HO10 – Arva, 1645 Boundary Road, Mount Cottrell

Heritage Place: Arva	**HO Reference:** HO10 **Date updated:** 15 October 2026

Address: 1645 Boundary Road, Mount Cottrell



Figure 1: Arva, 1645 Boundary Road, Mount Cottrell. *Source:* Extent Heritage Pty Ltd. 2025.

Item Group: Residential buildings (private) **Item Type:** House	**Key Theme:** Claiming and occupying the land **Key Sub-theme:** Agricultural settlement
Designer: Unknown **Builder:** Unknown	**Construction:** c. 1890s **Style:** Victorian vernacular and Interwar bungalow

Significance Level: Local

Recommendation: Update place name. Retain solar energy controls. Retain outbuilding and fence controls. Amend curtilage. Apply tree controls.

Controls:	○	External paint controls	○	Internal alteration controls	●	Tree controls (Cypress windbreaks (likely

						Hesperocyparis macrocarpa))
	○	Included on Victorian Heritage Register	○	Incorporated Plans	●	Outbuildings and fence not exempt (Dry stone walling and outbuildings)
	○	Prohibited uses may be permitted	○	Aboriginal Heritage Place	●	Solar energy system controls

Curtilage



Figure 2: Arva, 1645 Boundary Road, Mount Cottrell. *Aerial Basemap source*: Nearmap. 2025. *Spatial data source*: VicMap & Department of Transport and Planning.

HERCON Criteria Assessment

A	*Importance to the course, or pattern of our cultural or natural history*	Arva is of historical significance as a rare example of an early timber dwelling within the City of Wyndham and includes both an early timber dwelling and a later dwelling demonstrating continued use. Arva, including both Volant House, as well as the later dwelling on the property known as Morton House, is demonstrative of the successive subdivisions of the larger early estates which occurred at the end of the nineteenth century, resulting in the settlement of new families in the region. The iterative development at the property reflects the changing needs of the new owners who constructed an additional dwelling upon taking up ownership rather than altering the existing. Arva is also of historical significance in demonstrating the growth and development of agriculture in the nineteenth and early twentieth century which was the main driver for economic advancement of the region. The dry stone walls surrounding the property are of historical significance in demonstrating the typical enclosure of the land during the nineteenth century to facilitate pastoralism, utilising the available material to establish paddocks and property boundaries.
B	*Possession of uncommon, rare or endangered aspects of our cultural or natural history*	The place does not meet this criterion.
C	*Potential to yield information that will contribute to an understanding of our cultural or natural history*	The place does not meet this criterion.
D	*Important in demonstrating the principal characteristics of a class of cultural or natural places or environments*	The place does not meet this criterion.
E	*Importance in exhibiting particular aesthetic characteristics*	The place does not meet this criterion.
F	*Importance in demonstrating a high degree of creative or technical achievement at a particular period*	The place does not meet this 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 the continuing and developing cultural traditions*	The place does not meet this criterion.
H	*Special association with the life or works of a person, or group of persons, of importance in our history.*	The place does not meet this criterion.

Statement of Significance – Arva, 1645 Boundary Road, Mount Cottrell

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Figure 3: Arva, 1645 Boundary Road, Mount Cottrell. *Source:* Extent Heritage Pty Ltd. 2025.

What is significant?

Arva, including the two weatherboard dwellings Volant House (c.1890s) and Morton House (c.1920s), the cypress windbreaks (likely *Hesperocyparis macrocarpa*), associated dry stone walls and the outbuilding understood to be a woolshed, is significant. The other outbuildings and other trees are not significant.

How is it significant?

Arva is of historical significance to the City of Wyndham.

Why is it significant?

Arva is of historical significance as a rare example of an early timber dwelling within the City of Wyndham and includes both an early timber dwelling and a later dwelling demonstrating continued use. Arva, including both Volant House, as well as the later dwelling on the property known as Morton House, is demonstrative of the successive subdivisions of the larger early estates which occurred at the end of the nineteenth century, resulting in the settlement of new families in the region. The iterative development at the property reflects the changing needs of the new owners who constructed an additional dwelling upon taking up ownership rather than altering the existing. (Criterion A).

