projects.

A two staged approach was taken in preparing the Review, with the review of forty (40) draft citations occurring in Stage 1 (February-June 2025) and the review of the remaining fifty-two (52) citations occurring in Stage 2 (July-October 2025). The Review was split into geographical regions to allow for time and research efficiencies, with heritage places located in Werribee, Truganina and Tarneit prioritised in Stage 1, and heritage places located in the outer suburbs of Mambourin, Manor Lakes, Mount Cottrell, Little River, Werribee South and Wyndham Vale undertaken in Stage 2. An initial ten (10) citations were prepared and submitted to Council in May 2025 (as part of Stage 1) to enable the methodology developed by Extent Heritage to be tested and refined. This process highlighted from the outset that all existing citations and Statements of Significance would need significant revision to align with PPN01, including major revisions to existing Statements of Significance, controls and mapping.

The Review included a robust program of community engagement to seek input from affected landowners, the broader community, and key stakeholders including the Wyndham District Historical Society and the Little River Historical Society.

1.2 Study area

The study area for this Review was the identified ninety-two (92) heritage places within Wyndham City Council, as identified at Figure 1 below, including the suburbs of Little River, Mambourin, Manor Lakes, Mount Cottrell, Tarneit, Truganina, Werribee, Werribee South and Wyndham Vale.

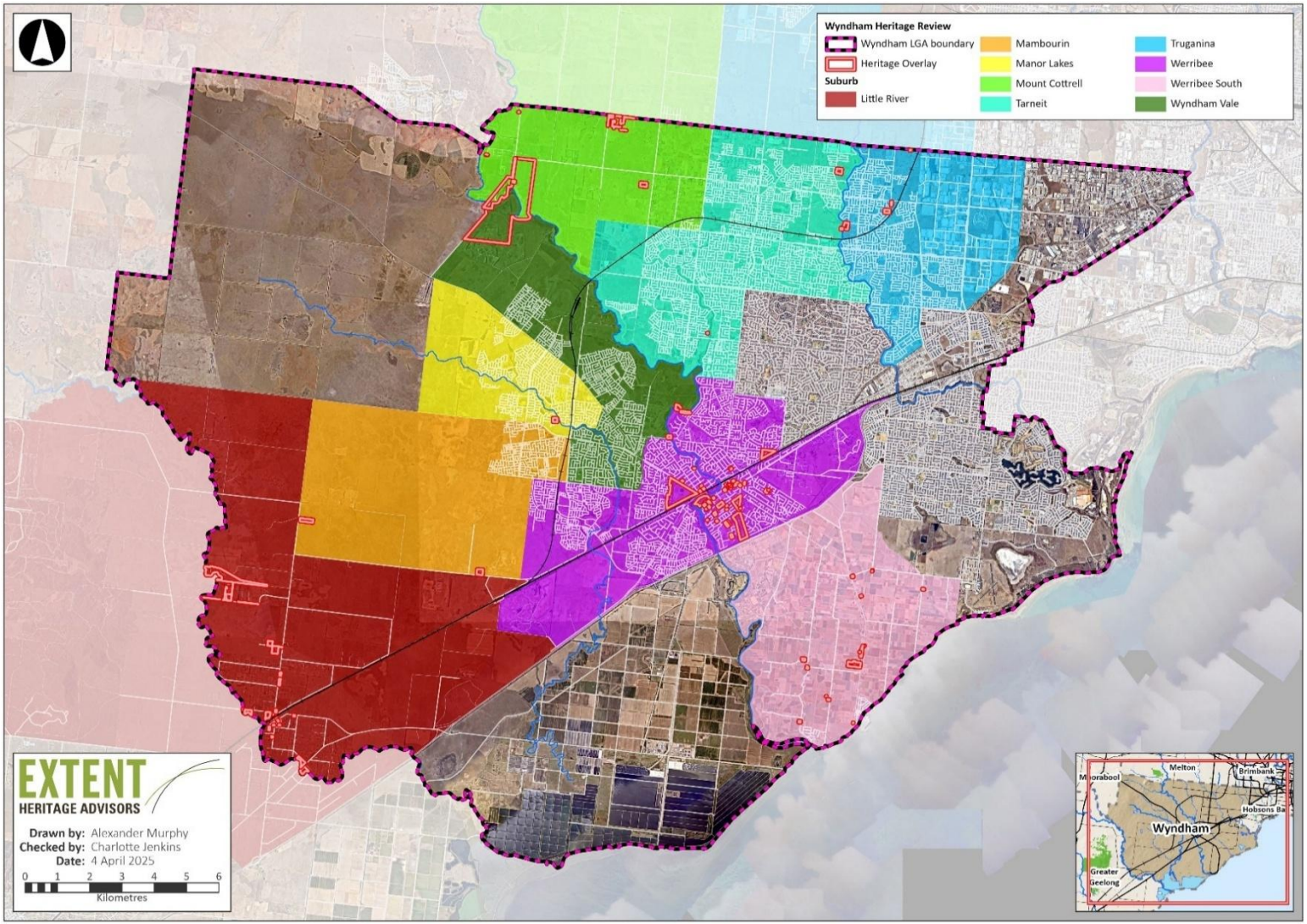


Figure 1. Study area for the Wyndham Heritage Citations Review, with heritage places identified in red. Source: Extent Heritage, 2025.

1.3 Project objectives

The key objectives of the project were as follows:

- Review the extent and appropriateness of ninety-two (92) existing places included in the Schedule to the Heritage Overlay.
- Undertake a heritage assessment of ninety-two (92) existing places included in the Schedule to the Heritage Overlay and make recommendations for revision to meet the requirements of the Department of Transport and Planning's *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018) (PPN01).
- Prepare revised citations and Statements of Significance for ninety-two (92) existing places included in the Schedule to the Heritage Overlay, excluding places that no longer reach the threshold for inclusion in the Heritage Overlay.

1.4 Limitations

The Review was subject to the following limitations:

- Extent Heritage was not engaged to assess historical archaeology or Aboriginal cultural values.
- The Review does not include an assessment of potential places for inclusion in the Victorian Heritage Inventory (VHI). Where it has been identified that a place has the potential to meet the threshold for inclusion in the VHI, a recommendation has been made to undertake further assessment.
- The Review does not include an assessment of potential places for inclusion in the Victorian Heritage Register (VHR). Where it has been identified that a place has the potential to meet the threshold for inclusion in the VHR, a recommendation has been made to undertake further assessment.
- The Review does not include a full assessment of social value for relevant places. Information concerning social value was derived primarily from available resources.
- Access to heritage places as part of this Review was generally limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed, with the exception of the following places that were made accessible by the individual site owners/managers: HO15 Werribee Park School, HO28 Robertson Farm Complex, HO31 Werribee Primary School, HO83 Little River Mechanics Institute, HO98 St Thomas Church of England, HO110 Former Shire Hall, HO111 Milk Bar and Bolero Cards and Gifts, HO113 Bridge Hotel and HO114 Silver Birches.
- Condition and site modification assessment for each place was generally limited to a visual inspection undertaken from the public domain, with internal access granted by landowners in certain instances (see above).
- Historical information provided in the citations is provided only to the extent necessary to enable assessment and should not be considered an exhaustive history of each place.

1.5 Authorship

The consultants at Extent Heritage involved in the preparation of this heritage review and their respective roles are outlined below.

Staff	Role
Dr Leo Martin Associate Director	Project Director Technical input and quality assurance review.
Michelle Bashta Associate	Technical input and quality assurance review
Caitlin Mitropoulos Associate	Project Manager Technical input, quality assurance review, stakeholder engagement, fieldwork and citation preparation.
Charlotte Jenkins Senior Heritage Advisor	Research and fieldwork, citation preparation, quality assurance review.
Melissa Harvey Graduate Heritage Advisor	Research, citation preparation and fieldwork.
Alexandra Eadie Graduate Heritage Advisor	Research, citation preparation and fieldwork.
Alexander Murphy GIS Specialist	Mapping.
Megan Aldridge GIS Specialist	Mapping

1.6 Terminology

The terminology in this report follows definitions presented in the *Burra Charter* (Australia ICOMOS 2013). Article 1 provides the following definitions:

> **Place** means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.
>
> **Cultural significance** means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.
>
> Cultural significance is embodied in the *place* itself, its *fabric*, setting, *use*, *associations*, *meanings*, records, *related places* and *related objects*.
>
> Places may have a range of values for different individuals or groups.
>
> **Fabric** means all the physical material of the place including elements, fixtures, contents, and objects.

Conservation means all the processes of looking after a *place* so as to retain its *cultural significance*.

Maintenance means the continuous protective care of a *place* and its *setting*.

Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.

Preservation means maintaining a *place* in its existing state and retarding deterioration.

Restoration means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

Reconstruction means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.

Adaptation means changing a *place* to suit the existing *use* or a proposed use.

Use means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

Compatible use means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

Setting means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.

Related place means a *place* that contributes to the *cultural significance* of another place.

Further definitions are taken from the *Victorian Local Heritage Guidelines* (May 2026) prepared by the Department of Transport and Planning:

Term	Definition
Aboriginal cultural heritage	Aboriginal places and objects, cultural landscapes and ancestral remains that provide continuing connection to Country and cultural identity to Aboriginal people. A heritage place identified in the schedule to the heritage overlay as an Aboriginal heritage place is also subject to the requirements of the *Aboriginal Heritage Act 2006* (Aboriginal Heritage Act).
Citation	A heritage report documenting the heritage significance of a site or area, including a description, a history, intactness and integrity of the subject site or area, as well as a comparative analysis with similar places. A citation concludes with a statement of significance. See also *'statement of significance'* below.
Comparative analysis	An investigation undertaken to understand the significance of a place by comparing it with other places of a similar class or places with similar historical associations. It is a task employed to determine how rare, unique or representative a place is in demonstrating the identified values within a particular study area.
Class of place	Sub-categories of a type of place.

	A class is defined by a specific feature such as: Purpose or use Era of development Design characteristics Architectural style Construction technique or materials used. A class should be easily understood as a sub-category of a type of place and should not be narrowed by multiple qualifying factors. For example: 'World War 1 memorial' - the 'World War 1' class of place is the qualifier within the broad 'war memorials' place-type. See also *'Type of place'* below.
Contributory	Sites or elements that are important for their collective contribution to a heritage place, precinct or GTS listing. These sites or elements do not meet the threshold for local heritage significance on their own, but as a group, they embody the heritage significance of the precinct or GTS listing.
Cultural landscape	An expanse of land of heritage significance that has been modified, shaped, or created by human interaction over time which provides information about human occupation of the natural environment. It may include: Designed landscapes such as botanical gardens Evolved landscapes such goldfields, agricultural lands and linear transport routes such as railway lines Landscapes that are significant for their cultural association with individuals, communities, activities and traditions, and may have non-physical values. Cultural landscapes are protected in planning schemes using the Significant Landscape Overlay or Heritage Overlay.
Cultural heritage significance	See *'Heritage* significance' below.
Group	A group, for the purpose of Criterion G and Criterion H, may be an informal group or an organisation, but must be clearly defined, such as a community association or a private company.
GTS listing	A group, thematic or serial listing comprises two or more places that share a common heritage significance but that are not proximate. A GTS listing allows the extent and significance of the interrelated places to be appreciated together. The three types are:
	Group listing - A heritage place formed by historically linked sites and elements that have become geographically separated due to subsequent development.

	Thematic listing - A heritage place comprising multiple sites and elements that have always been geographically separated but are strongly linked by an important historic theme. The sites and elements may take different forms.
	Serial listing - A heritage place comprising multiple sites and elements that have always been geographically separated but are linked by a common history and place-type, usually with the same or very similar design.
Heritage element	The physical fabric and characteristics that contribute to the significance of a heritage place, grouping of places, precinct or streetscape. For a building, a heritage element may include physical fabric such as cladding materials, chimneys, verandahs and windows For a streetscape, a heritage element may include things such as street trees, bluestone gutters and road reserves For a precinct, a heritage element may include the pattern of subdivision, scale and setback of buildings from the street and views into or within the precinct area.
Heritage Overlay	A planning control in the Victoria Planning Provisions that is applied in municipal planning schemes to protect places of local heritage significance. Locally significant places are listed in the schedule to the Heritage Overlay and mapped in the planning scheme. Places of State significance in the Victorian Heritage Register are also listed in the Heritage Overlay schedule.
Heritage place	A heritage place can include a building, group of buildings, precinct, structure, tree, or other element that has a demonstrated heritage significance and is listed in the Heritage Overlay. A local heritage place cannot include movable or portable objects such as machinery within a factory or furniture within a house. See also *'Place'* below.
Heritage precinct	A distinguishable and cohesive group of sites that warrant the application of the Heritage Overlay for their shared heritage significance. A precinct contains contributory places and elements that share a common basis of heritage significance and may contain significant and non-contributory sites. See related definitions for *'Individually significant place'*, *'Contributory'* and *'Non-contributory'*.
Heritage site	A property within a heritage precinct or GTS listing.
Heritage significance	Places of heritage significance reflect aspects of our identity that we wish to retain for the benefit of current and future generations.

	In the Victoria Planning Provisions, heritage significance means the historical, architectural, cultural, aesthetic, scientific, social significance or other special significance that a heritage place embodies. These values can be demonstrated by the heritage place, or its fabric, form, use, setting and community associations. Heritage significance is not fixed. The values assigned to a heritage place may change as new information arises and community values evolve. The term *'Cultural heritage significance'* is often used instead of *'Heritage significance'*. The terms have the same meaning.
Heritage study	A heritage study is the primary instrument by which heritage places (including individual places, precincts and GTS listings) are identified and assessed for local significance, and their heritage values documented to support statutory protection. The scope of a study can range from a single site to an entire local government area, or particular place-type and / or time period. See also *'Study area'*.
Individually significant place	An individually significant place meets the threshold of local heritage significance in its own right. The place may be listed individually within the Heritage Overlay or included as part of a wider heritage precinct and recognised as a 'significant site' within it.
Intactness	The degree to which the fabric of a place has been changed. A place may be substantially intact if most of the significant fabric survives, even if it is in a fragile condition.
Integrity	The degree to which the heritage values of a place are legible and can be understood and appreciated. A place may have a low level of integrity if it has low intactness (meaning many changes have occurred to the place through changes to the fabric or setting, physical deterioration, etc) and significant values are not easy to identify. Non-original fabric can contribute to the integrity of a place.
Local area	The locality, town, suburb or municipality where a place is situated. It defines the geographic context for local significance assessment.
Local heritage criteria	The standards applied by local councils and heritage consultants in Victoria to assess heritage values and determine if a place meets the threshold for local significance. For a full list of these criteria, refer to Table 2 of these guidelines.
Local significance threshold	The minimum level of heritage significance a place must possess to justify its inclusion in the Heritage Overlay. Considerations for determining if a place meets the local significance threshold include intactness, integrity and comparative

	analysis. These factors are communicated in the threshold tests for each of the heritage criterion.
Non-contributory	Sites or elements located in a heritage precinct that are either unrelated to the significance of the heritage precinct, or those that have lost their intactness or integrity to such an extent that they no longer illustrate this significance.
Place	A place encompasses a site, area, precinct, building, group of buildings, structure, tree, garden or other item of potential heritage significance that is under assessment for heritage protection in the Heritage Overlay. See also *'Heritage place'* above.
Serial listing	See *'GTS listing'* for the definition of '*Serial listing'*.
Significant site	An *Individually significant place* that contributes to a precinct. See definition for 'Individually significant place' above.
Statement of significance	A statement that explains a place's heritage value by identifying what is significant, how it is significant and why it is significant.
Study area	The geographic or typological scope of a heritage study defined by a project brief. A study area could encompass an entire municipality, a single locality, or a typological focus such as a heritage gap analysis or place-type study.
Thematic Environmental History (TEH)	A document explaining the historical development of a study area (typically at a municipal level) using key themes adapted from *Victoria's Framework of Historical Themes* (Heritage Council of Victoria et al, February 2010). A TEH is used to understand the historical context of a study area by identifying the key themes that have shaped the physical environment and defined its local character and cultural identity. See also 'Thematic listing' and 'Theme'.
Thematic listing	See *'GTS listing'* for the definition of '*Thematic listing'*.
Theme	A representation of a force, process or key influence on the historical development of the municipality. Local heritage assessments typically adapt themes identified for state heritage assessments in *Victoria's Framework of Historical Themes* (Heritage Council of Victoria, 2010) to reflect unique local histories.
Type of place	A broad category of place. Examples include road bridges, houses or schools. See also *'Class of place'* above.
Typological study	A heritage study that looks at a single type or class of place across a defined study area. This could be a single suburb, a municipality or a state.

	Example typological studies include a post-war modernist residential study, or a study on mechanics' institutes or timber and concrete bridges.

1.7 Abbreviations

A number of abbreviations have been used for the Review. These are outlined below:

Abbreviations	Full terms
HERCON	National Heritage Conventions
HO	Heritage Overlay
VHD	Victorian Heritage Database
VHI	Victorian Heritage Inventory
VHR	Victorian Heritage Register

1.8 Best practice resources

This Review was prepared by consulting with best practice documentary resources, including the following:

- Australia ICOMOS. 2013. The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance. Burwood, Vic.: Australia ICOMOS.
- Department of Environment, Land, Water and Planning (DELWP). 2018. *Practice Note 1: Applying the Heritage Overlay*. Melbourne: DELWP.
- Department of Transport and Planning (DTP). 2026. *Victorian Local Heritage Guidelines*. Melbourne. DTP.
- Heritage Victoria. 2010. Heritage Victoria Model Consultants Brief for Heritage Studies. Melbourne: DELWP.
- Heritage Victoria. 2007. *The Heritage Overlay Guidelines: Glossary of Terms.* Melbourne: Department of Sustainability and Environment

2. Brief contextual histories

The following includes brief histories of the suburbs subject of this Review to provide context and understanding of the broader narratives and distinct differences in the places within the region.

The City of Wyndham is a municipality encompassing 17 suburbs within Metropolitan Melbourne. Wyndham borders with Hobsons Bay City Council to the east, Greater Geelong to the west, the City of Melton and Moorabool to the north and Port Phillip Bay to the south.

Wyndham is situated on the traditional lands of both the Wadawurrung and Bunurong Traditional Owner groups. The Werribee River is formally recognised as the border between these two groups. Stretching eastwards from the Werribee River, Bunurong Country extends to Westernport Bay (Clark 1990, 363). At the time of European colonisation, the *Yalukit willam* clan of the Boon wurrung language group occupied the land between the Werribee River and St Kilda (Clark 1990, 363; Presland 2010, 16). Wadawurrung Country stretches westwards from the Werribee River, as far as Beaufort (Clark 1990, 310).

Between 2.5–4.5 million years ago, lava flows created the Werribee Plain, carving a new landscape that would support diverse ecosystems, from the native grasslands of the basalt plain, to woodlands of Sheoak and gum along waterways (Presland 2005, 157-159; Presland 2008, 37). The soils of the Werribee River delta, which begins a few kilometres north of the Werribee township and broadens substantially by the time it reaches the bay, are particularly fertile (Condon 1950, 6). Bunurong and Wadawurrung Traditional Owners continue to care for, and maintain their connection with, Country.

Upon the settlement of colonists into Port Phillip Bay from 1835, land north and west of the colonial settlement of Melbourne was quickly occupied. The landscape of open grassy plains and light vegetation provided favourable conditions for movement of livestock over land (Vines 1993, 9; Broome 1984, 23). The Wyndham region was soon dominated by squatter pastoralists, though high turnover was common due to the unfamiliar environment and short-term leases (James and Pritchard 2008, 4; Ecology and Partners 2015, 8). Of particular prominence to the region were pastoralists Thomas and Andrew Chirnside, Simon Staughton, George and Monckton Synnot, and many others (Vines 1993).

2.1 Werribee

Werribee spans both Wadawurrung and Bunurong Country. The Werribee River is formally recognised as the border between these two groups.

The early township of Werribee was positioned in proximity to a ford over the Werribee River, connecting the route between Melbourne and Geelong (Murray 1974, 11; Lovell Chen 2024, 51). The reliable water source at 'Bungey's Hole' made the site favourable for both settlers and stock (James and Pritchard 2008, 15). Werribee's first inn, the 'Halfway House,' opened in 1836, catering to travellers. Among the first squatters to settle in the area was Edward Wedge, who settled with his family on the Werribee River (Ronald 1978, 37; Murray 1974, 20).

As traffic grew along the Melbourne to Geelong route, the Werribee settlement expanded. In 1849, Surveyor General Robert Hoddle reserved land for a township—gazetted as 'Wyndham' in 1850 (James and Pritchard 2008, 15; Hocking 2013, 177; Murray 1974, 14). Crown land was sold from 1850, with the country allotments rapidly absorbed by wealthy pastoralists (James and Pritchard 2008, 17). The Chirnside's, who began occupying land near Point Cook in 1851, came to dominate the region, eventually owning over 90,000 acres. They were key civic figures and played a major role in the development of Werribee (Ronald 1978, 36 & 49).

The arrival of the railway in 1857 firmly positioned the commercial centre on the east side of the river. A post office, churches, schools and additional inns soon followed (James and Pritchard 2008, 103). While the township itself changed little throughout the latter half of the nineteenth century, the surrounding land economically prospered under sheep and cattle grazing (*Werribee Shire Banner* 29 July 1937, 3).

Closer Settlement of the 1890s marked a turning point, where large estates were subdivided for cropping, boosting population and transforming land use (Lovell Chen 2024, 15; James and Pritchard 2008, 49; Penrose 2001, 9; Public Records Office Victoria n.d.). The subdivision of the Chirnside Estate in particular led to substantial intensification of use and densification of settlement. Ongoing beautification works and new infrastructure helped to reinvigorate the Werribee township in the early 20th century, accompanied by new civic and social institutions (James and Pritchard 2008, 62).

Werribee's interwar period saw industrial growth, particularly in poultry farming, led by families such as the Carters. As part of a wider rise of 'industrial welfarism' (Balnave and Markey 2017), workers' housing estates were developed around the factories and warehouses, much of which remains today. Beginning in the interwar period with the soldier settlement schemes, then increasing significantly in the post-war period with the wave of European migration, Werribee transformed from a semi-rural township to an expansive and populous suburb of Melbourne over the latter half of the twentieth century (Lovell Chen 2024, 48 & 138).

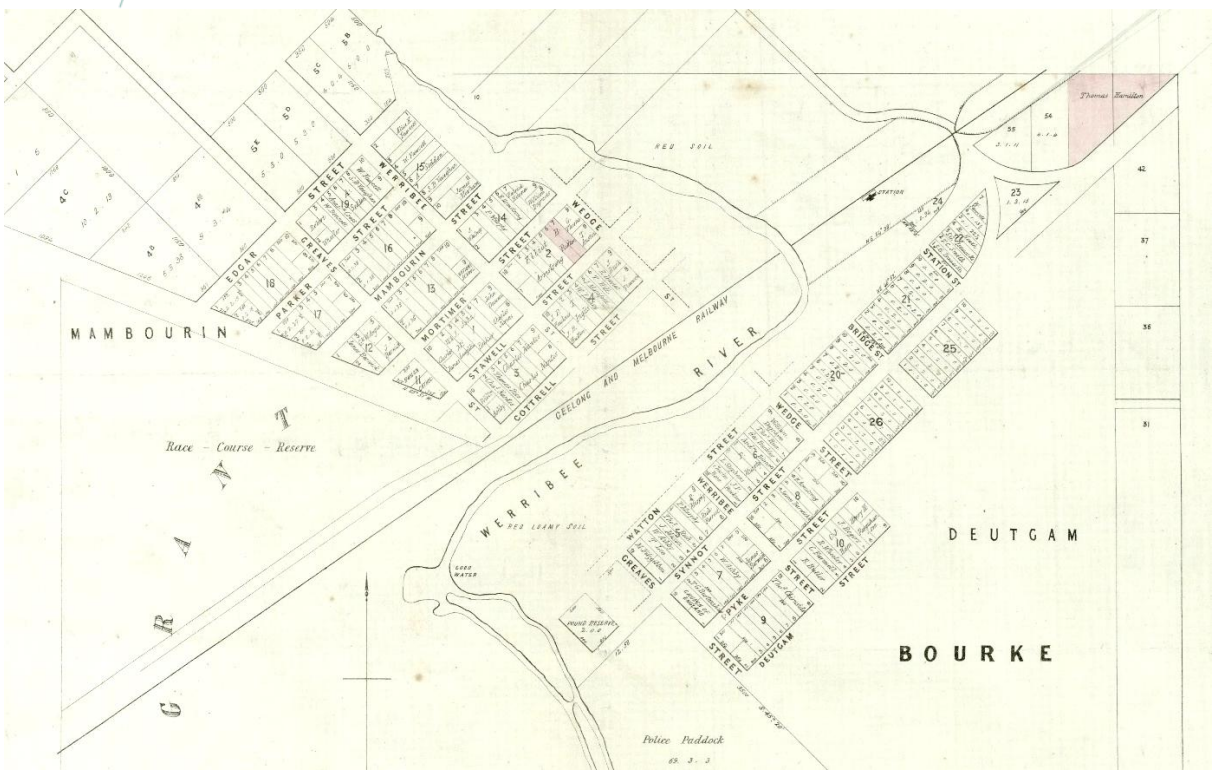


Figure 2. Township of Wyndham. *Source:* Office of Lands and Survey. 1863. 'Township of Wyndham; Counties of Bourke and Grant.' Map. State Library Victoria. http://handle.slv.vic.gov.au/10381/160095



Figure 3. Station Street in c. 1920. *Source:* Rose Stereograph Co. c. 1920. 'Station Street, Werribee.' Digitised photograph, 8.8 x 13.8 cm. State Library Victoria. http://handle.slv.vic.gov.au/10381/66612



Figure 4. Aerial over centre of Werribee in 1951. Source: Landata. 1951. Digitised photograph. https://www.landata.vic.gov.au/tpc_from_landataonline.aspx

2.2 Werribee South

Werribee South is located on Bunurong Country.

The early township of Werribee was positioned in proximity to a ford over the Werribee River, connecting the route between Melbourne and Geelong (Murray 1974, 11; Lovell Chen 2024, 51). As traffic grew along the Melbourne to Geelong route, the Werribee settlement expanded. In 1849, Surveyor General Robert Hoddle reserved land for a township—gazetted as 'Wyndham' in 1850 (James and Pritchard 2008, 15; Hocking 2013, 177; Murray 1974, 14). Crown land was sold from 1850, with the country allotments rapidly absorbed by wealthy pastoralists (James and Pritchard 2008, 17). Through a vigorous campaign of land purchase, the pastoralist Chirnside Brothers, Thomas and Andrew, came to own over 90,000 acres across Wyndham. Werribee South was included within the Chirnside's estate and would be where they elected to construct the famed Werribee Park Mansion (HO64) (Ronald 1978, 36 & 49).

From the 1890s, the Victorian Government began implementing policies to reacquire and subdivide large pastoral estates, promoting closer settlement and more intensive forms of agriculture to support the colony's growing population. When George Chirnside inherited his portion of the family estate, he opened parts of Werribee South to tenant farmers, driven in part by the family's mounting financial difficulties. This shift marked the beginning of a new phase in the district's land use (Weekly Times 1896, 30; Ronald 1978).

The area became known as the Werribee Park Estate, where hay production emerged as an initial agricultural focus. However, poor irrigation and high soil salinity hindered crop diversification. To alleviate this barrier to intensified farming, the State Rivers and Water Supply Commission undertook the construction of an extensive irrigation network, channelling water diverted from the Werribee River (HO3) across the plains of Werribee South. This infrastructure enabled more water-intensive industries, namely cropping and dairying, to flourish (Southern Rural Water 2025).

As soldiers returned home from fighting in World War One, the Australian Government's Soldier Settlement Scheme further transformed Werribee South. Returned servicemen and their families took up allotments, contributing to the rapid population growth and agricultural intensification of the area (Werribee Shire Banner 1916, 2). From the 1930s, a close-knit Sicilian community began to flourish. The next wave of settlement occurred after World War Two, this time spurred by Australia's somewhat relaxed immigration policies that allowed southern European migrants to establish themselves in the district (Mantello 1986).

Today, Werribee South continues to reflect this layered history as a landscape shaped first by colonial pastoralism, then by closer settlement, irrigation, and successive waves of migration. It remains a thriving hub of market gardening and a living testament to the power in irrigation.

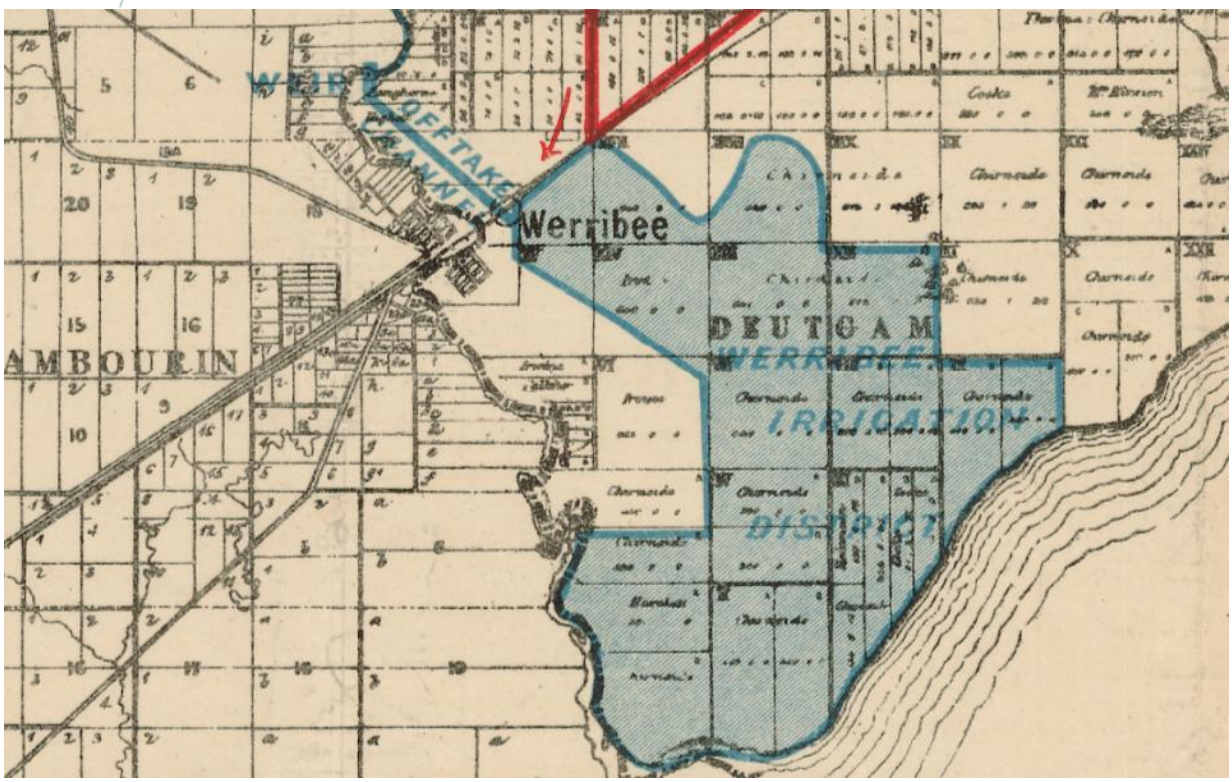


Figure 5. The plan for the irrigation of Werribee South. *Source:* State Rivers and Water Supply Commission. 1914. 'Excursion to the Werribee irrigation areas.' Map, 51 x 68cm. State Library Victoria. http://handle.slv.vic.gov.au/10381/114258



Figure 6. Channel and Loch transporting water diverted from the Werribee River to Werribee South. *Source:* State Rivers and Water Supply Commission photographer. 1967. 'Irrigation channels at Werribee.' Digitised Photograph, State Library Victoria. RWP/26527. http://handle.slv.vic.gov.au/10381/4090222



Figure 7. Cauliflowers grown in Werribee South. *Source:* Malcolm Spence. 1958. Uploaded to Facebook by Liz Martin. Accessed 31 October 2025. https://scontent.fmel12-1.fna.fbcdn.net/v/t39.30808-6/555890399_24658354660458485_3925845231807472708_n.jpg?_nc_cat=103&cc

2.3 Little River

Little River is located on Wadawurrung Country.

Located along the route between Melbourne and Geelong, an early township emerged at the crossing of the Little River, known as Rothwell. It was sparked by the establishment of The Travellers' Rest Inn in 1839, offering respite to those passing through the region (Stephens 2021).

During surveying for the railway between Melbourne and Geelong, it was discovered that the land around Rothwell was unsuitable for the line, leading to the railway being laid further north. Despite being newly gazetted as a township, the bypassing of Rothwell soon led to its decline. The opening of the first Little River Railway Station in 1856, then the second Little River station in 1864, prompted the relocation of the town centre from Rothwell to its current site at Little River (Geelong Advertiser 1864, 2). In its early years, Little River was a popular destination for railway day-trippers, many bringing picnics to enjoy in the foothills of the You Yang Ranges (The Argus 1857, 8).

Little River's township developed slowly and incrementally. Many of the early settlers to Little River were of Scottish origin, a close-knit community that persisted into the twentieth century (Werribee Shire Banner 1922, 2). The introduction of the Farmers' Common in the 1860s protected smaller landholders from being displaced by large pastoral estates (The Age 1861, 5). Civic institutions, public amenities and various private businesses were gradually established, further strengthening the town's community and economic standing (Shaw 2009).

In the early twentieth century, Closer Settlement policies impacted Little River, increasing agricultural activity and population density through the subdivision of large estates, including the Chirnside family's pastoral holdings and the Kingsbury Estate within the Little River township (Weekly Times 1906, 54; The Age 1912, 2). While Little River has gradually evolved over the decades, it continues to hold firmly to its sense of community and rural character.



Figure 8. A. Comben & Co. store and the D. Phelan & Son store on River Street. *Source.* John McNaughton. 1908. Çombens Little River Grocer Shop. Phelans Blacksmith Shop.' In Shaw. 2009. *Little River: A Place to Remember*. p.32.

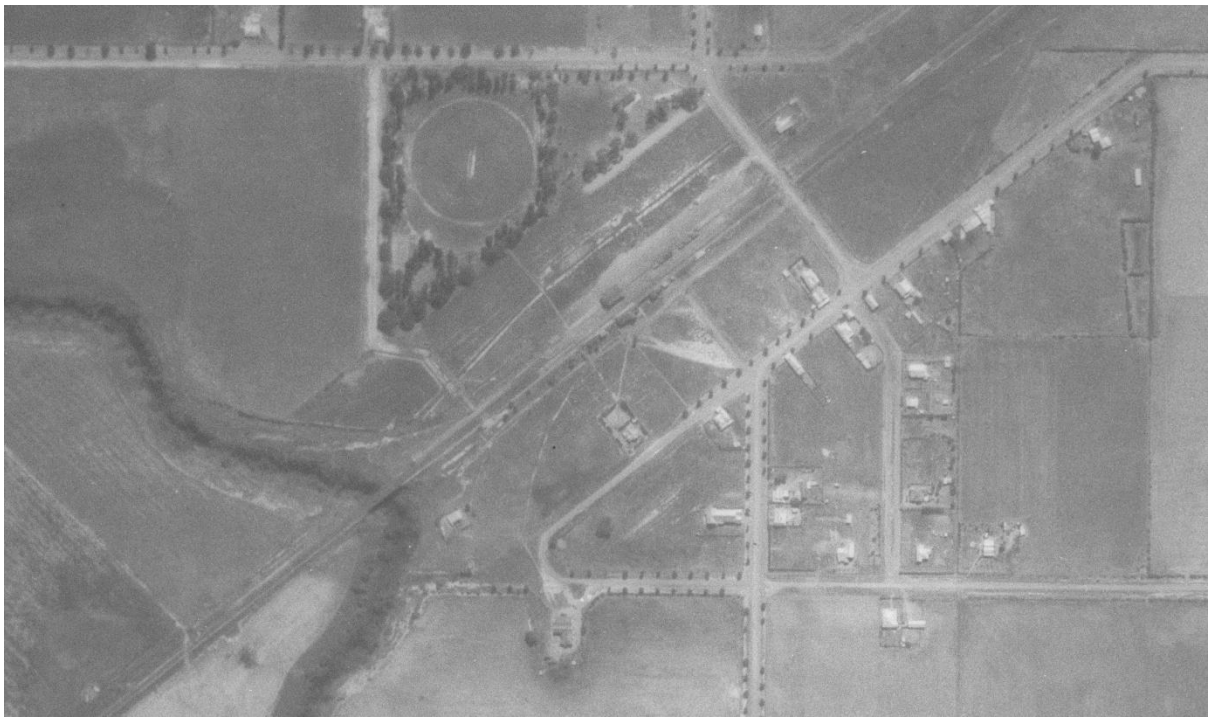


Figure 9. The Little River Township in 1931. *Source:* Unknown. 1931. 'Military Mapping Photography - Meredith, Melbourne.' Digitised Photograph. Geoscience Australia. https://aerialphotography.ga.gov.au/Scanned/MAP/MAP2069/MAP2069_frame3346.tif

2.4 Mount Cottrell

The Wyndham portion of Mount Cottrell lies on Bunurong Country. The portion of Mount Cottrell that stretches into the municipality of Melton is beyond the scope of this project.

From the early 1850s, land within Mount Cottrell was progressively subdivided and sold, typically in 160-acre allotments (The Melbourne Daily News 1851, 2). Parcels adjoining the Werribee River were especially sought after, providing reliable access to water in a landscape otherwise plagued by water insecurity (Context 2012, 14; Lovell Chen 2024, 75). Initially, there were many individuals purchasing parcels of land. Over the following decades, however, wealthy pastoralists began purchasing the majority of allotments, consolidating them into expansive estates (Moloney, Rowe and Jellie 2006). To the east of the Werribee River, W. J. T. Clarke, absorbed much of Mount Cottrell into his vast Rockbank Estate, which extended as far north as Sunbury. Across the river, Simon Staughton pursued a similar strategy in expanding his Exford Estate (Vines 1993, 15 & 23).

The breakup of these large pastoral holdings occurred around the turn of the twentieth century, prompted by the deaths of their founding owners and the introduction of Victoria's Closer Settlement policies (Vines 1993, 24 & 70; Public Records Office of Victoria. N.d). These measures facilitated the redistribution of land, enabling smaller-scale farmers to settle in the district (The Age 1902, 13). Many of these new landholders cultivated hay and continued sheep and cattle grazing on a reduced scale.