Arva is also of historical significance in demonstrating the growth and development of agriculture in the nineteenth and early twentieth century which was the main driver for economic advancement of the region. (Criterion A)

The dry stone walls surrounding the property are of historical significance in demonstrating the typical enclosure of the land during the nineteenth century to facilitate pastoralism, utilising the available material to establish paddocks and property boundaries. (Criterion A)

Primary Source

Arva citation, Extent Heritage, 2026.

Description

Please note: access to this property was not possible, and views from the public realm were restricted. The following physical analysis is limited on this basis.

Bunurong Country

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

Physical Analysis

Arva is located on the south side of Boundary Road and comprises the remains of two weatherboard dwellings with a deep setback from the road (Figure 11).

Volant House (c. 1890s)

Volant House appears to be weatherboard with a hipped roof clad in corrugated sheet metal. The dwelling is in very poor condition with large parts of the external cladding removed as well as expansive sections of the corrugated sheet metal roof.

Morton House (c. 1920s)

Morton House, an Interwar dwelling, has a hipped roof clad in corrugated sheet metal with a green finish and overhanging eaves, with a forward projecting bay. The roof has been removed to most of the northern extent of the dwelling. The dwelling has an expressed face red brick chimney on the south elevation with stepped face brick capping. The dwelling is constructed of timber weatherboards with a white painted finish. The east (front) elevation has large triple sash windows in timber frames with the northernmost covered by a striped fabric awning. The front elevation has a timber infill structure that previously would have enclosed the recessed entrance, but this has been partly dismantled. A skillion addition appears to have been added to the west elevation as well as a large water tank.

Other buildings and landscaping

North of the dwellings is a substantial shed constructed of corrugated sheet metal with a pitched roof clad in corrugated sheet metal. A skillion addition has been constructed north of the shed. The shed has lost most of its roof and wall cladding. Other small outbuildings surround the dwelling are evident but partly concealed from view by the trees*.

Dry stone walls surround the property, including a smaller paddock to the immediate west of the dwelling (Figure 12). Around the dwellings to the south, east and north are rows of cypress trees (likely *Hesperocyparis macrocarpa*), planted in lines indicating windbreaks. These plantings are in a poor condition with visible dead sections.

Alterations and Additions

The property has undergone various changes and alterations including the addition of numerous outbuildings and the construction of the second dwelling in the 1920s (Morton House). Given the declining condition of the building stock, the dating of various changes to fabric is challenging to discern.

Arva is in poor condition with a moderate level of integrity.

**** Denotes element that does not contribute to the cultural significance of the place.***



Figure 4: Construction date map of Arva. *Basemap Source:* Nearmap. 2025. *Spatial data source:* VicMap & Department of Transport and Planning.

History

Arva, located at 1645 Boundary Road, Mount Cottrell, is situated on the lands of the Bunurong peoples of the Kulin Nation, the Traditional Custodians of Country. Despite the effects of colonisation, including dispossession of land, the Traditional Custodians have maintained a continuing connection to land, waters and culture within the City of Wyndham.

This place is located on the foothills of Mt Cottrell. This landform is significant to Bunurong peoples as a place where one can stand, facing south, and see all of Country as it stretches towards Naarm (the Bunurong word for Port Phillip Bay). Mt Cottrell is also connected to a songline that begins between Mt Atkinson and Mt Cottrell and traverses Country southwards. The songline follows the movement routes of large mammals such as emu and kangaroo, as well as the Short-finned eel (*Anguilla australis*), which lives in the nearby waters of Skeleton Creek and Dry Creek. (BLCAC, 2026, 14).

Following the arrival of colonists into Port Phillip Bay from 1835, land north and west of the Melbourne was rapidly claimed for settlement. Reports from early explorers highlighted the basalt plains as open, grassy and lightly vegetated, ideal conditions for overlanding stock (Vines 1993, 9; Broome 1984, 23). The Wyndham region was soon dominated by squatter pastoralists (James and Pritchard 2008, 4; Ecology and Partners 2015, 8).

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).

Place History

In November of 1853, Henry Liddiard purchased 160 acres of land in the Parish of Tarneit. (Division of Survey and Mapping 1977). The Liddiard family lived within a bluestone dwelling which is today located within the boundaries of the adjacent property, known as The Peppercorns (HO9).

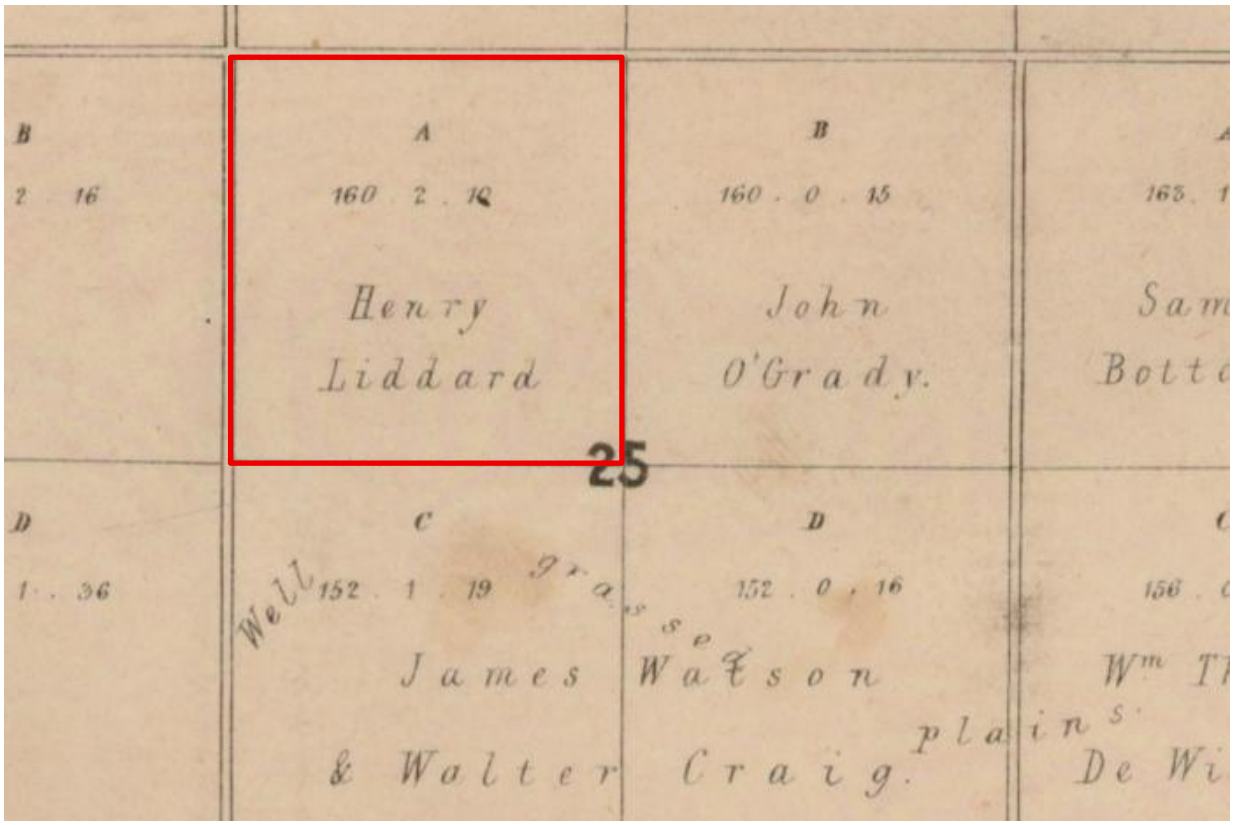


Figure 5. Section 25 in the Parish of Tarneit, with Henry Liddiard shown as the owner of Allotment A. *Source:* T. Wedge. 1857. 'Plan of the Parish of Tarneit.' Map, 46 x 64cm. State Library Victoria. https://handle.slv.vic.gov.au/10381/107783