Throughout the twentieth century and into the present day, Mount Cottrell has retained much of its rural character. Grazing and cropping remain the dominant land uses, and despite the steady expansion of Melbourne's urban growth boundary to encompass nearby Tarneit, Mount Cottrell endures as a landscape of open grasslands, pastoral infrastructure, and the meandering Werribee River, a living reminder of both its deep cultural heritage and enduring agricultural traditions (Lovell Chen 2024, 16).



Figure 10. Aerial photograph over the Werribee River, depicting Cobbledicks House Ruins, Cobbledick's Ford and Reserve, and Bambra Park. *Source:* Unknown. 1946. Landata. https://www.landata.vic.gov.au/tpc_from_landataonline.aspx

2.5 Truganina

Truganina is located on Bunurong Country.

Having been surveyed and subdivided into a grid of 160 acre lots, Truganina's crown land went to sale on 7 April 1858 (Context 2012, 12). With land prices having been inflated by the post-Gold Rush land demand, much of Truganina's allotments were purchased by wealthy pastoralists and land speculators (Vines 1993, 9-10; Green 1936, 3). The Truganina township was officially gazetted in 1865 at the junction of Woods and Dohertys Roads. The township initially featured a church, school and cemetery, largely funded and constructed by the local community (The Geelong Advertiser 1863, 3; Green 1936, 3; Context 1997, 168). It is believed that 'Truganina' was named after the Neuonne woman Truganini, whose life was marked by profound tragedy, resilience and resistance, surviving the genocide of the Black War and subsequent colonial injustices (Pybus 2020).

From the 1890s until the 1930s, Closer Settlement became a distinct catalyst for the expansion of Truganina's community. The *Closer Settlement Act* of 1904 enabled the government to acquire, subdivide and lease out the large pastoral estates that dominated the landscape to encourage agricultural diversification and densification (Context 2012, 10; Public Records Office of Victoria, n.d.). The resulting growth of Truganina's population led to the establishment of a range of community facilities and social groups, including the Mechanics' Institute in 1908 and the Truganina Progress Association in the 1920s (Context 2012, 9; Lovell Chen 2023, 67 & 71). During World War II, Truganina's economic activity was further diversified due to Australia's armament production efforts at the RAAF Munitions Reserve (Williamstown Advertiser 1938, 8; Penrose 1997, 67).

In 1969, much of the historic town centre and broader landscape was devastated by an intense grassfire. The Mechanics' Institute, school, and parts of the cemetery were lost. In an attempt to replace the loss of civic amenity, the ARP hall was relocated to Truganina from Werribee (Context 1997, 12). Whilst Truganina returned to farming following the fire, much of the community chose to relocate instead (Werribee District Historical Society 2025).

Since the early 2000s, Truganina has undergone intensive residential and industrial development, supplemented by the delivery of rail and road infrastructure. This recent development has transformed Truganina from a small rural township into a bustling urbanised hub composed of an increasingly culturally diverse community (Lovell Chen 2024, 128).



Figure 11. Parish Plan of Truganina. *Source:* William Martin. 1858. 'Plan of the Parish of Truganina; County of Bourke.' Map, 51 x 66cm. Public Lands Office, Melbourne. State Library of Victoria. http://handle.slv.vic.gov.au/10381/108754.



Figure 12. Aerial view of Truganina township, prior to the destruction caused by the 1969 grassfire. Source: Landata. 1951. Digitised Photograph. https://www.landata.vic.gov.au/tpc_from_landataonline.aspx

2.6 Tarneit

Tarneit is located on Bunurong Country.

Crown land in Tarneit was incrementally sold from 1851 onwards (*The Melbourne Daily News* 1851, 2). Originally, the parish spanned from Skeleton Creek to the Werribee River, including areas now known as Hoppers Crossing and Mount Cottrell. Large tracts of land were acquired by wealthy pastoral figures including W. J. T. Clarke, the Chirnside family, as well as emerging pastoralists including the Hogan, Doherty and Staughton families (Vines 1993, 15; Lovell Chen 2024, 37; *Werribee Shire Banner* 1926, 5). While large-scale pastoralism dominated the region's development, some settlers pursued alternative farming; Colin Campbell ran a vineyard and produced wine, and the Leake family found success in dairying and hay production (Context 2012, 14; Hocking 2013, 226; James and Pritchard 2008, 25). Basic amenities were established in Tarneit, including a school in 1874 and a post office in 1888, with locals travelling to Werribee for their additional needs (The Bacchus Marsh Express 1878, 2; The Argus 1888, 6; Lovell Chen 2024, 62).

Water insecurity was a persistent challenge for the Wyndham region, its waterways susceptible to drying up in times of low rainfall. In 1888, 1,468 acres of land was purchased in Tarneit to establish new irrigation infrastructure. Under the Chaffey Irrigation Scheme, then later the State River and Water Supply Commission, a system of channels and pumping equipment were installed (Context 2012, 14; Lovell Chen 2024, 75).

Pastoralism dominated Tarneit's agricultural landscape until Closer Settlement was introduced around the turn of the nineteenth century. The Closer Settlement Act of 1904 enabled the government to acquire, subdivide and lease out the large pastoral estates, such as John Roberson's holdings along Skeleton Creek, to encourage agricultural diversification and densification (Public Records Office of Victoria. N.d). Reflecting a broader global shift towards mechanised farming, the 1940s saw further improvements through adoption of farming machinery. H.V. McKay's Sunshine Harvester Company tested new equipment on farms in Tarneit along Shaws Road as part of this move towards mechanisation (Lovell Chen 2024, 147).

In 1969, many of Tarneit's historic pastoral structures were left in ruinous states by the grassfire that spread across Melbourne's west (Context 1997). Occurring concurrently with this destruction was the rapid development of housing estates within Tarneit, including the creation of Hoppers Crossing as an individual suburb, followed by the remainder of Tarneit in the early 2000s (Lovell Chen 2024, 16). Over the past two decades, the delivery of major transport infrastructure, as well as expansive commercial and industrial development, has contributed to the transformation of Tarneit into a highly urbanised suburb.



Figure 13. Parish Plan of Tarneit. *Source:* Thomas Wedge. 1853. 'Plan of the Parish of Tarneit; County of Bourke.' Public Lands Office. Map; 46 x 64cm. State Library Victoria. http://handle.slv.vic.gov.au/10381/107783



Figure 14. Aerial view of Skeleton Creek, above the Wine Cellar and Mulberry Trees (HO30). *Source:* Unknown. 1939. 'MAP1929: Military Mapping Photography.' Geoscience Australia. National Library of Australia. 31502921.

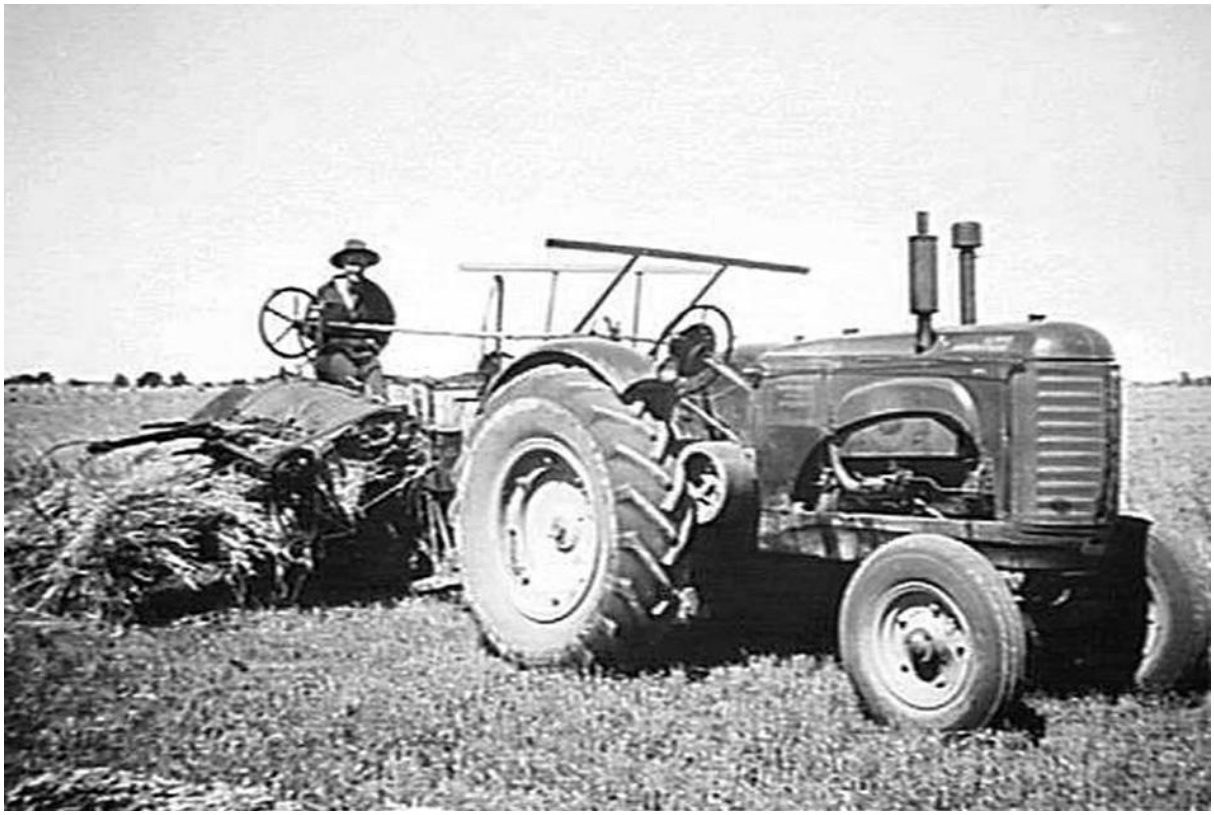


Figure 15. Unknown. 1946. H.V. McKay Massey Harris Farm Equipment Manufacture & Field Trials, Tarneit. Photograph. Museums Victoria. https://collections.museumsvictoria.com.au/items/785306

2.7 Mambourin

Mambourin is located on Wadawurrung Country.

From the early 1850s, land within Mambourin was incrementally sold, the land intended for pastoral grazing given the scarcity of water (The Argus 1851, 4). The land was rapidly absorbed by wealthy pastoralists, who absorbed the individual allotments into their vast pastoral estates. Of particular prominence in Mambourin was first Thomas Walker in the 1850s (The Argus 1857a, 5; The Argus 1857b, 5), followed by the Chirnside family from the mid-1860s (Shire of Wyndham 1865, no.272).

The breakup of these large pastoral holdings occurred around the turn of the twentieth century, prompted by the deaths of their founding owners and the introduction of Victoria's Closer Settlement policies (Geelong Advertiser 1910, 1; Lovell Chen 2024, 36-37; Vines 1993, 24 & 70; Public Records Office of Victoria. N.d). These measures facilitated the redistribution of land, enabling smaller-scale farmers to settle in the district (The Age 1902, 13). Many of these new landholders cultivated hay and conducted smaller-scale sheep and cattle grazing.

Throughout the twentieth century and into the present day, Mambourin has largely retained its rural character. Notably, from 1942-1943, land north of Bulban Road was used to drop bombs onto, serving as target practice for RAAF planes (Victorian War Heritage Inventory 2010). Since this period, the land has remained unused. Nearby in the suburb of Manor, quarrying of basalt was active throughout the twentieth century, however this activity never spread into Mambourin. Mambourin has retained its rural character into the present day, with sheep grazing persisting as the primary activity.

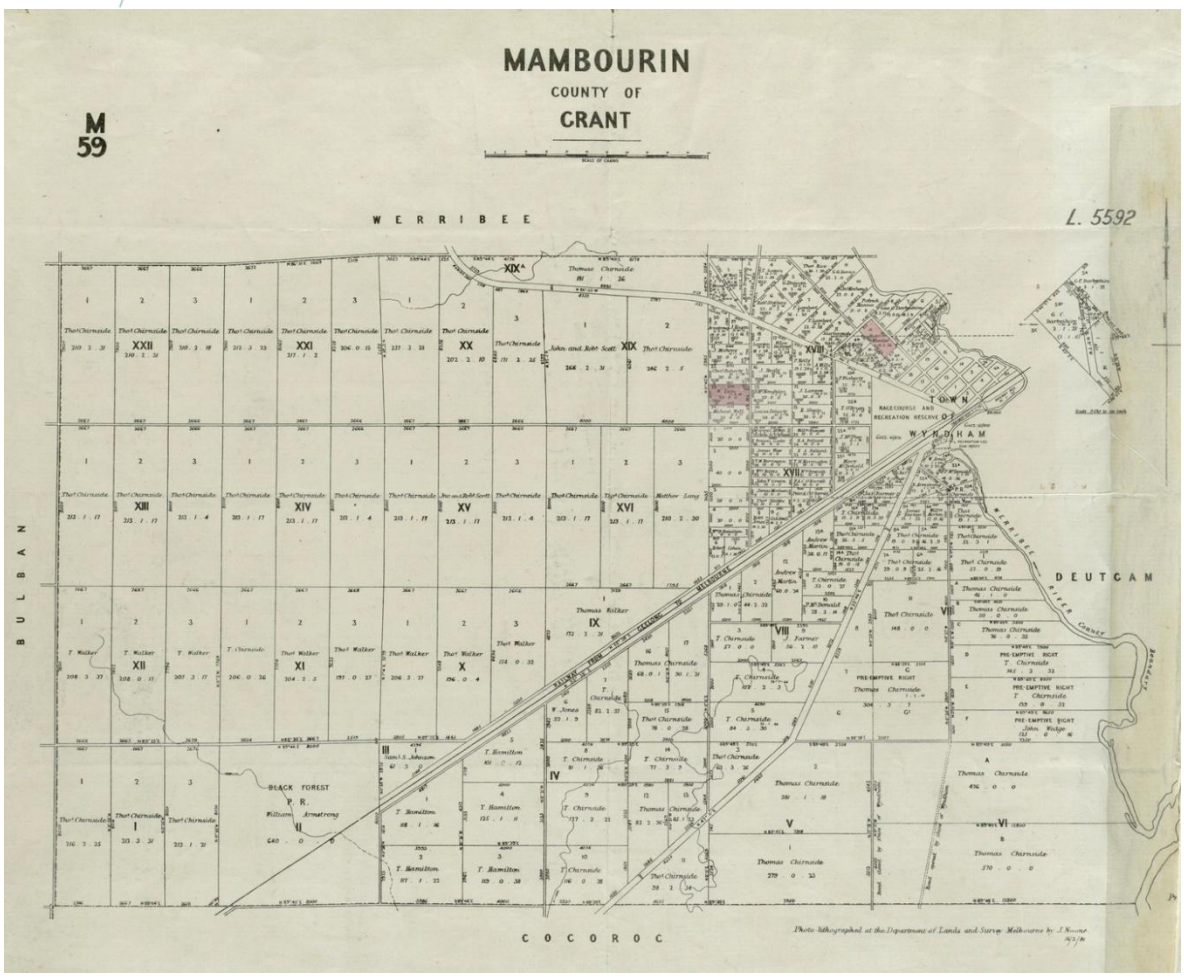


Figure 16. The Parish of Mambourin, which the suburb of Mambourin forms part of. *Source:* J. Noone. 1880. 'Mambourin.' Department of Lands and Survey Melbourne. Map. State Library Victoria. https://handle.slv.vic.gov.au/10381/162470

2.8 Wyndham Vale (and Manor Lakes)

Wyndham Vale and Manor Lakes are located on Wadawurrung Country.

From the early 1850s, the crown land stretching north-west from the township of Werribee was incrementally subdivided and sold (The Argus 1851, 4). The land was rapidly absorbed by wealthy pastoralists, who systematically purchased and consolidated individual allotments into their vast pastoral estates. Wyndham Vale was soon enveloped into the southern reaches of Simon Staughton's Exford pastoral estate (Vines 1993, 14 & 18). In the 1860s, the Chirnside's claimed much of lower Wyndham Vale, which would be managed by Percy Chirnside throughout the later nineteenth century (Shire of Wyndham 1865, no.272).

The breakup of these large pastoral holdings occurred around the turn of the twentieth century, prompted by the deaths of their founding owners and the introduction of Victoria's Closer Settlement policies (Geelong Advertiser 1910, 1; Lovell Chen 2024, 36-37; Vines 1993, 24 & 70; Public Records Office of Victoria. n.d). These policies facilitated the redistribution of land, enabling smaller-scale farmers to settle in the district to cultivate hay and conduct conducted smaller-scale sheep and cattle grazing throughout the twentieth century (The Age 1902, 13).

In the 1970s, quarrying commenced in Wyndham Vale, introducing industrial activity to this area of Wyndham for the first time. This quarry would serve as a key employer, with its activities continuing into the present day (Resources Victoria 2025). Another key change to the area was the expansion of residential housing estates in the late 1990s and early twentieth-first century. Through this expansion, the suburb of Manor Lakes was created. Today, the landscape of Wyndham Vale and Manor Lakes carries traces of their layered history, balancing residential, industrial, and agricultural activity.



Figure 17. Wyndham Vale prior to the development of Manor Lakes. *Source:* Unknown. 1984. 'Project Photography.' Digitised Photograph. Geoscience Australia. https://aerialphotography.ga.gov.au/Scanned/CADC/CADC2722/CADC2722_frame502.tif

3. Methodology

3.1 Review of existing citations

To commence the Review, a detailed desktop assessment of the existing ninety-two (92) citations and Statements of Significance was undertaken to ascertain key aspects that required revision in line with *Planning Practice Note 1: Applying the Heritage Overlay* (PPN01). This Review was documented in an excel spreadsheet. From the outset it was identified that all citations and Statements of Significance would require significant revision to ensure alignment with PPN01. As noted above, a subsequent assessment of the Review was undertaken upon the release of the Victorian Local Heritage Guidelines. Further explanatory comment is provided in the Addendum.

3.2 Research

Extensive primary and secondary historical research was undertaken to clarify the history and context of the ninety-two (92) heritage places included in the Review. This research was critical for the development of detailed place histories and to inform significance assessment and thresholding.

Primary and secondary sources were reviewed from organisations such as:

- Werribee District Historical Society
- Little River Historical Society
- Truganina Progress Association
- Wyndham City Council Library Service
- State Library Victoria
- Public Records Office Victoria
- Landata (Victoria)
- Trove (National Library of Australia)

The HERMES database was also utilised for site records and sourcing comparative examples. To assist with the description and identification of architectural styles and materials, general architectural resources available online and in the Extent Heritage office library were utilised to inform the physical and comparative analysis.

3.3 Fieldwork Program

An extensive fieldwork program was undertaken to inform an understanding of intactness, integrity, condition and extent of change for the ninety-two (92) heritage places included within the scope of this Review. All places were visited, generally limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed, with the exception of the following places that were made accessible by the

individual site owners/managers: HO15 Werribee Park School, HO28 Robertson Farm Complex, HO31 Werribee Primary School, HO83 Little River Mechanics Institute, HO98 St Thomas Church of England, HO110 Former Shire Hall, HO111 Milk Bar and Bolero Cards and Gifts, HO113 Bridge Hotel and HO114 Silver Birches.

3.4 Identification of intactness, integrity and condition

3.4.1 Assessment of intactness and integrity

A critical aspect in assessing the significance of a heritage place is a consideration of overall intactness and integrity, which was undertaken to inform the preparation of this Review.

The 'intactness' and 'integrity' of a place are often used as a threshold indicator. While interpretations of these terms in heritage assessments vary, for the purposes of this Review the following definitions set out on pp.16-17 of the Panel Report for Latrobe Planning Scheme Amendment C14 have been adopted:

> For the purposes of this consideration, the Panel proposes the view that intactness and integrity refer to different heritage characteristics.
>
> **Intactness** relates to the wholeness of (or lack of alteration to) the place. Depending on the grounds for significance, this can relate to a reference point of original construction or may include original construction with progressive accretions or alterations.
>
> **Integrity** in respect to a heritage place is a descriptor of the veracity of the place as a meaningful document of the heritage from which it purports to draw its significance. For example a place proposed as important on account of its special architectural details may be said to lack integrity if those features are destroyed or obliterated. It may be said to have low integrity if some of those features are altered. In the same case but where significance related to, say, an historical association, the place may retain its integrity despite the changes to the fabric (Structural integrity is a slightly different matter. It usually describes the basic structural sufficiency of a building).
>
> Based on this approach it is clear that whilst some heritage places may have low intactness they may still have high integrity – the Parthenon ruins may be a good example. On the other hand, a reduction in intactness may threaten a place's integrity to such a degree that it loses its significance.

It is important to note that integrity and intactness is not the only factor taken into consideration when assessing the overall significance of a place. There may be instances where a place that is deemed to be 'individually significant' is of moderate or even low integrity. An example may be a site which has retained a significant use over time but has been heavily changed. The gradings are a guide only and must be subject to consideration on a site-by-site basis.

For the purposes of this Review, the following gradings of integrity were applied:

Table 1. Grading of Integrity

Integrity	Description

High	The building appears to be very intact externally with little change to the principal elevations (i.e., façade, visible roof form, and side walls). Most, if not all, of the other original detailing is intact. Other features that contribute to the setting of the place, such as fences and garden plantings, may be intact.
Moderate	Minor alterations have been made, but much of the original form and detailing remains intact. Where materials or detailing have been replaced, similar or 'like-for-like' materials have often been used. Where changes have been made, they are often reversible. Where additions have been made, they are designed to respect and not overwhelm the original building.
Low	Major alterations or additions have been made to the building, often to the extent that the original form and style is hard to recognise. Many of the changes are not readily reversible.

3.4.2 Assessment of condition

Another important aspect in assessing the significance of a property is a consideration of overall condition, which was undertaken to inform the preparation of this Review. Condition assessments can assist in identifying significant fabric and maintenance or repair work required to maintain that significance. Condition assessments were undertaken through public domain inspections, assessment of photographs and reviews of previous relevant reports, as available. A condition grading was provided for each place or precinct based on the definitions outlined below.

Table 2. Grading of Condition.

Condition	Description
Good	Little to no maintenance and repair works required
Fair	Some maintenance and repair works required
Poor	Significant maintenance and repair works required

3.5 Curtilage assessment

Curtilages associated with the ninety-two (92) heritage places were reviewed within the scope of this Review. Curtilages are generally formed by the property boundary for individual heritage places and precincts. For more complex sites, the curtilage may be expanded to ensure that the setting and context of the heritage place can be adequately protected, as set out in PPN01 (now VLHG). Certain circumstances also require the truncation of curtilage to reflect changed conditions or the removal of extraneous land.

The following recommendations have been made in relation to curtilages, based on the above considerations:

- The curtilage of the Werribee Diversion Weir (HO3) has been amended to include the channel to the south-east of the weir to transport water to Werribee which is significant as it forms part of the irrigation scheme established by the weir. The curtilage has been reduced to the north to remove land on the north bank that is not associated with the heritage place.

- The curtilage of House (HO5) has been amended to remove the polygon to the south which covered an early outbuilding which has since been demolished. The curtilage has also been extended to the north and east to provide a setting to the existing dwelling, including to maintain views from Aviation Road.

- The curtilage of Carramar House and Farm (HO6) has been reduced to include the existing dwelling with a small buffer to preserve its setting and context. The curtilage previously extended over outbuildings and a mature garden which have since been removed and as such, associated land no longer contributes to the significance of the heritage place.

- The curtilage of Campbells House and Store (HO8) has been revised as it was previously mapped over a property further north. The curtilage has been corrected to include significant fabric and setting associated with the heritage place.

- The curtilage of The Peppercorns (HO9) has been reduced to remove the adjacent land at 1645 Boundary Road, Mount Cottrell as sufficient curtilage is provided within the extent of the property boundary.

- The curtilage of Volant House (HO10) has been extended to the north and east to include the associated outbuildings that are contemporary with the early dwellings and contribute to the significance of the heritage place.

- The curtilage of Werribee Racecourse (HO12) has been amended to remove a portion of land in the north-west corner which now forms part of the adjacent property and does not contribute to the significance of the heritage place.

- The curtilage of Devine House (HO13) has been reduced to provide a small curtilage around the ruins to preserve its setting and context and remove land that does not contribute to the significance of the place.

- The curtilage of Werribee Park Primary School (HO15) has been revised to the extent of the remaining heritage building only. The curtilage previously included the whole of the school site which has since been redeveloped and no longer contains fabric of significance.

- The curtilage of Kelly Park (HO16) has been extended to include the road reserve on all sides and to ensure the full extent of the park including all trees and lawned areas are captured.

- The curtilage mapping is proposed to be revised at Corpus Christi gates (HO17) to exclude the broader land of the school and to reflect the extent of land associated with the gates only. While the former curtilage included land previously associated with the driveway to Werribee Park Mansion, this extent of land has been subdivided and developed and no longer provides a tangible link between the gate and the mansion.

- The curtilage of the Werribee Guides Hall (HO20) has been revised to include a greater curtilage around the hall to preserve its setting and context.

- The curtilage of the Carter Housing Estate (Precinct) (HO21) has been revised to reflect correct property boundaries to the west where the precinct boundary did not align with existing property boundaries.

- The curtilage of the Wine Cellar and Mulberry Trees (HO30) has been revised to include a greater curtilage around the wine cellar to provide a buffer to the dry stone walling and include the small cluster of Mulberry Trees located to the north which relate to the historic use of the site for agricultural purposes.

- The curtilage of Portelli House and Shop (HO34) has been extended to the east to include the awning and petrol bowser which contribute to the significance of the heritage place but are located over the footpath and within the road reserve.

- The curtilage of Bambra Park (HO41) has been extended to provide a setting around the house and to include associated outbuildings and significant trees which are contemporary with key periods of development at the property.

- The curtilage of Cobbledicks House Ruin (HO42) has been reduced to the area immediately surrounding the ruins, confined to the south side of the Werribee River to the land adjacent to the dwelling and likely to contain subsurface archaeological material. It also includes the linear plantings of pollarded sugar gums which contribute to the significant to the heritage place.

- The curtilage of Dukelow House (HO43) has been extended to include the boundary plantings of sugar gums which are evident in early aerial photographs, and the area where the original dwelling was located which is significant for its potential to contain subsurface remains or footings of the early homestead.

- The curtilage of Kurrajong Trees (HO44) has been extended to the south to include the canopy of the trees.

- The curtilage or Braemor (HO45) has been extended to the north and east to include a buffer around the existing dwelling and to include the outbuilding to the east of the dwelling which has been identified as significant for its association with the agricultural use of the land.

- The curtilage of the Building and Water Tower (HO46) has been amended to include the setting and context associated with the water tower and building. A new polygon has been applied over the weatherboard dwelling to the north as this has been identified as the original dwelling at the heritage place.

- The curtilage of Mouyong (HO53) has been revised to include a small bluestone building used as a store that is contemporary with other significant outbuildings at the site.

- The curtilage of Shaw House (HO54) has been revised to remove a windbreak at the northern end of the property which is in poor condition and no longer contributes to the significance of the place. The curtilage has been extended to the east to include the boundary plantings of Peppercorn trees which are significant.

- The curtilage of Richmond and McNaughton Properties (HO55) has been extended to include a row of mature eucalypts that are an early linear planting and contribute to the significance of the place.

- The curtilage of Anderson Homestead site (HO60) has been amended to remove a part of the site that has since been subject to contemporary subdivision. The curtilage has been extended to bank of the river to maintain the relationship between these elements which contributes to the significance of the heritage place.

- The curtilage of Hogan House (HO62) has been revised to include the mature trees and dam located on Davis Creek which contribute to the significance of the heritage place and its understanding as a farm complex.

- The curtilage of Jack Carters Poultry Farm (HO69) has been amended to incorporate the buildings to the south of the existing curtilage which form part of the broader heritage place.

- The curtilage of Tarcombe (HO73) has been revised to include the heritage dwelling, outbuilding and associated land which contribute to the significance of the heritage place.

- The curtilage of the Little River Mechanics Institute (HO83) has been revised to include the setting and context of the place to the north. The curtilage has also been extended to the east to include the lamp post which contributes to the significance of the site.

- The curtilage of Christ Church (HO84) has been revised to include the bluestone gutter to the east of the church which contributes to the significance of the heritage place.

- The curtilage of Bates House (HO88) has been revised to align with the property boundaries

- The curtilage of Little House (HO103) has been extended to the north to include the boundary plantings and to remove the polygons over the olive trees in Wattle Avenue which do not contribute to the significance of the place.

- The curtilage of Chirnside Park (HO104) has been extended to the north and east to include Bungeys Waterhole which was the original swimming site within the recreation reserve prior to the construction of the Olympic sized swimming pool in the 1950s. The curtilage has also been extended to the south bank of the Werribee River to include the plantings of mature sugar gums along the bank which contribute to the significance of the place.

- The curtilage of the War Memorial (HO106) has been revised to include a greater curtilage around the war memorial to preserve its setting and context.

- The curtilage of St Michaels catholic Church (HO123) has been revised to include the mature sugar gum trees to the north and east of the existing heritage place and to include the bluestone gutter on the edge of the road.

- The curtilage of Little River Recreation Reserve (HO124) has been revised to extend to You Yangs Road to include the memorial gates which were added in remembrance of fallen soldiers from WWII and as such contribute to the significance of the heritage place.

3.5.1 Mapping

Revised curtilage maps were prepared using ArcGIS mapping software.

Place designation maps have been prepared for some heritage places to delineate key construction dates for clarity and ease of understanding. These maps have been prepared primarily for complex places that have undergone significant change and alteration over time.

3.5.2 Ruins: Integrity and condition

Assessment of integrity and condition is less applicable to heritage places being managed as a ruin. Inherently no longer intact and of poor condition, the premise for assessing the integrity and condition of a ruinous heritage place varies from the assessment of a non-ruinous heritage place. As part of this Review, the integrity of a ruin has been based on the degree to which it has been altered since it ceased occupation/use, and the legibility of the place's form and/or use.

The following grading of integrity (ruin) informed this Review:

Table 3. Grading of Integrity (Ruin)

Integrity	Description
High	The place has been left virtually untouched since its occupation and use ceased. Aside from environmental decay over time, there has been little-to-no change or alteration to the ruin.
Moderate	The place has experienced some alteration or change beyond environmental decay over time. Its form and/or use at the time that its occupation ceased is still legible.
Low	The place has experienced substantial alteration and change. Its former form and/or use is minimally legible.

Assessment of a ruin's condition has been based on how stable the ruin remains. Although some decay of fabric is inevitable due to environmental factors, stabilised ruins will be substantially more resilient to decay and weathering.

The following grading of condition (ruin) informed this Review:

Table 4. Grading of Condition (Ruin)

Condition	Description
Good	Little to no stabilisation works are required.
Fair	Some stabilisation works are required.
Poor	Significant stabilisation works are required.

3.6 Significance Assessment under the HERCON criteria

Existing heritage places were re-assessed for the potential to meet one or more of the HERCON criteria. As set out in the standard brief for heritage studies, the Review included a holistic assessment in terms of place types, periods and heritage values. Where a heritage place is identified, a coherent and coordinated assessment against the HERCON criteria was

undertaken (DELWP 2010, 2). The National Heritage Convention (HERCON) criteria are defined as follows:

> **Criterion A**: Importance to the course or pattern of our cultural or natural history (*historical significance*).
>
> **Criterion B**: Possession of uncommon, rare or endangered aspects of our cultural or natural history (*rarity*).
>
> **Criterion C**: Potential to yield information that will contribute to understanding our cultural or natural history (*research potential*).
>
> **Criterion D**: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (*representativeness*).
>
> **Criterion E**: Importance in exhibiting particular aesthetic characteristics (*aesthetic significance*).
>
> **Criterion F**: Importance in demonstrating a high degree of creative or technical achievement at a particular period (*technical significance*).
>
> **Criterion G**: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (*social significance*).
>
> **Criterion H**: Special association with the life or works of a person, or group of persons, of importance in our history (*associative significance*). (DELWP 2018, 1–2)

It should be noted that meeting more than one criterion does not make a place more significant, it simply means that the place is significant for a variety of reasons. Where a criterion was met, the reasons for this were provided as relevant to the specific criterion being addressed. The results of the tabulated assessment were used to confirm the level of significance of each place within the Review, and to inform preparation of revised citations and Statements of Significance.

3.7 Application of levels of significance within precincts

The existing local heritage policy at Clause 15.03-L does not include explicit definitions for gradings/designations within Heritage Overlay precincts. The following definitions are included in the glossary of the *Victorian Local Heritage Guidelines* (DTP, May 2026):

> An **individually significant place** meets the threshold of local heritage significance in its own right.
>
> The place may be listed individually within the Heritage Overlay or included as part of a wider heritage precinct and recognised as a 'significant site' within it.
>
> **Significant heritage place:** An *Individually significant place* that contributes to a precinct.
>
> See definition for 'Individually significant place' above.

Contributory heritage place: Sites or elements that are important for their collective contribution to a heritage place, precinct or GTS listing.

These sites or elements do not meet the threshold for local heritage significance on their own, but as a group, they embody the heritage significance of the precinct or GTS listing.

Non-contributory: Sites or elements located in a heritage precinct that are either unrelated to the significance of the heritage precinct, or those that have lost their intactness or integrity to such an extent that they no longer illustrate this significance.

3.8 Revised Statements of Significance

Following an assessment of each place against the HERCON criteria, an updated Statement of Significance was developed following the guidelines set out in PPN01, and further expanded upon following guidelines of the *Victorian Local Heritage Guidelines* which states:

> **What is significant?**
>
> This section should be brief, usually no more than one paragraph or a series of dot points.
>
> There should be a clear identification of the elements that contribute to the significance of the heritage place, such as a house, outbuildings, or trees. For example:
>
> The Federation Bungalow style house and front fence built in 1903 are significant.
>
> The identification of buildings and elements should use neutral language and should avoid words or phrases that explain why the feature or element is significant. The identified elements should correspond with controls applied through the table to the Heritage Overlay schedule.
>
> Where needed, the statement should also identify elements that do not contribute to the significance of the heritage place. It is not necessary to list properties in a precinct under this section as these will be listed in the property table to the statement of significance.
>
> **How is it significant?**
>
> Using the local heritage criteria, this section includes a sentence to identify which heritage values are demonstrated by the place.
>
> The information should identify the relevant local heritage criteria, indicate the threshold for which the place is considered important (local) and identify the local government area in which the place is situated. For example:
>
> The [place name and address] is of local [historical / rarity / research potential / representative / aesthetic / creative or technical / social / associative] significance to [name of municipality].
>
> **Why is it significant?**
>
> This section clearly explains the significance of the place against the local heritage criteria listed in the 'how' section. A separate point or paragraph should be used for each criterion satisfied. The significance of heritage elements listed under 'What' should also be explained here, to justify the application of the schedule to those elements (such as tree controls or internal alteration controls). The relevant criterion reference should be inserted in brackets after each sentence or paragraph.

3.9 Comparative analysis

As established in the VLHG, for a place to meet a particular HERCON criteria at a local level, comparative analysis is required to establish a threshold to substantiate the significance of each place. The comparative analysis undertaken as part of this Review has drawn on other similar places within the municipality, including those previously included in the heritage

overlay. Where directly comparable places within the municipality were unable to be identified, similar places located in surrounding municipalities have been nominated.

The key resources utilised for the comparative analysis included:

- Heritage Victoria Database HERMES Orion.
- Wyndham Planning Scheme – Schedule to the Heritage Overlay.
- Victorian Heritage Database (VHD).
- Generalist architectural resources available online and in the Extent Heritage office library, in particular The Encyclopedia of Australian Architecture (Goad & Willis 2012).
- Previous studies prepared for Wyndham City Council.

For the majority of heritage places, it was considered unnecessary for the comparative analysis to go beyond a review of the Heritage Overlay and associated documentation on the Victorian Heritage Database (VHD), HERMES database or previous heritage studies.

The HERMES database in particular formed a primary component of the comparative analysis methodology allowing searches of specific criterion of interest such as architectural style/era, architect name, or builder to enable a more focused comparative assessment.

The comparative analysis typically considered three broad categories for assessment:

- Comparison by place type (HERCON criterion A and D) which compares place based on their specific class or typology and the importance of that factor in their historical or representative value
- Comparison by style of design (HERCON criterion B, E and F) which compares places based on their architectural style and details including consideration of the integrity of the place
- Comparison by historical narrative (HERCON criterion A) which compares places to other places with the same thematic context

A robust comparative analysis identified a sample of similar places was undertaken in the preparation of the Review. The comparative analysis process undertaken within the scope of this Review was not exhaustive, noting that the ninety-two (92) heritage places have already met the threshold for inclusion the Heritage Overlay as part of past heritage studies.

3.10 Assessment of Schedule to the Heritage Overlay controls (Clause 43.01)

Relevant information associated with the ninety-two (92) heritage places included in the Schedule to the Heritage Overlay was reviewed in detail as part of this Review, including to consider the following information:

- Place name and address
- Outbuilding and fence controls

- Tree controls
- External paint controls
- Internal alteration controls
- Solar energy system controls
- Aboriginal heritage place

3.10.1 Place name and address under Clause 43.01

As a result of this Review, it is recommended that the place name and address for multiple heritage places are revised for accuracy. The rationale for these recommendations has been summarised briefly below.

Place name	Changes
HO3 – Werribee System – Diversion Weir'	Place name updated to 'Werribee Diversion Weir' for accuracy. Place address revised to 'Heaths Road, and part of 75 and 95 Shaws Road, Werribee' for accuracy.
HO5 – 'House'	Place name updated to 'Hanley House' to reflect the first owner of the dwelling, John Hanley.
HO6 – Carramar House and Farm	Place name revised to 'Carramar' House to reflect historic naming. Place address changed from Lot 1 LP205808 1055 Aviation Road, Werribee South to 1055 Aviation Road, Werribee South for accuracy.
HO8 – Campbells House and Store	Place name updated to correct punctuation and the street address revised from 85 to 55 Edgars Road, Little River for accuracy.
HO10 – Volant House (now Arva)	Place name updated to 'Arva' to reflect the current name for the broader site which includes two historic dwellings.
HO12 – Werribee Racecourse	Place address updated to 2-10 and 12-16 Bulban Road to reflect curtilage changes and for accuracy
HO13 – Devine House (ruins)	Place address revised from Lot CA 34 Psh Bulban, Bulban Road, Mambourin to 670 Windmill Road, Mambourin for accuracy.
HO14 – 'House'	Place name updated to 'Ryan House' to reflect the long occupation of the place by the Ryan family. The suburb for 300 Windmill Road revised from Werribee to Mambourin to reflect an updated address that more accurately locates the property in contemporary mapping.