From 1862 to 1869, Henry Liddiard leased portions of his allotment to alleviate his family's financial strain (The Bacchus Marsh Express 1869, 3; Shire of Wyndham 1865, no.140 & no.141). Following Henry Liddiard's death in 1869, the land ownership was passed to his son Ralph Liddiard (Shire of Wyndham 1868, no.156; The Bacchus Marsh Express 1869, 3).

The rates records indicate that the Liddiard family moved away from Mount Cottrell in 1869 after the death of Henry, leasing a portion of their allotment to John Minns, a butcher, as well as subdividing and selling off other portions (Shire of Wyndham 1868, no.156; Shire of Wyndham 1869; no.94). From the late 1860s, the various titles covering Section 25 were no longer confined to the original 160-acre allotment boundaries. The various land holdings stretched across Allotments A-D, increasing the complexity of tracing land ownership and dwelling occupancy through rates records and other similar resources.

From 1877, Stephen Volant owned 80 acres of land, a portion of which was previously owned by the Liddiard family as part of Allotment A (Shire of Wyndham 1877, no.269). During this time the Volant family constructed a dwelling, with the exact date of construction unclear from historical records. Based on the property valuation within the rates records, it is estimated that the dwelling was constructed in the 1890s (Shire of Wyndham 1887, No.990; Shire of Wyndham 1896, No.3208; Shire of Wyndham 1899, No.3264). Various outbuildings remain extant within the broader property boundary, likely dating to the period of ownership by the Volants. The large

woolshed to the north of Volant House is evident of the property's long history of wool farming (Figure 10).

In 1920, Stephen Volant relocated from Mount Cottrell to Rockbank to take up residence in the Rockbank Estate. Previously owned by the pastoral Clarke family, the Rockbank Estate had been subdivided from 1901 (The Argus 1901, 7). A clearing sale was held by Stephen Volant in 1920 of the property's horses, machinery and sundries (Melton Express 1920, 2). At the time that Stephen Volant left Mount Cottrell, the Volant family held a total of 557 acres in Mount Cottrell (Shire of Werribee 1918. Nos. 5205-5209). Other members of the Volant family, descended from Stephen and Catherine, remained living in other properties within Mount Cottrell throughout the mid twentieth century (Werribee Shire Banner 1947, 2).

John A Morton, a sheep grazier, purchased the Mount Cottrell property from Volant in 1920 (Shire of Werribee 1920, no.5626). Morton remained at the property throughout much of the twentieth century, continuing the property's pastoral use (Figure 7) (King Island News 1975, 2). It is understood that the more substantial dwelling, positioned directly to the east of Volant House, was constructed during the ownership of the Morton family (Figure 9). Under the Morton's ownership, the property became known as 'Arva'. It is likely that Volant House has remained relatively untouched since the second dwelling was constructed, which occurred prior to 1945 (Figure 6).