HO15 – Werribee Park Primary School	Place name revised to Diggers Road School (former) for greater accuracy based on historic research.
HO16 – Kelly Park	Place address updated to 2 Synnot Street, Werribee for accuracy
HO17 – Chirnside (Corpus Christi) Gates	Place name revised to remove the reference to the Chirnside family. Place address updated to reflect street frontage to Russell Street.
HO18 – Cobbledicks Ford and Reserve	Place name revised to 'Cobbledick's Ford and Reserve' for accuracy.
HO20 – Werribee Guides Hall	Place address updated from 'Soldier Reserve, College Road, Werribee' to '30 College Road, Werribee' for a greater level of accuracy.
HO21 – Carter's Housing Estate	Place name revised to 'Carter Housing Estate (Precinct)'.
HO23 – Cottrell Street Sports Centre and Physio'	Place name revised to 'House – 90 Cottrell Street' to remove reference to its former use.
HO28 – Robertson Farm Complex	Place address updated from 'CA G Sec 22 Psh Tarneit, Derrimut Road, Tarneit' revised to 800 Derrimut Road, Tarneit' for accuracy.
HO30 – Wine Cellars'	Place name updated to 'Wine Cellar and Mulberry Trees' revised to reflect the presence of a single wine cellar and the associated historic mulberry trees to the north of the structure. Address revised to 115 Woods Road, Tarneit be more in keeping with contemporary mapping.
HO32 – Villa Franca	Place name updated to 'Shirwal Court' to reflect the original name of the place when it was constructed by Walter Carter and his wife Shirley Carter.
HO35 – Dam	Place name revised to 'Clarke's Dam' to reflect the first owner of the place. Update place address to 515 Sewells Road, Mount Cottrell.
HO39 – Truganina Cemetery	Place address revised to 'bound by Widmark Road, Woods Road and Tanglewood Boulevard, Truganina' for accuracy
HO42 – Cobbledicks House ruin	Place address revised to 1060 Cobbledicks Ford Road Wyndham Vale for accuracy.
HO44 – Kurrajong Trees	Place addressed revised to Duncans Road between Watton Street and Synnot Street, Werribee for accuracy.

HO46 – Building and Water Tower	Place name revised to 'Rhoslyn' based on historic research which indicates early name for the site, and associated inclusion of the early property in the curtilage.
HO48 – Former Werribee Estate School and School Teachers House	Place name revised to 'Werribee Estate School and School Teachers House (former)' and the place address updated to 837-847 Duncan Road, Werribee South for accuracy.
HO52 - Little River Uniting Church	Place name revised to 'Little River Uniting Church (former)' and address revised to 4 Boadles Lane, Little River for accuracy.
HO53 – Mouyong	Place address revised to 390 & 438 Edgars Road, 30, 60, 120 & 230 Mouyong Road and 100 Colin Crescent, Little River for accuracy.
HO55 Richmond and McNaughton properties	Place name revised to 'The Rises' for accuracy based on historical research.
HO57 – Powell Shops and Service Station	Place name revised to 'Powell Shops, Residence and Service Station' to ensure the residence attached to the shops is captured in the heritage place name.
HO58 – Houses (Precinct)	Place name revised to 'Early Carter Houses' to reflect the original owners of the properties and their long-standing connection to the Carter family. Place address revised to reflect the location on Greaves Street South, rather than just Greaves Street.
HO60 – Anderson Homestead	Place name revised to 'Anderson Homestead Ruins' and the place address to 31 Maracaibo Crescent, Manor Lakes for accuracy.
HO62 – Hogan House	Place address 'Lot 3 Hogan Road, Tarneit' revised to '29 Cuttlefish Circuit, Tarneit' following subdivision of the surrounding area.
HO69 – Jack Carters Poultry Farm	Place name revised to 'Jack Carter's Poultry Farm Complex (former)' and the address revised to 60-74 Lock Avenue Park, Werribee to include added land.
HO71 – Tardrew House	Place name revised to 'Putrino House' based on historical research
HO77 – Werribee Cemetery	Place addressed revised to 'Corner of Railway Avenue and Cemetery Road, Werribee' for accuracy.
HO79 – House former police paddocks	Place name revised to 'House (Former Police Paddock Area)' to reflect and clarify the current name.

HO82 – Bulban Reserve	Place name revised to 'Rothwell Reserve' for accuracy. Place addressed revised to 230 Rothwell Road, Little River.
HO83- Little River Mechanics Institute	Place address revised to 8 Rothwell Road and 2-20 River Street, Little River
HO87 - Former Grooms House	Place name revised to 'Grooms House (former)' for accuracy.
HO89 - Ronald Carter House	Place name revised to 'Monleisha' to reflect original name when it was occupied by the Carter family.
HO98 – St Thomas Church of England	Place name revised to 'St Thomas Anglican Church Complex' to capture the whole of the place including the earlier church and later hall which contribute to the significance of the place.
HO99 Police House (former)	Place name revised to 'Former Police Station' to reflect its early use
HO100 – Water Tower and Office	Place name revised to 'Water Tower & State Rivers and Water Supply Commission Office' for accuracy based on historical research.
HO103 – Little House	Place address revised to reflect the change in curtilage to include 11A Bowery Court and part of 11 Bowery Court and to remove 77, 85 and 87 Wattle Avenue from the curtilage.
HO104 - Chirnside Park	Place address revised from Pt CA 3 Sec 5A Psh Deutgam Watton Street, Werribee to 150, 220, 220A and 220C Watton Street, and Purcell Court, Werribee for accuracy.
HO105 – Troup Park and Weighbridge	Place addressed updated to Corner of Watton Street and Cherry Street, Werribee for accuracy.
HO111 – Milk Bar and Bolero Cards and Gifts	Place name revised to 'Beasley's Shops' reflecting the name of the individual who commissioned the construction of the buildings in the early twentieth century. As the buildings are identifiable as two separate buildings, the address has been revised from '63-65 Watton Street' to '63 and 65 Watton Street'.
HO113 – Bridge Hotel	Place address revised to '197 Watton Street' for accuracy
HO117 – House	Place address revised to '36 Wedge Street South' rather than '36 Wedge Street' for accuracy.
HO118 – Rockleigh	Place address revised to '111 Werribee Street North' rather than '111 Werribee Street' for accuracy.

HO119 – Skeleton Creek Water Reserve and Water Holes	Place name revised to 'Skeleton Creek Water Reserve' with the address modified from 'Woods Road' to 'Fortitude Drive'. The recommended name change better reflects the site curtilage which is associated with the reserve rather than the water holes.
HO124 – Little River Recreation Reserve	Place addressed revised to '15-31 You Yangs Road and 39 Little River Road, Little River' for accuracy.
HO125 Truganina ARP Hall	Place address revised from Woods Road, Truganina to 775 Dohertys Road, Truganina for accuracy.

3.10.2 Outbuilding or fences not exempt under Clause 43.01 (fence/outbuilding controls)

After undertaking historical research and physical analysis in relation to the ninety-two (92) places included in this Review, fence and outbuilding controls were applied to multiple heritage places that retain original outbuildings and fences that contribute to the significance of the heritage place. There are three instances where existing outbuilding and fence controls have been removed, as the element no longer exists. Relevant recommendations have been summarised below:

- HO9 – The Peppercorns (retain fence controls to dry stone walling)
- HO10 – Volant House (now Arva) (retain fence controls to dry stone walling)
- HO14 – House (apply fence controls to dry stone walls)
- HO17 – Corpus Christi Gates (apply fence controls to historic gates)
- HO18 – Cobbledicks Ford and Reserve (apply fence controls to dry stone walling)
- HO21 – Carter Housing Estate (apply fence controls to original fences located within the Estate)
- HO28 – Robertson Farm Complex (retain fence controls for cellar remains and dry stone walling)
- HO30 – Wine Cellars (remove fence controls as significant fabric is no longer extant)
- HO32 – Villa Franca (apply fence controls to front fence and gate)
- HO35 – Dam (apply fence controls to drystone walls)
- HO41 – Bambra Park (apply fence controls to drystone walls)
- HO42 – Cobbledicks House (remove outbuilding controls as no longer extant)

- HO45 – Braemor (apply outbuilding controls to rear outbuilding)
- HO46 – Building and Water Tower (apply outbuilding controls to garage and water tower)
- HO53 – Mouyong (apply outbuilding controls to woolshed, store and dry stone walling)
- HO54 – Shaw House (remove outbuilding and fence controls as significant fabric is no longer extant)
- HO55 – Richmond and McNaughton properties (retain outbuilding controls to all extant outbuildings)
- HO58 – Houses (Precinct) (apply fence controls to original front fence and outhouse at 65 Greaves Street)
- HO66 – House (apply fence controls to original bluestone front fence)
- HO80 – Bull House (apply outbuilding controls to the oil shed)
- HO89 – Roland Carter House (apply fence controls and outbuilding controls to original brick boundary fence, pool and surrounds and original aviary elements)
- HO97 – Muswell (apply fence controls to front fence, gates and garden walls)
- HO100 – Water Tower and Office (apply outbuilding controls to water tower)
- HO104 – Chirnside Park (apply outbuilding and fence controls to 1933 gates and bluestone changing pavilion)
- HO114 – Silver Birches (apply fence controls to front fence and gates)
- HO117 – House (apply fence controls to original red brick fence and metal pedestrian gates)
- HO119 – Skeleton Creek Water Reserve and Water Holes (retain fence controls to dry stone walling)
- HO124 – Little River Recreation Reserve (apply fence controls to memorial gates)

3.10.3 Tree controls under Clause 43.01

Where tree controls have been retained or recommended to be applied, an individual tree, or row of trees were deemed to be significant in relation to the wider heritage place through archival research and physical analysis. The trees were generally contemporary with the structures on site or associated with a later phase of development that was considered significant. In some cases, tree controls have been removed from heritage places where it was determined that the tree no longer remains, or that it did not contribute to the cultural heritage significance of the place. Significant trees and their corresponding species have been identified in the citation, included in the Schedule to Clause 43.01 and have been noted in the 'What is Significant' section of the Statement of Significance. Relevant recommendations have been summarised below:

- Remove tree controls from HO3 – Werribee System – Diversion Weir as no specific trees that contribute to the significance of the place have been identified following detailed historical research and physical analysis.

- Remove tree controls from HO6 – Carramar House and Farm as no early/original trees that contribute to the significance of the place were identified as part of the Review.

- Remove tree controls from HO7 – Hegarty's House as the mature trees on site are unrelated to the development of the property and did not actively contribute to an understanding of the place in terms of its historical, representative or aesthetic significance.

- Apply tree controls to HO9 – the Peppercorns, specifically to two sugar early gum trees (*Eucalyptus cladocalyx*) located to the north of the dwelling which contribute to the significance of the place in representing the early homestead typology.

- Apply tree controls to HO10 – Volant House (now Arva), specifically to the early Cypress windbreak (likely *Hesperocyparis macrocarpa*), which was a common planting for historic agricultural properties from this period for wind protection.

-

- Apply tree controls to HO12 – Werribee Racecourse, specifically to the avenue of mature sugar gum trees (*Eucalyptus cladocalyx*) which is an early feature of the racecourse layout.

- Retain tree controls to HO14 – House - Retain tree controls to the row of sugar gums (*Eucalyptus cladocalyx*) that contribute to the place as an intact example of a turn-of-the century rural residence and homestead. Remnant mature trees are typical of boundary plantings throughout the region which frequently used native species.

- Retain tree controls to HO16 – Kelly Park to capture early/original plantings that contribute to the significance of the place as a public park, including: Moreton Bay Fig trees (*Ficus macrophylla*), Black Ironbox trees (*Eucalyptus raveretiana*), Tasmanian bluegum (Eucalyptus globulus), peppercorn trees (*Schinus molle*), a Golden Elm tree (*Ulmus glabra 'Lutescens'*), purple leaf plum (*Prunus cerasifera*), Canary Island Palms (*Phoenix canariensis*) and other juvenile eucalyptus species.

- Apply tree controls to HO18 Cobbledicks Ford and Reserve to include the mature eucalyptus trees (including *Eucalyptus cladocalyx*) and pine trees *(Pinus radiata*) which contribute to the significance of the place as a designated reserve for grazing of cattle and watering.

- Remove tree controls to HO21 – Carter Housing Estate (Precinct) as no trees that contribute to the significance of the Precinct were identified as part of the Review.

- Retain tree controls to HO28 – Robertson Farm Complex to include the mature trees including peppercorns, sugar gums and a single Monterey cypress which are original to the heritage place and contribute to an understanding of the place as a farm complex.

- Retain tree controls to HO30 – Wine Cellars to the mulberry trees (*Morus)* which directly contribute to the significance of the place.

- Apply tree controls to HO31 – Werribee Primary School to the mature trees including river red gums (*Eucalyptus camaldulensis*), an ironbark (*Eucalyptus sideroxylon*), a Monterey Cypress tree (*Hesperocyparis macrocarpa*) and Leyland Cypress tree (*Cupressus x leylandii*) which were planted at the time of the school's construction.

- Retain tree controls to HO32 – Shirwal Court specifically to protect the mature Monterey Cypress tree (*Cupressus macrocarpa*) and Leyland Cypress tree (*Cupressus x Leylandii*) that were planted as part of the original design intent.

- Apply tree controls to HO33 Diggers Road Soldiers Memorial Hall, specifically to the Ironbark tree (likely *Eucalyptus sideroxylon*) which was planted as part of the 1924 Arbor Day Celebrations, contributing to the significance of the place for its association with WWI veterans and as a place for the community.

- Apply tree controls to HO34 Portelli House and shop, specifically to the Olive Tree (*Olea europaea*), which contributes to the significance of the place for its associations with the immigrant community and particularly the Italian community who settled in Werribee South during the Interwar period.

- Retain tree controls to HO39 Truganina Cemetery to protect the collection of mature gums located in the centre of the reserve.

- Apply tree controls to HO42 Cobbledicks House ruin to the mature and early sugar gums (*Eucalyptus cladocalyx*) which contribute to the representative significance of the place as a typical rural homestead established during the nineteenth century.

- Apply tree controls to HO43 Dukelow House, specifically, the sugar gum trees (*Eucalyptus cladocalyx*) which are typical of boundary plantings throughout the region which frequently used native species.

- Retain tree controls for HO44 – Kurrajong Trees: Avenue of Honour to protect the five kurrajong trees (*Brachychiton populneus*) that represent the historical significance of the place.

- Apply tree controls to HO45 – Braemor, specifically, the Norfolk Island Pine (*Araucaria heterophylla*) which is a remnant of the former established garden setting associated with the place.

- Remove tree controls from HO47 – Deveney House as no trees that directly contribute to the significance of the place remain extant.

- Retain tree controls to HO48 – Former Werribee Estate School and School Teachers House, including Monterey Pines (*Pinus radiata*), Inland Grey-box (*Eucalyptus microarpa*), Redflower gum (*Corymbia ficifolia)* and Monterey cypress (*Hesperocyparis macrocarpa),* which are related to the 1941 Arbor Day plantings demonstrating the community interest in the school.

- Retain tree controls for HO52 – Little River Uniting Church, specifically to the five sugar gum trees (*Eucalyptus cladocalyx)* which are early mature species associated with the place.

- Retain tree controls to HO54 – Shaw House for the established peppercorn trees (*Schinus molle*) which appear to have been planted early in the Shaw family's occupation of the site.

- Apply tree controls to HO55 – Richmond and McNaughton properties for the Mature sugar gums *(Eucalyptus cladocalyx)* and Monterey Cypresses (*Hesperocyparis macrocarpa*), noting that early properties from this period were surrounded by mature trees to provide shade in the harsh dry climate of the western plains.

- Retain tree controls to HO56 – Old Little River Hotel for the mature sugar gum trees *(Eucalyptus cladocalyx).*

- Remove tree controls from HO58 – Early Carter Houses as the properties retain limited elements from the time of their construction. The trees on the property are also not related to the use of the broader site as a poultry farm.

- Apply tree controls to HO62 – Hogan House to include mature peppercorn and gum trees which appear to be original and relate to the understanding of the place as farm complex.

- Apply tree controls to HO69 – Jack Carters Poultry Farm, specifically the mature Golden Elm Tree (*Ulmus glabra 'Lutescens'*) which is an early planting associated with the site.

- Retain tree controls to HO71 – Tardrew, specifically, the Cypress hedge (*Cupressocyparis leylandii)* which is a common fencing typology that provided privacy and delineation for dwelling constructed during the Interwar period.

- Retain tree controls to HO73 Tarcombe, including the Monterey cypress trees (*Hesperocyparis macrocarpa),* mature eucalypt trees and mature pine tree, which contribute to the significance of the place in demonstrating the typology of early homesteads in the region, with the addition of cypress windbreaks, and plantings of pine trees providing shade and protection from the elements on the western plains.

- Apply tree controls to HO77 – Werribee Cemetery to protect the avenue of river red gums (*Eucalyptus camaldulensis*) and sugar gums (*Eucalyptus cladocalyx*), the Bunya Bunya tree (*Araucaria bidwillii*) and the Leyland Cypress Tree (*Cupressus x leylandii*), which relate to early planting patterns within the cemetery and the beautification process that occurred in the twentieth century.

- Retain tree control to HO82 Bulban Reserve, specifically for the collection of sugar gums trees (*Eucalyptus cladocalyx*) which contribute to the aesthetic significance of the place. The composition of trees, including the scale of the plantings across the entirety of the reserve, establishes a forest-like setting with the picturesque backdrop to Little River. The sugar gums exhibit evidence of pollarding which demonstrates the ongoing management of the landscape following the initial planting of trees to enhance the canopies of the trees to support the overall forest-like natural aesthetic of the reserve.

- Apply tree controls to HO87 – Former Grooms House, including the mature sugar gum tree (*Eucalyptus cladocalyx*) which reflects the typical historic plantings within Little River.

- Retain tree controls to HO89 – Roland Carter House for a variety of mature plantings that are associated with the historic garden setting of the place, including Himalayan Cypress (*Cupressus torulosa*), Sugar Gum (*Eucalyptus Cladocalyx*), Mediterranean Cypress (*Cupressus sempervirens var. sempervirens*), Mexican Weeping Pine (*Pinus patula*), Pin Oak (*Quercus palustris*) and Weeping Pink Rosebud Cherry (*Prunus subhirtella pendula rosea*).

- Remove tree controls from HO97 – Muswell as upon further research, the trees currently identifiable at the property are not present in a 1945 aerial indicating that the current trees

are unlikely to have been planted at the time of construction, or during the occupation of the property by Dr Charles Prouse and therefore have limited relationship to the significance of the place beyond providing a vegetated setting.

- Apply tree controls to HO100 – Water Tower and Office, including the Peppercorn trees (*Schinus molle*) and Red Ironbark trees (*Eucalyptus sideroxylon*), which relate to the use of the place as a reserve supporting the retention of water within the complex.

- Remove tree controls from HO101 – Sumiya as the original trees have since been removed and therefore the controls are no longer applicable.

- Retain tree controls to HO103 – Little House for mature trees including a peppercorn (*Schinus molle*) and river red gums (Eucalyptus camaldulensis) which contribute to the heritage significance of the early dwelling.

- Retain tree controls to HO104 – Chirnside Park, including the following mature plantings which contribute to the significance of the place as a park: Norfolk Island Pines (*Araucaria heterophylia*), Bunya Bunyas (*Araucaria bidwillii*), an Aleppo pine (*Pinus halepensis*), Moreton Bay Figs (*Ficus macrophylla*), peppercorn trees (*Schinus molle*), sugar gums (*Eucalyptus cladocalyx*) and River Red Gums (*Eucalyptus camaldulensis*)

- Retain tree controls to HO105 – Troup Park and Weighbridge, including three peppercorn trees (*Shinus molle*) to the western extent and the Canary Island date palm (*Phoenix canariensis*) to the eastern extent, which are early historic planting associated with the park.