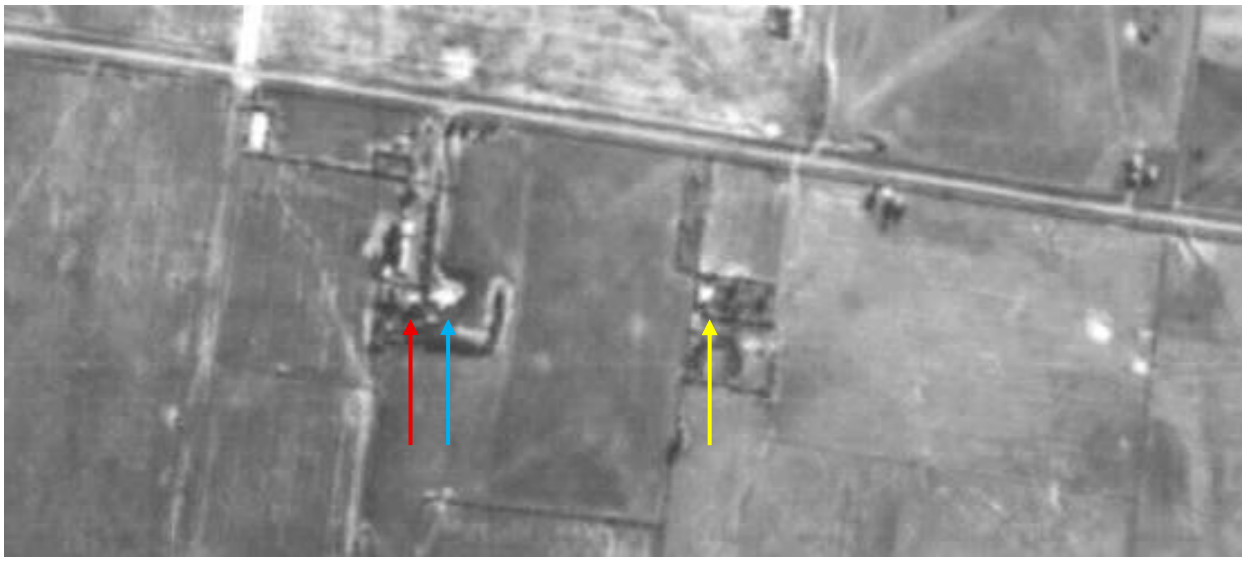


Figure 6. Volant House (HO10) (red arrow), the Morton's house (blue arrow) and The Peppercorns (HO10) (yellow arrow). *Source:* Adastra Airways. 1945. 'Melbourne_848A2.' Department of Energy, Environment and Climate Action. https://spatialapps-prd-mapshare-platform-storage.s3-ap-southeast-2