- Retain tree controls to HO114 – Silver Birches, specifically the boundary planting of Norfolk Island pines (*Araucaria heterophylla)* which are early historic plantings associated with the place.

- Retain tree controls to HO115 – Masonic Centre to the early peppercorn tree located at the place.

- Retain tree controls to HO121 – McNaughton Reserve, including the Sugar gum trees (*Eucalyptus cladocalyx*) and Pine Trees (*Pinus radiata*). The composition of trees, establishing a forest-like environment, before filtering out as the land begins to descend towards the riverbank in order to provide open views of the water establishes a picturesque setting. The sugar gums exhibit evidence of pollarding which demonstrates the ongoing management of the landscape, following the initial planting program, to provide a notable landscape character. The generous canopy provided by this process enhances the appreciation of a natural aesthetic within the reserve.

- Retain tree controls to HO123 – St Michael's Catholic Church, including the sugar gum trees (*Eucalyptus cladocalyx*), which appear to be planted c.1922, contemporary with construction of the church.

- Retain tree controls to HO124 – Little River Recreation Reserve, including for the Monterey Cypress trees (*Hesperocyparis macrocarpa*), peppercorn trees (*Schinus molle),* and sugar gums (*Eucalyptus cladocalyx*). The established mature trees are demonstrative of the typical approaches to reserves in Wyndham and Little River to provide places of recreation and nature within the townships.

3.10.4 External paint controls under Clause 43.01

Paint controls have been applied to publicly accessible educational and institutional buildings where a significant change in a colour scheme would negatively impact the overall presentation or significance of the heritage place. Where paint controls had previously been applied, these were reviewed and typically retained where an early or appropriate scheme was evident in the existing fabric. Paint controls were removed in some instances where original or early external paint schemes were no longer evident. In terms of this Review, external paint controls are recommended to be applied to the following places:

- HO15 - Werribee Park Primary School
- HO20 – Werribee Guides Hall
- HO23 – Cottrell Street Sports and Physio Centre
- HO31 – Werribee Primary School
- HO33 – Diggers Road Soldiers Memorial Hall
- HO52 – Little River Uniting Church (updated from dash)
- HO56 – Old Little River Hotel (updated from dash)
- HO57 – Powell Shops and Service Station
- HO83 – Little River Mechanics Institute
- HO94 – Former Picture Palais
- HO98 – St Thomas Church of England
- HO100 – Water Tower and Office
- HO110 – Former Shire Hall
- HO111 – Milk Bar and Bolero Cards and Gifts
- HO112 – Commercial Hotel
- HO113 – Bridge Hotel

Paint controls are recommended to be removed from HO122 Grant Bridge as this control is not applicable for unpainted masonry structures. As a general note, external paint controls have not been applied to places with previously unpainted surfaces, as Clause 43.01-1 requires a permit to externally paint an unpainted surface.

3.10.5 Internal controls under Clause 43.01

Internal controls are required to be applied sparingly and on a selective basis to special interiors of high interest. These interiors are required to be highly intact and directly contribute to the significance and historic/current use of the heritage place. These controls are more

likely to be applied for public places with a community use and/or interaction, which is the case within the context of this Review, as summarised:

- Apply internal alteration controls to St Thomas Anglican Church Complex (HO98) as a site inspection and further research indicate that the church interiors remain largely intact to their original construction and contribute to the historic and current function of the place as a church.

- Apply internal alteration controls to the Former Shire Hall (HO110) as a site inspection and further research indicated that the interiors remain relatively intact to their original construction and contribute to the historic function of the place as a Shire Hall.

It is proposed to remove internal alteration controls from Beasley's Shops (HO111) as the strong room and other internal features that contribute to the historic use of the place as a bank have since been removed and no significant internal fabric remains.

3.10.6 Solar energy system controls under Clause 43.01

No changes have been recommended to the application of this control for heritage places included within the scope of this Review.

3.10.7 Aboriginal heritage place under Clause 43.01

Based on information provided during the Review by Bunurong Land Council Aboriginal Corporation (BLCAC) and Wadawurrung Traditional Owners Aboriginal Corporation (WTOAC), the following places have been identified as Aboriginal heritage places that may warrant the application of the Aboriginal heritage place control in the Heritage Overlay, subject to further engagement with the RAPs and other relevant stakeholders.

The relevant guidelines in the VLHG state:

> Places of Aboriginal cultural heritage, including those places listed on the Victorian Aboriginal Heritage Register (VAHR) can be recognised by including a 'yes' in the Aboriginal heritage place? column. The relevant Registered Aboriginal Party must support the identification of an Aboriginal heritage place in the planning scheme. …
>
> … A heritage place identified in the Heritage Overlay schedule as an Aboriginal heritage place is subject to the requirements of the *Aboriginal Heritage Act 2006* (Aboriginal Heritage Act).

The proposed identification of these heritage places as Aboriginal heritage places reflects cultural values recognised by the Traditional Owners, including tangible and intangible connections with Country, waterways and landscape features, movement and occupation, community memory, and the continuing cultural significance of these places. It also recognises that some places primarily documented for their post-contact heritage may hold additional Aboriginal cultural values arising from longstanding connections to Country and Aboriginal experiences of colonisation and subsequent land use:

- HO3 – Werribee Diversion Weir

- HO18 – Cobbledicks Ford and Reserve

- HO30 – Wine Cellars and Mulberry Trees
- HO39 – Truganina Cemetery
- HO62 – Hogan House
- HO104 – Chirnside Park
- HO119 – Skeleton Creek Water Reserve

Further consultation with BLCAC and WTOAC, the Department of Transport and Planning and First Peoples–State Relations is proposed to confirm relevant places as Aboriginal heritage places in the Schedule to the Heritage Overlay. This proposed identification records the cultural values advised by the Registered Aboriginal Parties and alerts decision-makers that those values should be considered alongside the places' other heritage values. It does not represent a comprehensive assessment of Aboriginal cultural heritage or replace any requirements that may apply under the *Aboriginal Heritage Act 2006.*

3.11 Formatting inconsistency

Multiple places included in the Schedule to the Heritage Overlay include dashes in relation to particular controls, rather than a yes or no answer. Where dashes currently exist for the following places, these will be changed to no unless specified otherwise in Section 4:

- HO3 Werribee System – Diversion Weir
- HO8 Campbells House and Store
- HO17 Corpus Christi Gates
- HO21 Carter Housing Estate
- HO32 Villa Franca
- HO42 Cobbledicks House (Ruin)
- HO49 Fowlers House and Silo
- HO52 Little River Uniting Church
- HO56 Old Little River Hotel
- HO73 Tarcombe
- HO97 Muswell
- HO100 Water Tower & Office
- HO105 Troup Park and Weighbridge
- HO106 War Memorial
- HO114 Silver Birches

- HO115 Masonic Centre

3.12 Preparation of Heritage Design Guidelines

Alongside the revised citation for the HO21 – Carter Housing Estate (Precinct), Heritage Design Guidelines and Permit Exemptions have been prepared to provide specific guidance to assist in managing planning applications and proposed works within the Carter Housing Estate (Precinct). It is recommended that the Guidelines become an Incorporated Document as part of the Wyndham Planning Scheme.

3.13 Updates to the Thematic Environmental History

As part of the project scope, a review of the existing Thematic Environmental History (TEH) prepared by Lovell Chen in 2024 was undertaken to identify any relevant new information identified during the research undertaken as part of this Review. This included providing text in relation to various instances where existing buildings within the municipality were relocated to address housing shortages, street beautification programs particularly in Little River and Werribee, the pollarding of mature trees that occurred predominately in Little River, the damming of waterways across the municipality – both on individual properties and in broader efforts to address issues of water scarcity – and additional information relating to the prevalence of ruinous homesteads which have not been occupied since the nineteenth century. These themes have been elaborated on and additional text prepared to provide further context in the TEH.

3.14 Registered Aboriginal Party Review

The draft citations were provided to Wyndham's Registered Aboriginal Parties, the Bunurong Land Council Aboriginal Corporation (BLCAC) and Wadawurrung Traditional Owners Aboriginal Corporation (WTOAC), inviting their review and input from a cultural values perspective. Consolidated written comments were provided, supplemented by additional research undertaken by Extent Heritage, and incorporated into the citations as relevant.

Written feedback included as follows:

- Wyndham City Council Heritage Citations: Cultural values project. Bunurong Land Council Aboriginal Corporation, 2026.
- Wyndham City Council Heritage Citations, WTOAC Comments. Wadawurrung Traditional Owners Aboriginal Corporation, 2026.

Cultural values information was primarily incorporated into the physical description and/or history sections for all citations. Based on written comments provided by BLCAC and WTOAC, the Statements of Significance for the following places were revised to identify their significance to the Bunurong and/or Wadawurrung people:

- HO3 – Werribee Diversion Weir
- HO18 – Cobbledicks Ford and Reserve

- HO30 – Wine Cellars and Mulberry Trees
- HO39 – Truganina Cemetery
- HO62 – Hogan House
- HO104 – Chirnside Park
- HO112 – Commercial Hotel
- HO113 - Bridge Hotel
- HO119 – Skeleton Creek Water Reserve

The TEH was also revised to include additional comments provided by BLCAC and WTOAC in relation to Aboriginal cultural values associated with the municipality.

4. Recommendations of the Review

Key findings of the Review

The key findings of the Review have been collated in detail below, including recommendations in relation to relevant controls, place names, addresses and curtilages.

It is recommended that place descriptions are removed from all places, as this has been inconsistently applied throughout the Schedule to the Heritage Overlay. This information is more appropriately captured in the proposed Statement of Significance under 'What is Significant'.

Table 5. Summary of recommendations for existing heritage overlay places

Place	Recommendation
HO1 – Ford	Remove local controls
HO3 – Werribee System - Diversion Weir	Retain local controls Retain solar energy controls Remove tree controls Update schedule to identify that no external paint controls and internal alteration controls apply Update name to 'Werribee Diversion Weir' Update address which had previously not been provided Apply Aboriginal Place control
HO5 – House	Retain local controls Retain solar energy controls Update place name to 'Hanley House' Amend curtilage to remove polygon over rear shed which has been demolished and increase buffer zone around the existing dwelling.
HO6 – Carramar House and Farm	Retain local controls Retain solar energy controls Remove tree controls Address revised to 1055 Aviation Road, Werribee South Amend curtilage to the extent of the dwelling with a buffer
HO7 – Hegarty's House	Retain local controls Remove tree controls Retain solar energy controls
HO8 – Campbells House and Store	Retain local controls

	Retain solar energy controls Update schedule to indicate that internal alteration controls do not apply Update place name to 'Campbell's House and Store' Update place address to 55 Edgars Road, Little River Amend curtilage to be located over the correct property with a small buffer
HO9 – The Peppercorns	Retain local controls Retain solar energy controls Apply tree controls to sugar gum trees (*Eucalyptus cladocalyx*) Retain fence and outbuilding controls to dry stone walling Amend curtilage to remove it from adjacent property.
HO10 – Volant House (now Arva)	Retain local controls Retain solar energy controls Update place name to 'Arva' Apply tree controls to Cypress windbreak (likely *Hesperocyparis macrocarpa*) Retain fence and outbuilding controls for dry stone walling Amend curtilage to include both dwellings and curtilage
HO11 – Evans House (former)	Retain local controls Further assessment deferred, see Section 5.2 for rationale
HO12 – Werribee Racecourse	Retain local controls Retain solar energy controls Apply tree controls to Avenue of sugar gum trees (*Eucalyptus cladocalyx*) Update place address to 2-16 Bulban Road, Werribee Amend curtilage to remove section in the north-west corner which is part of the adjacent property
HO13 – Devine House (ruins)	Retain local controls Retain solar energy controls Update place address to 670 Windmill Road, Mambourin Amend curtilage to reflect a smaller buffer
HO14 - House	Retain local controls Retain solar energy controls Retain tree controls to row of sugar gums (*Eucalyptus cladocalyx*)

	Apply fence controls to drystone walls Update place name to 'Ryan House' Update place address to 300 Windmill Road, Mambourin Reduce curtilage to the east and west to be tighter around the dwelling
HO15 – Werribee Park Primary School	Retain local controls Retain solar energy controls Apply external paint controls Update place name to 'Diggers Road School (former)' Reduce curtilage to reflect the remaining building
HO16 – Kelly Park	Retain local controls Retain solar energy controls Retain tree controls to Moreton Bay Fig trees (*Ficus macrophylla*), Black Ironbox trees (*Eucalyptus raveretiana*), Tasmanian bluegum (*Eucalyptus globulus*), peppercorn trees (*Schinus molle*), a Golden Elm tree (*Ulmus glabra 'Lutescens'*), purple leaf plum (*Prunus cerasifera*), Canary Island Palms *(Phoenix canariensis)* and other juvenile eucalyptus species The curtilage has been extended to the road reserve on all sides to ensure the full extent of the park including all trees and lawned areas are captured in the curtilage
HO17 – Corpus Christi Gates	Retain local controls Update schedule from dash to no for external paint controls and internal alteration controls Retain solar energy controls Apply fence and outbuilding controls to historic gates Amend curtilage to include gates and immediate context Update place address to 3 Russell Street, Werribee Update place name to 'Corpus Christi Gates'
HO18 – Cobbledicks Ford and Reserve	Retain local controls Retain solar energy controls Retain tree controls to mature eucalyptus trees (including *Eucalyptus cladocalyx*) and pine trees (*Pinus radiata)*) Retain fence and outbuilding controls to dry stone walls Apply Aboriginal heritage place control Update place name to 'Cobbledick's Ford and Reserve'

HO20 – Werribee Guides Hall	Retain local controls Retain solar energy controls Apply external paint controls Amend curtilage to include some surrounding land Update place address to 30 College Road, Werribee
HO21 – Carter Housing Estate (Precinct)	Retain local controls Retain solar energy controls Update schedule to note that internal alteration controls do not apply Apply fence and outbuilding controls Remove tree controls Amend curtilage to reflect accurate property boundaries to the west. Update place name to 'Carter Housing Estate (Precinct)'
HO23 – Cottrell Street Sports and Physio Centre	Retain local controls Retain solar energy controls Apply external paint controls Update place name to 'House – 90 Cottrell Street'
HO24 – Racecourse Hotel	Retain local controls Retain solar energy controls
HO26 – Cunningham House	Retain local controls Retain solar energy system controls
HO28 – Robertson Farm Complex	Retain local controls Retain solar energy controls Retain tree controls for mature trees including peppercorns, sugar gums and Monterey cypress Retain fence controls for cellar remains and dry stone walling Update place address to 800 Derrimut Road, Tarneit
HO30 – Wine Cellars	Retain local controls Retain solar energy controls Retain tree controls to mulberry trees (*Morus)* Remove fence controls to drystone walls Apply Aboriginal heritage place control Amend curtilage to include mulberry trees Update place name to 'Wine Cellar and Mulberry Trees'

	Update place address to 115 Woods Road, Tarneit
HO31 – Werribee Primary School	Retain local controls Retain solar energy controls Apply external paint controls Apply tree controls to mature trees including river red gums (*Eucalyptus camaldulensis*), an ironbark (*Eucalyptus sideroxylon*), a Monterey cypress tree (*Hesperocyparis macrocarpa*) and Leyland cypress tree (*Cupressus x leylandii*)
HO32 – Villa Franca	Retain local controls Retain solar energy controls Update the schedule to replace the dash with 'no' for external paint controls and internal paint controls Retain tree controls for Monterey cypress tree (*Cupressus macrocarpa*) and Leyland cypress tree (*Cupressus x Leylandii*) Apply fence controls to front fence and gate Update place name to 'Shirwal Court'
HO33 – Diggers Road Soldiers Memorial Hall	Retain local controls Retain solar energy controls Apply external paint controls Apply tree controls to Ironbark tree (likely *Eucalyptus sideroxylon*)
HO34 – Portelli House and shop	Retain local controls Retain solar energy controls Apply tree controls to Olive Tree (*Olea europaea*) Amend curtilage to include awning and fuel bowser
HO35 – Dam	Retain local controls Retain solar energy controls Retain fence and outbuilding controls to dry stone walls Revise place name to 'Clarke's Dam' Update place address to 515 Sewells Road, Mount Cottrell
HO39 – Truganina Cemetery	Retain local controls Retain solar energy controls Retain tree controls to sugar gum trees *(Eucalyptus cladocalyx)* Apply Aboriginal heritage place control

HO41 – Bambra Park	Retain local controls Retain solar energy controls Apply tree controls to sugar gum trees (*Eucalyptus cladocalyx*) Retain fence and outbuilding controls to dry stone walling Amend curtilage to include boundary plantings and outbuildings
HO42 – Cobbledicks House ruin	Retain local controls Retain solar energy controls Remove fence and outbuilding controls Apply tree controls to sugar gums (*Eucalyptus cladocalyx*) Update place address to 1060 Cobbledicks Ford Road Amend curtilage to reduce extent of land included in the Heritage Overlay including removal of land on the opposite side of the Werribee River
HO43 – Dukelow House	Retain local controls Retain solar energy controls Apply tree controls to sugar gum trees (*Eucalyptus cladocalyx*) Amend curtilage to including boundary trees, location of the original stone dwelling and align with the east cadastral boundary, and to incorporate part of the adjacent property at 219 Dukelows Road.
HO44 – Kurrajong Trees: Avenue of Honour	Retain local controls Retain solar energy controls Retain tree controls to five kurrajong trees (*Brachychiton populneus*) Extend curtilage to capture the canopy of the trees Update place name to 'Kurrajong Trees'
HO45 – Braemor	Retain local controls Retain solar energy controls Apply tree control to Norfolk Island Pine (*Araucaria heterophylla*) Apply outbuilding and fence controls to rear outbuilding Amend curtilage to include outbuilding
HO46 – Building and Water Tower	Retain local controls Retain solar energy controls Apply outbuilding and fence controls to garage and water tower

	Update place name to 'Rhoslyn' Revise curtilage to include a polygon over the original weatherboard dwelling and provide a buffer to the water tower and building
HO47 – Deveney House	Retain local controls Retain solar energy controls Remove tree controls
HO48 – Former Werribee Estate School and School Teachers House	Retain local controls Retain solar energy controls Retain tree controls Update place name to Former Werribee Estate School and School Teachers House (former) Update place address to 837-849 Duncan Road, Werribee South
HO49 – Fowlers House and Silo	Retain local controls Retain solar energy controls Update schedule to note that no internal alteration controls apply
HO50 – Grahams Dairy	Retain local controls Retain solar energy controls
HO52 – Little River Uniting Church	Retain local controls Retain solar energy controls Retain tree controls for five sugar gum trees (*Eucalyptus cladocalyx* Apply external paint controls Update schedule to note that internal alteration controls do not apply Update place name to Little River Uniting Church (former) Update place address to 4 Boadles Lane, Little River
HO53 – Mouyong	Retain local controls Retain solar energy controls Retain outbuilding and fence controls to woolshed, store and dry stone walling Update place address to 390 & 438 Edgars Road, , 30, 60, 120 & 230 Mouyong Road and 100 Colin Crescent, Little River Amend curtilage to include small bluestone building used as a store

HO54 – Shaw House	Retain local controls Retain solar energy controls Retain tree controls for peppercorn trees (*Schinus molle*) Remove outbuilding and fence controls Amend curtilage to remove land to the north and extend to the south
HO55 – Richmond and McNaughton properties	Retain local controls Retain solar energy controls Apply tree controls to Mature sugar gums *(Eucalyptus cladocalyx)* and Monterey Cypresses (*Hesperocyparis macrocarpa*) Retain outbuildings and fence controls to all extant outbuildings Update place name to 'The Rises' Revise curtilage to include row of mature trees to the northern boundary of the existing curtilage
HO56 – Old Little River Hotel	Retain local controls Retain solar energy system controls Update schedule to specify that external paint controls apply and internal alteration controls do not apply Retain tree controls to sugar gum trees *(Eucalyptus cladocalyx)*
HO57 – Powell Shops and Service Station	Retain local controls Retain solar energy controls Apply external paint controls Update place name to 'Powell Shops, Residence and Service Station'
HO58 – Houses	Retain local controls Retain solar energy controls Remove tree controls Apply fence controls Apply 'Significant' grading to both dwellings Update place name to 'Early Carter Houses' Update address to 63 and 65 Greaves Street, Werribee
HO60 – Anderson Homestead site	Retain local controls Retain solar energy controls Update place name to 'Anderson Homestead Ruins'

	Update place address to 31 Maracaibo Crescent, Manor Lakes Amend curtilage to include land adjacent to river and remove recent subdivision
HO61 – Chaffey Irrigation Scheme	Retain local controls Further assessment deferred, see Section 5.2 for rationale
HO62 – Hogan House	Retain local controls Retain solar energy controls Apply tree controls to mature peppercorn and gum trees Apply Aboriginal heritage place control Amend curtilage to incorporate dam and mature trees Update place address to 29 Cuttlefish Circuit, Tarneit, to reflect recent subdivision
HO66 – House	Retain local controls Retain solar energy controls Apply fence and outbuilding controls to bluestone front fence Update place name to 'McLean House'
HO69 – Jack Carters Poultry Farm	Retain local controls Retain solar energy controls Apply tree controls to Golden Elm Tree (*Ulmus glabra 'Lutescens'*) Update place name to 'Jack Carter's Poultry Farm Complex (former)' Amend curtilage to include buildings to the south of the existing curtilage Update place address to 60-74 Lock Avenue Park, Werribee
HO70 – Adapted Railway Carriage	Retain local controls Retain solar energy controls
HO71 – Tardrew House	Retain local control Retain solar energy controls Retain tree controls Update place name to 'Putrino House'
HO73 – Tarcombe	Retain local controls Retain solar energy controls

	Update the schedule to identify that external paint controls and internal alteration controls do not apply Retain tree controls to Monterey cypress trees (*Hesperocyparis macrocarpa*), mature eucalypt trees and mature pine tree Amend curtilage to extend to the north to include the heritage dwelling, outbuilding and surrounding area
HO77- Werribee Cemetery	Retain local controls Retain solar energy controls Apply tree controls to avenue of river red gums (*Eucalyptus camaldulensis*) and sugar gums (*Eucalyptus cladocalyx*), the Bunya Bunya tree (*Araucaria bidwillii*) and the Leyland Cypress Tree (*Cupressus x leylandii*),
HO79 – House former police paddocks	Retain local controls Retain solar energy controls Update place name to 'House (Former Police Paddock area)'
HO80 – Bull House	Retain local controls Retain solar energy controls Apply outbuilding and fence controls to the oil shed
HO82 – Bulban Reserve	Retain local controls Retain solar energy controls Retain tree controls to sugar gums trees (*Eucalyptus cladocalyx*) Update place name to 'Rothwell Reserve' Update place address to '230 Rothwell Road, Little River'
HO83 – Little River Mechanics Institute	Retain local controls Retain solar energy controls Apply external paint controls Amend curtilage to include land to the north and the lamp Update address to '8 Rothwell Road and 2-20 River Street' reflect additional curtilage
HO84 – Christ Church	Retain local controls Retain solar energy controls Amend curtilage to include original bluestone gutter
HO86 – Barrie House (former)	Retain local controls Retain solar energy controls

HO87 – Former Grooms House	Retain local controls. Retain solar energy controls Apply tree controls to sugar gum tree (*Eucalyptus cladocalyx*) Update place name to 'Grooms House (former)'
HO88 – Bates House	Retain local controls Retain solar energy controls Amend curtilage to reflect property boundary
HO89 – Roland Carter House	Retain local controls. Retain solar energy controls Retain tree controls for mature trees including Himalayan Cypress (*Cupressus torulosa*), Sugar Gum (*Eucalyptus Cladocalyx*), Mediterranean Cypress (*Cupressus sempervirens var. sempervirens*), Mexican Weeping Pine (*Pinus patula*), Pin Oak (*Quercus palustris*) and Weeping Pink Rosebud Cherry (*Prunus subhirtella pendula rosea*). Apply fence and outbuilding controls to original brick boundary fence, pool and surrounds and aviary elements Update place name to 'Monleisha'
HO94 – Former Picture Palais	Retain local controls Retain solar energy controls Apply external paint controls
HO97 – Muswell	Retain local controls Retain solar energy controls Apply external paint controls, updating the schedule from a dash Update the schedule to indicated internal paint controls do not apply. Remove tree controls Apply fence controls to front fence, gates and garden walls
HO98 – St Thomas Church of England	Retain local controls Retain solar energy controls Apply external paint controls Apply internal controls to: ▪ Internal features of 1869 church: the pressed metal wall cladding, and the timber ceiling rafters.

	▪ Internal features of 1900 church: timber lined ceilings; the timber ceiling rafters; the exposed red face brick walls with contrasting cement render painted white. Update place name to 'St Thomas Anglican Church Complex'
HO99 – Police House (former)	Retain local controls Retain solar energy controls Update place name to 'Former Police Station'
HO100 – Water Tower and Office	Retain local controls Retain solar energy controls Apply external paint controls Amend the schedule to note that internal alteration controls do not apply Retain tree controls Peppercorn trees (*Schinus molle*) and Red Ironbark trees (*Eucalyptus sideroxylon*) Update place name to 'Water Tower & State Rivers and Water Supply Commission Office' Apply outbuilding and fence controls to water tower
HO101 - Sumiya	Retain local controls Retain solar energy controls Remove tree controls
HO103 – Little House	Retain local controls Retain solar energy controls Retain tree controls to mature trees including a peppercorn (*Schinus molle*) and river red gums (*Eucalyptus camaldulensis*) Amend curtilage to encompass northern tree and exclude olive trees outside property boundary Update address to reflect revised curtilage
HO104 – Chirnside Park	Retain local controls Retain solar energy controls Retain tree controls to Norfolk Island Pines (*Araucaria heterophylia*), Bunya Bunyas (*Araucaria bidwillii*), an Aleppo pine (*Pinus halepensis*), Moreton Bay Figs (*Ficus macrophylla*), peppercorn trees (*Schinus molle*), sugar gums (*Eucalyptus cladocalyx*) and River Red Gums (*Eucalyptus camaldulensis*) Apply outbuilding and fence controls Apply Aboriginal heritage place control

	Revise curtilage to include the concrete weir structure at the downstream end of Bungeys Waterhole and extend the curtilage to the bank of the Werribee River to include the sugar gum plantings Update address to 150, 220, 220A and 220C Watton Street, Werribee for accuracy
HO105 – Troup Park and Weighbridge	Retain local controls Retain solar energy controls Update schedule to note that external paint controls and internal alteration controls do not apply Retain tree controls for three peppercorn trees (*Shinus molle)* to the western extent and the Canary Island date palm (*Phoenix canariensis*) to the eastern extent
HO106 – War Memorial	Retain local controls Retain solar energy controls Update schedule to note that external paint controls and internal alteration controls do not apply Amend curtilage to include broader setting and context.
HO107 – Deney's Clock	Remove local controls
HO110 – Former Shire Hall	Retain local controls Retain solar energy controls Apply external paint controls Apply internal alteration controls
HO111 – Milk Bar and Bolero Cards and Gifts	Retain local controls Retain solar energy controls Apply external paint controls Remove internal controls Update place name to 'Beasley's Shops'
HO112 – Commercial Hotel	Retain local controls Retain solar energy controls Apply external paint controls
HO113 – Bridge Hotel	Retain local controls Retain solar energy controls Apply external paint controls Revise place address to 197 Watton Street
HO114 – Silver Birches	Retain local controls Retain solar energy controls

	Update schedule to note that external paint controls and internal alteration controls do not apply Retain tree controls for boundary planting of Norfolk Island pines (*Araucaria heterophylla*) Apply fence and outbuilding controls to front fence and gates
HO115 – Masonic Centre	Retain local controls Retain solar energy controls Update schedule to note that external paint controls and internal alteration controls do not apply Retain tree controls for peppercorn tree
HO116 – House	Retain local controls Retain solar energy controls
HO117 – House	Retain local controls Retain solar energy controls Apply fence and outbuilding controls to original red brick fence and metal pedestrian gate Update address to 36 Wedge Street South
HO118 – Rockleigh	Retain local controls Retain solar energy controls Update address to 111 Werribee Street North
HO119 – Skeleton Creek Water Reserve and Water Holes	Retain local controls Retain solar energy controls Retain fence and outbuilding controls to dry stone walling Apply Aboriginal heritage place control Update place name to 'Skeleton Creek Water Reserve' Update place address
HO121 – McNaughton Reserve	Retain local controls Retain solar energy controls Retain tree controls to Sugar gum trees (*Eucalyptus cladocalyx*) and Pine Trees (*Pinus radiata*)
HO122- Grant Bridge	Retain local controls Retain solar energy controls Remove external paint controls
HO123 – St Michael's Catholic Church	Retain local control Retain solar energy controls

	Retain tree controls for sugar gum trees (*Eucalyptus cladocalyx*) Amend curtilage to include bluestone gutter and sugar gum trees
HO124 – Little River Recreation Reserve	Retain local controls Retain solar energy controls Retain tree controls for Monterey Cypress trees (*Hesperocyparis macrocarpa*), peppercorn trees (*Schinus molle*), and sugar gums (*Eucalyptus cladocalyx*) Apply fence and outbuilding controls to memorial gates Amend curtilage to include memorial gates Update address to reflect change in curtilage
HO125 – Truganina ARP Hall	Retain local controls Retain solar energy controls Update place address
HO129 – Carroll House (Toowoomba)	Remove local controls
HO131 – Wesleyan Chapel site	Remove local controls

5. Review Recommendations

5.1 Removal from Heritage Overlay

It is recommended that the following places are removed from the Schedule to the Heritage Overlay:

- Ford (HO1)
- Deney's Clock (HO107)
- Carroll House (Toowoomba) (HO129)
- Wesleyan Chapel site (HO131)

The rationale for the removal of the above places has been provided below.

5.1.1 Ford (HO1)

The Ford was previously located on the Werribee River with sources indicating it was situated in close proximity to Shaws Road Bridge. The ford could not be located as part of the *Heritage of the City of Wyndham* study (Context, 1997). According to anecdotal references, the ford had also not been sighted in the twenty-first century. A thorough site inspection was undertaken of the river to the north and south of Shaws Road Bridge and along the east and west sides of the river as part of this Review and evidence of a ford could not be located. As the current location of the ford cannot be verified it is proposed to be removed from the Heritage Overlay. The site is currently included in the Victorian Heritage Inventory, which provides protection for archaeological sites under the *Heritage Act 2017* and is deemed more appropriate as a statutory management tool in these circumstances.

There is also an anomaly where two dry stone walls have been mapped as HO1 in Mount Cottrell. This is recommended to be revised to the correct HO number within the planning scheme.

5.1.2 Deney's Clock (HO107)

Deney's Clock was originally located at the corner of Watton Street and Station Place on Deney's Store. It was supposedly donated and installed by the Lions Club in 1968 on upper level of the building's cantilevering verandah (Werribee Banner 1982, 14). Kenneth Charles Deneys was a haberdasher who took over the shop of Charles W. Tyzack (Context 1997, 374). The large, four-sided clock was encased within a square-faced box, centred on a squat post.

Upon examination of available aerials and street imagery, the clock appears to have been removed from the building between December 2007 and November 2009. The current location of Deney's Clock is unknown, and it was not visible during the site inspection conducted in May 2025. As the current location of the clock cannot be verified it is recommended to be removed from the Heritage Overlay.

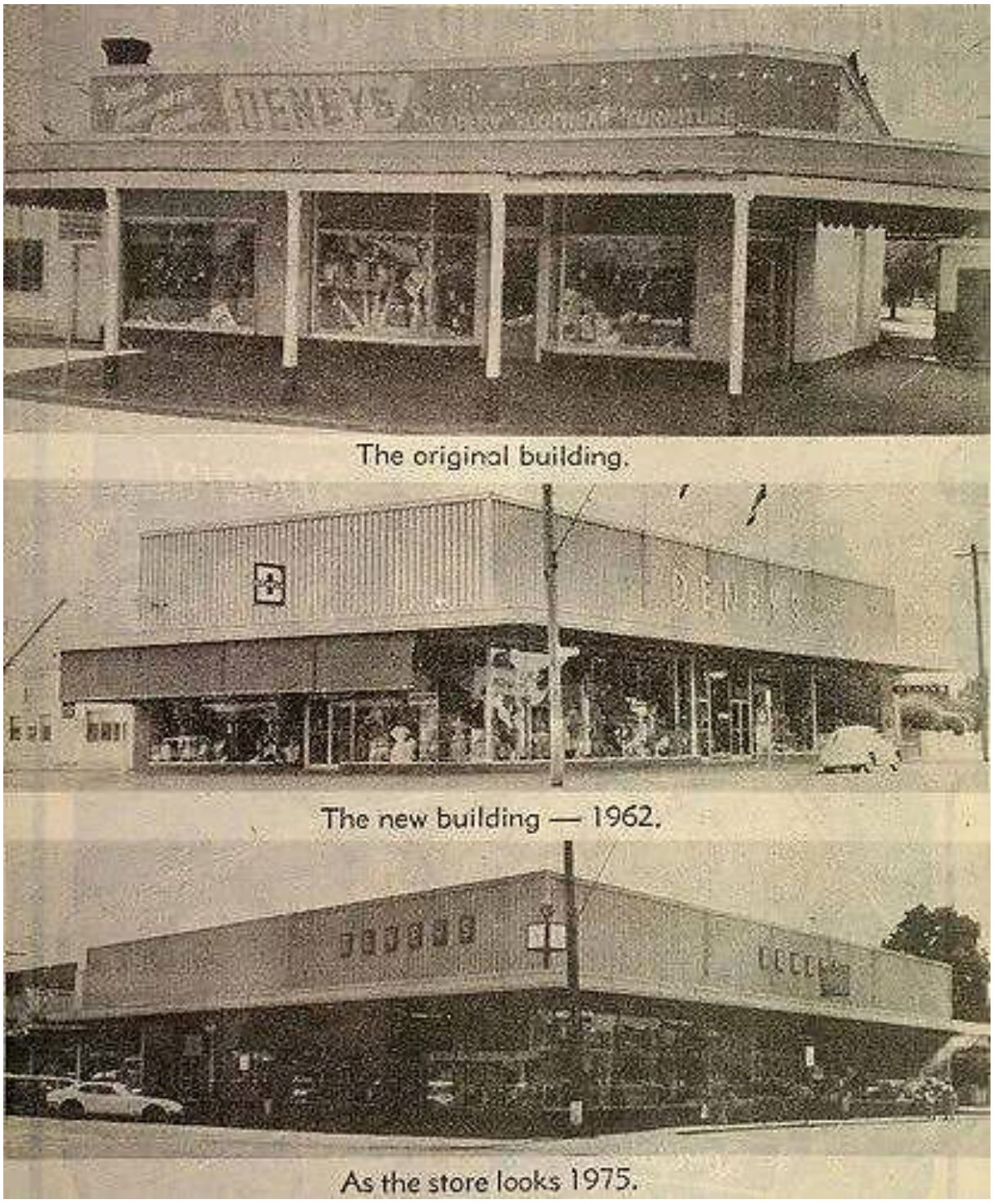


Figure 18. Deney's Store over the years. The 1962 photograph in the centre shows Deney's Clock has not yet been installed. It then appears in 1975. *Source:* Werribee Memories. Digitised photograph. 12 April, 2014. https://www.facebook.com/photo.php?fbid=621754981241194&id=585885868161439&set=a.585938071489552.

5.1.3 Carroll House (Toowoomba) (HO129)

The land on which Carroll House stands forms part of the Kingsbury Estate which was subdivided in 1910. An auction in 1914 sold a parcel of land located directly opposite the railway station and included four roomed weatherboard cottage and stone kitchen that was the residence of Hannah Kingsbury at the time of the sale Geelong Advertiser 1914, 6). The dwelling was purchased by Michael Carroll by (Shire of Werribee 1918, no.5341) and used as a butcher shop. At some point in the twentieth century the shop and dwelling were removed from the property, and an Edwardian weatherboard dwelling was relocated to the site. It is unclear where this relocated dwelling was moved from, and who was responsible for the relocation.

The following assessment of the heritage place has been undertaken including consideration of the VLHG, with a comment against the relevant Criterion and why it does not meet it.

	Criterion	**Comment**
A	*Importance to the course, or pattern of our cultural or natural history*	As no fabric from the original shop and occupation of the site by the Carroll family remains on site, the historical significance of the site has been diminished. Without the context for the relocated dwelling, and the later occupation of this site, further historical significance could not be attributed to the place. The site is of historical significance as being part of the former Kingsbury Estate which was important in the growth of Little River as part of the twentieth century subdivisions. However, without knowing where the existing weatherboard dwelling was relocated from or why the original dwelling and shop was removed, no further assessment of historical significance could be undertaken and its location within this early subdivision was not considered sufficient to meet Criterion A as this can be better understood by other places with substantially the same historical association.
B	*Possession of uncommon, rare or endangered aspects of our cultural or natural history*	Carrol House does not possess any uncommon, rare or endangered aspects of our cultural or natural history.

	Criterion	Comment
C	*Potential to yield information that will contribute to an understanding of our cultural or natural history*	Having been variously occupied since late nineteenth century with numerous dwellings and the removal of the earlier butchers shop and dwelling, it is unlikely that that site has the potential to yield any further information relating to the occupation of the Carroll Family or subsequent occupants.
D	*Important in demonstrating the principal characteristics of a class of cultural or natural places or environments*	While the existing dwelling is representative of a typical Edwardian dwelling, and can be linked with the growth of without understanding its original context, its association an assessment against Criterion D and in particular its relevance to other similar dwellings in the municipality this could not be further investigated.
E	*Importance in exhibiting particular aesthetic characteristics*	An assessment of the dwelling against Criterion E was also considered. However, the historical context and understanding of its development and subsequent changes to the fabric are unknown for this dwelling. The aesthetic values of the place therefore cannot be aligned to a time and cultural context.
F	*Importance in demonstrating a high degree of creative or technical achievement at a particular period*	The existing dwelling does not demonstrate a high degree of creative or technical achievement. The dwelling presents as a typical Edwardian weatherboard dwelling.
G	*Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions*	The place does not have a significant association with a current group or individual that would warrant the attribution of social significance to the place.
H	*Special association with the life or works of a person, or group of persons, of importance in our history.*	While part of the former Kingsbury Estate, this property is not elevated above any of the other parts of the former Estate. The length of occupation of the

	Criterion	**Comment**
		Carroll family is unknown and does not appear to have resulted in any strong association with the place or to any of the individuals of the Carroll family.

In undertaking the above assessment, as the origins of the existing dwelling remain unknown and therefore any tangible links to the historic use of the place are hard to ascribe. While it has been relocated from its original location,therefore it is recommended that Carroll House is removed from the Heritage Overlay.