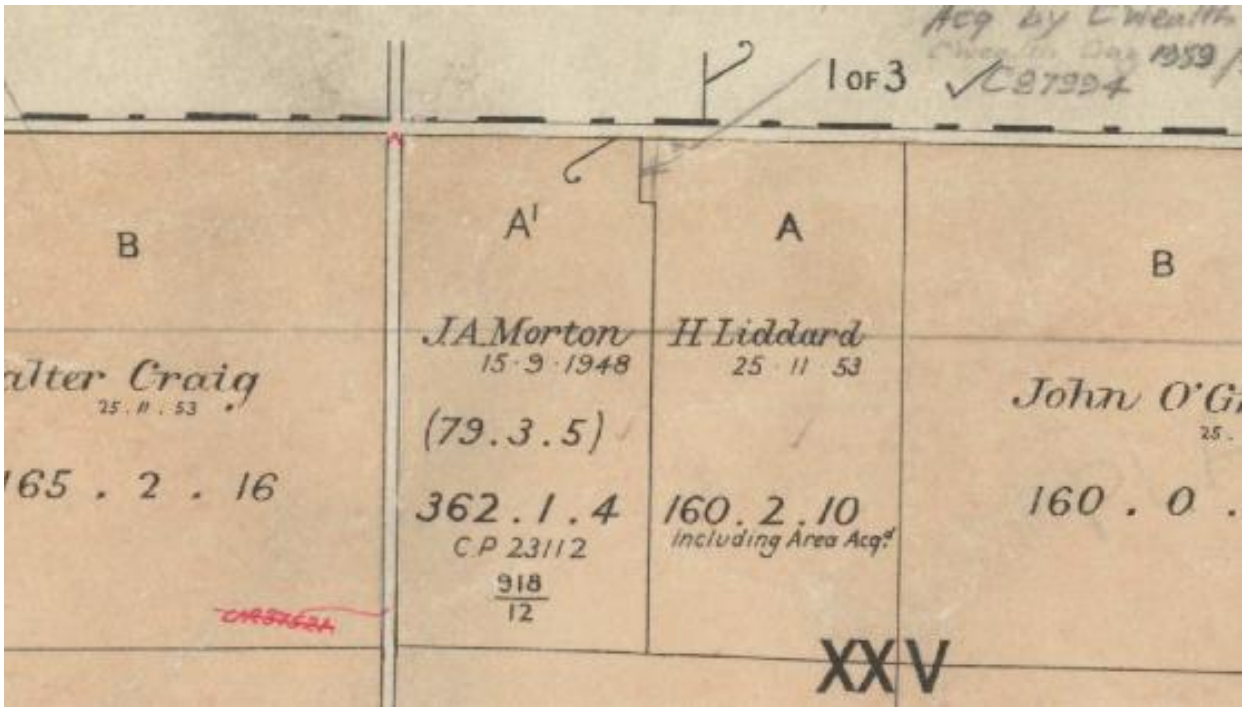


Figure 7. Parish plan showing the subdivided Allotment A of Section 25. *Source:* A.C. Brooks. 1959. 'Tarneit.' Map. Public Records Office Victoria. https://prov.vic.gov.au/archive/634E2D5F-F445-11EA-BE8C-A3956956E961



Figure 8. The site in 1981, Volant House indicated by red arrow, the Morton House by the blue arrow. Outbuildings are also depicted. Source: Unknown. 1981. 'Project Photography.' Geoscience Australia. https://aerialphotography.ga.gov.au/Scanned/CADC/CADC8898/Thumbnail/CADC8898_frame779_thumbnail.jpg



Figure 9. The dwelling constructed by the Morton family. *Source:* Real Commercial. 2015. 'Arva.' Website. Accessed 27 October 2025. https://www.realcommercial.com.au/sold/property-karres-peterleigh-and-arva-1884-boundary-road-mount-cottrell-vic-3024-501727753



Figure 10. The woolshed, located to the north of Volant House. *Source:* Real Commercial. 2015. 'Arva.' Website. Accessed 27 October 2025. https://www.realcommercial.com.au/sold/property-karres-peterleigh-and-arva-1884-boundary-road-mount-cottrell-vic-3024-501727753

The property appears to have remained unoccupied throughout much of the 2010s. Arva changed owners in late 2015 (Domain 2015). In late 2018, much of the roof structure of the

large outbuilding, which is understood to be the woolshed (Figure 10) was removed. In mid-2020, both Volant House and the Morton House underwent a process of rapid destruction, involving the near-complete removal of both roof structures. The northern portion of Volant House has undergone near-complete collapse (Nearmap 2020).

Comparative Analysis

Arva is a unique example within the City of Wyndham of a rural pastoral property retaining iterative dwellings constructed by successive site owners, including a Victorian vernacular dwelling and Interwar bungalow.

The Rises (HO55)

Arva is comparable to The Rises for its demonstration of iterative dwellings constructed for successive owners. While The Rises contains multiple dwellings constructed by various owners, with each marking their occupancy, Arva has two dwellings from distinctive eras and provides an understanding of these changes and developments over time demonstrated through the surviving fabric. While the dwellings at The Rises are in better condition, both have retained their rural setting, which speaks to their shared pastoral histories.

Bambra Park (HO41)

While Bambra Park includes only one dwelling, Bambra Park is comparable to Arva as it demonstrates various additions and alterations undertaken throughout its occupation to support changing family needs and the growth of the family. As opposed to Bambra Park, which reflects changes from one family applied to a single dwelling, Arva demonstrates the changes made by two successive owners, both adding to the built fabric of the place resulting in a complex of buildings. Both Bambra Park and Arva have retained their rural setting, reinforcing their historical connections with pastoralism.

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Images



Figure 11. Detail of the dwellings as viewed from Boundary Road. Source: Extent Heritage 2025.



Figure 12. Detail of the dry stone walls located on the property. Source: Extent Heritage 2025.