5.1.4 Wesleyan Chapel site (HO131)

The former Wesleyan Chapel, located on the south-east corner of the intersection of Boundary Road and Skeleton Creek, was constructed in the 1850s, becoming the first civic building in Truganina (Figure 19) (Green 1936, 5; The Bacchus Marsh Express 1869, 3). The Wesleyan Chapel functioned as the sole religious establishment in Truganina until 1862, when a Baptist Church was erected at the intersection of Dohertys Road and Woods Road, on the land of Samuel Evans. Due to the convenient location of the Baptist Church, as well as a changing religious demographic, effectively the entirety of the Wesleyan Chapel's congregation defected to the Baptist Church (Green 1936, 5; The Bacchus Marsh Express 1869, 3; James and Pritchard 2008, 109).

Over the ensuing years, the Wesleyan Chapel was periodically used as the local school, while a permanent school building was being constructed. The Wesleyan Chapel soon fell into disuse, subsequently falling into disrepair. By the turn of the twentieth century, the Wesleyan Chapel had been entirely dismantled, the bluestone blocks repurposed into surrounding homesteads (James and Pritchard 2008, 100, 105 & 109; Green 1936, The Bacchus Marsh Express 1869, 3).

Bluestone footings and dry stone walling associated with the Wesleyan Chapel remained in place until 2016 (Figure 20), at which time the area appears to have been cleared and graveled over. Based on aerial imagery from 2016, it appears unlikely that the former bluestone footings remain, due to the clearing works undertaken (Figure 21 and Figure 22). Aerial imagery since this time depicts further ground clearing works have occurred, further reducing the likelihood that any fabric associated with the Wesleyan Chapel remains. Archaeological survey of the site is required to determine the potential for these footings to remain extant.

As limited fabric remains above ground, it is proposed to remove the site from the Heritage Overlay. While the site warrants protection, it is proposed to be managed under an inclusion on the Victorian Heritage Inventory. This would ensure all remaining fabric of the site is covered by heritage protection, which is deemed more appropriate in these circumstances.



Figure 19. The former Wesleyan Chapel. Source: Unknown. n.d. Werribee District Historical Society.



Figure 20. Photograph depicting the foundation stones associated with the Wesleyan Chapel. Source: Werribee District Historical Society. 2016. 'Skeleton Creek and Surrounds (powerpoint presentation).'

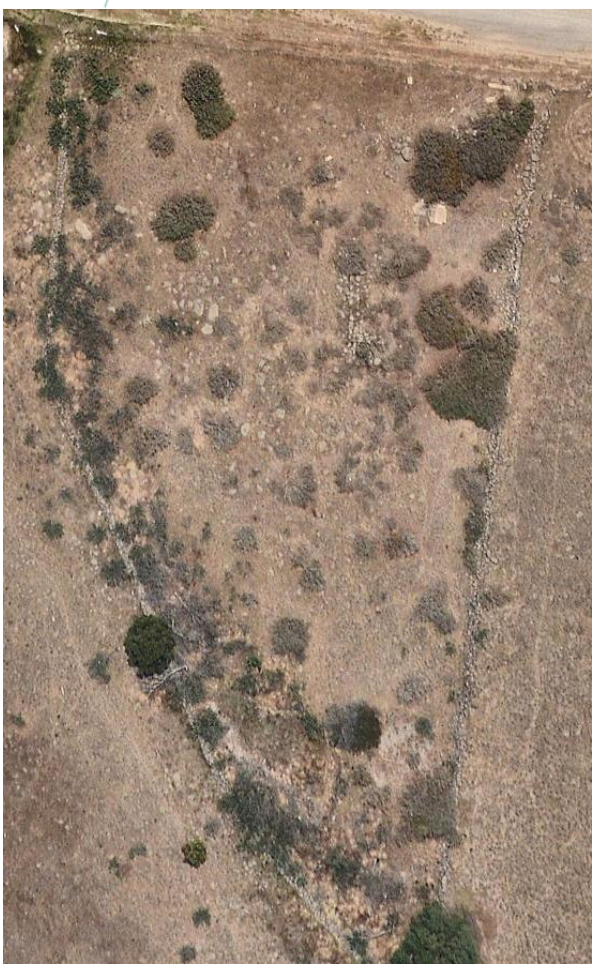


Figure 21. The site in 2015, prior to ground disturbance. Remnant structure visible in centre of site. Source: Nearmap. 2015. Spatial data source: VicMap & Department of Transport and Planning



Figure 22. The site in 2016 after ground disturbance. Source: Nearmap. 2016. Spatial data source: VicMap & Department of Transport and Planning

5.2 Excluded from Review

It is recommended that the following places are removed from the scope of this Review.

5.2.1 HO11 – Evans House

At its Planning Committee Meeting held on 9 September 2025, Council determined that a planning permit be issued under the Wyndham Planning Scheme (WYP14865/24) in relation to 725 Boundary Road. The permitted works include subdivision and the demolition/relocation of Evans House (HO11).

It is recommended that HO11 be removed from the scope of the Heritage Citations Review pending the outcome of the permitted works.

5.2.2 HO61 – Chaffey Irrigation Scheme

The Chaffey Irrigation Scheme was an ambitious civil engineering endeavour which ultimately failed. Following severe droughts of the 1880s, the American civil engineer Chaffey Brothers were commissioned in 1889 to implement infrastructure to diverted water from the Werribee River via channels and pumps to irrigate thousands of acres of Tarneit. The intention was to create a district able to be cultivated with water-intensive crops (Portland Guardian 1888, 3). Much of the land within the Scheme had formerly been owned by Thomas Agar, a hay farmer. In 1890, indicating his faith in the project, George Chaffey constructed a grand dwelling on the banks of the Werribee River, residing in it with his family (Weekly Times 1890, 8). By 1891, very few of the irrigated allotments had sold, on account of the high asking-price, and the unreliability of the pumping mechanisms. That year, the company went into liquidation, ending the Chaffey Irrigation Scheme (The Bacchus Marsh Express 1891, 7). Upon the dissolution of the scheme, Thomas Agar resumed use of the land and occupied Quantin Binnah (Werribee Shire Banner 1925, 5). Quantin Binnah later burnt down in 1925, under the ownership of John Ball (Werribee Shire Banner 1925, 5).

The only (known) remaining infrastructure related to the Chaffey Irrigation Scheme includes an old plough and a brick cistern, located within the Riverbend Historical Park. The cistern structure is likely associated with the period of Thomas Agar's ownership. Also positioned within the Riverbend Historical Park is remnant foundation material also associated with Thomas Agar. This remnant fabric, named Thomas Agar's Irrigation Pump House is registered on the Victorian Heritage Inventory as H7822-2433. The origin and age of the plough are not known.

Given the association between the remnant brick cistern and Thomas Agar's Irrigation Pump House (H7822-2433), the heritage value of both would most appropriately be managed through an extension of the VHI extent and revision of the site card to include the cistern. These elements have not been linked with the Chaffey Irrigation Scheme through historical research and therefore do not contribute to the heritage value of the Chaffey Irrigation Scheme.

The only fabric associated with the Chaffey Irrigation Scheme understood to have ever existed in proximity of the existing HO61 Curtilage was Quantin Binnah, the grand dwelling constructed by George Chaffey in 1890, which subsequently burnt down in the mid-1920s and was subsequently demolished. There have been local reports that the demolished fabric of Quantin Binnah was pushed into the Werribee River, just downstream of the Weir (HO3). Extent Heritage conducted a brief site visit to this location, where there are deposits of old bricks, bluestone blocks and other building material extant in the riverbed, possibly originating from Quantin Binnah. The land on which the dwelling formerly stood has since been developed into current housing, thus ruling out the potential for remaining sub-surface deposits.

There is an existing VHI site, located at 85-87 Sewells Road, Tarneit, which is also associated with the Chaffey Irrigation Scheme (Chaffey Channel (part) and Pumping Station – H7822-2395). On this basis, the management of the heritage value of the Chaffey Irrigation Scheme should be reviewed with a broader scope, assessing the various, geographically-separated, elements associated with the scheme, as well as the potential for other unrecorded elements. All remaining heritage fabric associated with the Chaffey Irrigation Scheme, including the

potential remains of Quantin Binnah in the Werribee River, the Chaffey Channel (part) and Pumping Station, and any other potential elements, would most appropriately be managed through VHI registration. This may be in the form of a serial listing.

The heritage place's current inclusion on the Heritage Overlay has been determined to no longer be an adequate method of heritage management due to archaeological potential. This is on account of the fact that the Chaffey Irrigation Scheme would have relevant to Criterion A, being historical value, and Criterion C, for archaeological potential. As there is no remaining above-ground fabric of historic value, and the recent development of the land formerly containing Quantin Binnah removing the potential for archaeological deposits in-situ, management through the Heritage Overlay may be inappropriate.

It is recommended that all remaining elements and sites associated with the Scheme are holistically reviewed to determine the most appropriate heritage management pathway. It is for this reason that the site was excluded from the Review.

5.3 Heritage Act 2017

It is recommended that additional assessment is undertaken to determine if the following places reach the threshold for inclusion in the Victorian Heritage Register and/or the Victorian Heritage Inventory.

5.3.1 Victorian Heritage Register

Assessment undertaken as part of this Review indicates that the following places may warrant further assessment and consideration to determine whether they meet the threshold for inclusion in the Victorian Heritage Register. Relevant rationale has been provided below.

- **HO21 – Carter Housing Estate (Precinct).** This estate is highly intact and has a direct association with the Carter Family who became known both locally and Australia-wide for their egg production businesses, which was regarded as the largest in Australia c. 1930s. Its rarity lies substantially in its construction by a non-government employer which was uncommon during the c.1940s. The Estate is visually cohesive and follows "Garden City" principles which had grown in popularity as an urban planning movement in the early twentieth century.

- **HO49 – Fowler's House and Silos.** The site is of historical significance for its association with the development of Fowlers Precast Concrete System which was developed and instigated at the property by the Fowler Brothers in the 1920s, going on to establish a concrete factory which supplied precast wall sections to be transported to construction sites across Victoria, revolutionising building technologies of the era. Fowlers House and Silo is also of significance for its innovative concrete construction technique, which was designed and employed at the property, remaining evident in the existing dwelling. This new construction technique was developed in the site, with early buildings used as test cases for the new technology. The success of the new approach allowed for manufacturing to commence at scale and led to the development of a factory at the property (now demolished). This construction system went on to become widely used across Victoria and was highly influential in the construction industry throughout the early-mid twentieth century.

- **HO53 – Mouyong.** Mouyong is significant for its historical association with large-scale wool production during the nineteenth century in Wyndham and across Victoria more widely, for its associated with two major, wealthy pastoralist families of the era (Synnot and Chirnside), as a surviving woolshed constructed during the mid-to-date nineteenth century, and its aesthetic value using readily available building materials including bluestone, and its setting within a landscape consistent with early pastoral settlements, featuring the sweeping grasslands and views to the You Yang Ranges, interspersed with dry stone walling and in close proximity to a natural watercourse.

- **HO70 – Adapted Railway Carriage.** The adapted railway carriage is a unique surviving example of accommodation established following WWI and during the Great Depression when homelessness and housing unaffordability were presented significant challenges to immigrants and their settlement. While retired and surplus railways carriages were often repurposed as temporary housing, there are limited examples of this type of accommodation from the early twentieth century.

- **HO89 – Roland Carter House.** The house is significant as a rare, intact example of the domestic use of Streamline Moderne architecture. While this style was commonplace in the Interwar period, its use for residential works is typically limited to flats and it is uncommon in large established dwellings. The style was reflective of the post-depression era seeking designs which stripped back the detailing that was typical of architecture prior to the Interwar period. The architecture is supported by a series of outbuildings that are of the same construction date and in the same style, including the swimming pool and aviary, and the collection of mature native and exotic trees which were planted at the time of construction and have since been maintained by descendants of the Carter family. The place is also of significance for its associations with Roland Carter, the Carter family and the architect Arthur Pretty.

5.3.2 Victorian Heritage Inventory

Assessment undertaken as part of this Review indicates that the following places may warrant further assessment and consideration to determine whether they meet the threshold for inclusion in the Victorian Heritage Inventory. Relevant rationale has been provided below.

- **HO1 – Ford.** This site could not be identified within the scope of this Review, and as such, has been recommended for removal from the Heritage Overlay. While the site is already included in the Victorian Heritage Inventory (VHI H7822-0143), it is recommended that this registration is reviewed to ensure that the significance of the site is accurately captured, noting that once removed from the HO, it will have one less layer of statutory protection.

- **HO8 – Campbells House and Store** –this site warrants review for inclusion in the Inventory due to historical records which indicate the presence of a cellar as well as other potential sub-surface deposits.

- **HO43 – Dukelow House**, this site warrants review for inclusion in the Inventory due to historical records which indicate the potential for remains of the original stone house constructed at the site.

- **HO53 – Mouyong**, this site warrants review for inclusion in the Inventory due to potential deposits linked with the 1840s/50s occupation of the broader site.

- **HO55 – The Rises**, this site warrants review for inclusion in the Inventory associated with ruins of the early McPherson's house located within the site.

- **HO60 – Anderson Homestead Site**, as a ruin, this site would be more appropriately managed under the Victorian Heritage Inventory. It is recommended that the existing listing (VHI H7822-0163) is reviewed to ensure accuracy.

- **HO61 – Chaffey Irrigation Scheme**. As established under Section 6.1 above, it is recommended that the heritage significance of the scheme as a whole is reviewed. As part of this, it is recommended that the existing Inventory listing is reviewed for accuracy and consistency (VHI H7822-2395), particularly if it is recommended that the place be removed from the Heritage Overlay.

- **HO73 – Tarcombe** – evidence of an early former homestead (1840s) located in proximity to this heritage place has been identified which warrants further investigation for potential inclusion in the Inventory.

- **HO123 – St Michael's Catholic Church** – evidence of an earlier bluestone church (since demolished), positioned in front of the current church, which warrants further investigation for potential inclusion in the Inventory.

- **HO131 – Wesleyan Chapel site** – As limited fabric remains above ground, it is proposed to remove the site from the Heritage Overlay. While the site warrants protection, it is proposed to be managed under an inclusion on the Victorian Heritage Inventory. This would ensure all remaining fabric of the site is covered by heritage protection, which is deemed more appropriate in these circumstances.

5.4 Implementation of this Review

It is recommended that Wyndham City Council formally endorse the Wyndham Heritage Citations Review, which comprises the following:

- Updates to existing citations and Statements of Significance for eighty-seven (87) existing heritage places included in the Schedule to the Heritage Overlay

- Updates to controls, place names/addresses and curtilages for eight-seven (87) existing heritage places in the Schedule to the Heritage Overlay.

- Removal of four places from the Heritage Overlay, and a recommendation for further assessment to be undertaken (including archaeological potential) in relation to one (1) existing heritage place included in the Schedule to the Heritage Overlay.

5.5 Wyndham Schedule to the Heritage Overlay

It is recommended Wyndham City Council implements the findings of this Review by preparing and exhibiting an amendment to the Wyndham Planning Scheme that would implement the recommendations of Section 4 above.

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7. Addendum

The majority of the assessment work for this Review was undertaken in 2025, with minor edits and finalisation occurring in the first half of 2026. During the course of the finalisation period the *Victorian Local Heritage Guidelines* (May 2026) document (VLHG) was released by the Department of Transport and Planning. The VLHG replaced the previous *Planning Practice Note 01: Applying the Heritage Overlay*. No transitional period applied to the application of the VLHG and accordingly Extent Heritage were commissioned by the City of Wyndham to undertake some additional assessment work to ensure that the Review complied with the intention of the new Guidelines.

The intention of the addendum was to undertake a targeted review of the places assessed by the Review rather than re-assess each place. This methodology was predicated on the basis that the places under consideration by the Review are already included in the Schedule to the Heritage Overlay of the Wyndham Planning Scheme and have previously been found to meet the relevant threshold for local heritage protection and the extensive time and cost that had already been expended on the Review at the time of the Guidelines' release.**+** The methodology also acknowledges that the heritage assessment criteria remains consistent with PPN01 and that the changes largely related to the introduction of 'threshold' tests.

To undertake this additional review the following tasks were undertaken:

- Each place considered by the Review and the newly revised citation was reviewed for 'red flags' with regard to compliance with the VLHG, in particular, this related to the newly established threshold tests. This was particularly relevant for places identified as meeting Criterion D, with the newly established test of places being considered 'better than most'.*****
- Where a place was flagged during this review further assessment against the relevant criteria, including consideration of the threshold tests, was undertaken. This was done in the form of additional assessment in the HERCON criteria table in each citation, with flow on changes to the statements of significance, where required. The format of the HERCON criteria tables were not altered.
- If required additional content was added to the comparative analysis, history or physical description sections to support the further assessment (this occurred in highly limited examples, refer list below)
- Where a criterion had been found to not apply previously, it was considered that this place would not meet the Basic Test for the criterion and this assessment was not reconsidered.

The outcomes of this addendum were as follows:

- The Peppercorns (HO9) – update citation to include alternative comparative examples
- Cobbledick's Ford and Reserve (HO18) – updates to the comparative analysis to include additional comparative examples
- Werribee Guide's Hall (HO20) – updates to Statement of Significance and HERCON assessment to include Criterion G

- Carter Housing Estate (Precinct) (HO21) – updates to reflect the preferred layout for the grading table and minor edits to the layout of the Statement of Significance
- Bambra Park (HO41) – updates to the Statement of Significance and HERCON assessment for Criterion D
- Dukelow House (HO43) - update citation to include alternative comparative examples
- Former Little River Uniting Church (HO52) - update citation to include alternative comparative examples
- Shaw House (HO54) - update citation to include alternative comparative examples
- Old Little River Hotel (HO56) - update citation to include alternative comparative examples
- House (HO79) - update citation to include alternative comparative examples
- Bull House (HO80) - update citation to include additional comparative examples
- Monleisha (HO89) - update citation to include alternative comparative examples
- Commercial Hotel (HO112) – minor change to comparative analysis wording
- Masonic Centre (HO115) - updates to Statement of Significance and HERCON assessment to include Criterion D and revise Criterion G

+Given the completeness of the Review (it considered 91 places and one precinct of 120 of the places included in the Schedule to the Heritage Overlay of the Wyndham Planning Scheme), it is noted that the project clearly establishes the 'threshold' for heritage significance in Wyndham. In this context the VLHG was considered as a guiding document, rather than a prescriptive policy, as there are instances where the reality of the heritage estate in Wyndham is distinctly different to the broad tests and overviews in the VLHG that apply state-wide rather than considering the specific municipal realities which apply to a place like the City of Wyndham.

*With regard to the 'better than most' test established by the VLHG it is noted that the comparative threshold in Wyndham is quite low in comparison to other municipalities. There are many places of lower or lesser intactness (e.g. ruins or altered houses) that still reflect the ascribed heritage values established by the comprehensive heritage assessment undertaken as part of this Review. The assessments undertaken in the first phase of the review, and the latter VLHG addendum assessments, therefore applied the HERCON criteria and PPN01, and later the VLHG, judiciously within the specific municipal context. We note that this is also relevant for some places found to meet criterion D when there are limited examples of that class of place in the municipality (e.g. racecourse/theatres). In this instance, the class of place was identified and if the place possessed the key features of this class that were legible and intact it was considered to be of 'representative' heritage significance, even if the 'better than most' test could not be effectively established due to the lack of ready comparators within the municipality itself.