



Wyndham Heritage Review (Gap Study) – Stage 1

FREQUENTLY ASKED QUESTIONS

What is the Heritage Review Gap Study?

Wyndham City Council is undertaking a review of post-contact heritage within the municipality, from the period since first contact between Aboriginal and non-Aboriginal people.

This project is a three-stage project which has been identified as a major initiative in Wyndham City's 2019/20 Annual Plan and Budget. The Study will assist Council to identify and protect its heritage places and enable Council and the community to gain a better understanding of its important heritage places.

The Heritage Review Gap Study project stages are:

- STAGE 1 – Identify and review places and precincts of potential heritage significance.
- STAGE 2 – Detailed study and documentation of heritage places and precincts
- STAGE 3 – Protect places and precincts of confirmed heritage significance

Work during Stage 1 aims to:

- Identify gaps in Wyndham's heritage protection by identifying all places dating from the time of European contact which are of potential heritage value and not protected by a Heritage Overlay
- Provide a prioritised work program that may be used to guide which heritage studies should be undertaken in Stage 2.

In February 2020, Council engaged Context heritage consultants prepare a Stage 1 Study to review and identify gaps in our knowledge of post contact heritage places in the municipality. This has included looking at heritage studies and databases, as well as community nominations to identify, map and assess potential heritage places against recognised heritage criteria. A draft Stage 1 Study has been prepared which identifies heritage places and precincts meeting recognised heritage criteria, which are recommended to proceed to further detailed study in Stage 2 of the project.

At its 7 July Ordinary Council Meeting, Council resolved to note the findings of Draft Stage 1 Gap Study and place these findings on exhibition for public comment.

What is a heritage place?

A heritage place may be a site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, fossil site or other place of natural or cultural significance and its associated land. Heritage objects may include furniture, shipwrecks, relics, archaeological artefacts, equipment, transport vehicles and everyday articles that contribute to an understanding of a place's history.



WERRIBEE MANSION, WERRIBEE (State significance)
GRANTS BRIDGE, LITTLE RIVER (State significance)



SKELETON CREEK WATERING HOLES, TRUGANINA (Local significance)
HOGANS HOUSE, TARNEIT (Local significance)



SUMIYA, WERRIBEE (Local significance)
TROOPS PARK WEIGHBRIDGE, WERRIBEE (Local significance)



Our heritage is the link to our recent past and tells us where we have come from. Wyndham contains a lot of physical evidence that tells us about our past.

Why is Council doing this work?

Wyndham continues to experience rapid change in its transition from a rural to metropolitan city. As a region with high growth, there are pressures on our special heritage places due to development and competing strategic objectives such as infrastructure provision and housing growth.

Council must manage these pressures on our historical places, to ensure that amenity and the character of areas are retained and protected ensuring any development, maintains the special character and places that reflect the history of our region.

Respect for our cultural heritage involves retaining and managing places that have importance to us as a community. The protection and enhancement of significant heritage sites within Wyndham will help residents appreciate the history and development of their local area, providing historic continuity and a sense of place.

Heritage studies are prepared to investigate places that may have heritage significance and therefore warrant protection. Wyndham City Council last prepared a study of its post contact heritage places in 1997, with a review conducted in 2004.

The project will enable Council to meet its obligations and strategic objectives in:

- Implementing the objectives of planning in Victoria by balancing the present and future interests of all Victorians, and conserving and enhancing buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value (Planning and Environment Act 1987)
- Ensuring the conservation of places of heritage significance (State Planning Policy)
- Recognising the value of heritage when managing growth and change through the continuous identification and review of currently unprotected heritage sites (Plan Melbourne)
- Identifying, recognising and protecting places of heritage, cultural and social significance; protecting and enhancing the distinctive sense of place, cultural identity and landscape within the growth areas of Wyndham (Municipal Strategic Statement)
- Working with the community to ensure Wyndham is an inclusive, safe and welcoming city, which celebrates our diverse heritage and cultures (Wyndham City Plan 2017-2021)

How were potential heritage places identified?

Places were identified through a review of previous Council heritage studies, State-wide thematic heritage studies, historic documents and maps. Historical societies, community groups and the wider community were also asked to nominate the places they thought were worthy of protection. This was followed by targeted field work to view places already identified and to locate other places of potential heritage significance. Places which could not be located or accessed and confirmed in the field or through aerial imagery have been retained on a shortlist for detailed site inspections and further engagement with the community in Stage 2 of the Study.

What are the findings and recommendations of the Study?

The Study has reviewed existing heritage listings including heritage studies, currently listed Heritage Overlay sites, heritage databases and community nominated places. A database or 'long list' and master map of all investigated places was created. Potential heritage places were then assessed against nationally recognised heritage criteria. Where these places met the heritage criteria, from the information available, a 'shortlist' of heritage places and precincts was created. These shortlisted places will be studied further in Stage 2 of the Project.

The Stage 1 Study recommended:

- Preparation of detailed Thematic Environmental History for Wyndham to guide Stage 2 studies
- Corrections to existing heritage citations where these do not meet current standards or contain incorrect or incomplete information
- Further investigation and detailed assessment of:
 - 141 Individual Sites, including residential, commercial, industrial, community, archaeological places, military and infrastructure related sites, landscapes and trees.
 - Six (6) complex places, comprised of multiple land parcels
 - Six (6) new precincts (comprising residential houses)

How are heritage places assessed?

Not every place has heritage value, and not every place with heritage value has sufficient value to meet the threshold justifying inclusion on a particular list, such as the Heritage Overlay Schedule for locally significant places, or the Victorian Heritage Register for places of State heritage significance.

Criteria and thresholds are key tools used to help decide the level of protection a place warrants.

Heritage criteria are a collection of principles, characteristics and categories used to help decide if a place has heritage value. The following nationally recognised heritage criteria are used for the assessment of the heritage values of a place.

- Criterion A – historical significance: Importance to the course or pattern of our cultural or natural history.
- Criterion B - rarity: Possession of uncommon rare or endangered aspects of our cultural or natural history.
- Criterion C – research potential: Potential to yield information that will contribute to an understanding of our cultural or natural history.
- Criterion D - representativeness: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.
- Criterion E – aesthetic significance: Importance in exhibiting particular aesthetic characteristics.
- Criterion F – technical significance: Importance in demonstrating a high degree of creative or technical achievement at a particular period.
- Criterion G – social significance: 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.

- **Criterion H – associative significance:** Special association with the life or works of a person, or group of persons, of importance in our history.

The Wyndham Gap Study is being prepared in accordance with the relevant national guidelines (“Australia ICOMOS Burra Charter, (1999)”) and the above heritage criteria. Places and precincts must meet one or more criteria, being of historical, aesthetic, technical, social or associative significance, demonstrate rarity or representativeness of the characteristics of a class of cultural or natural places or environments, in order to be placed on a shortlist of places or precincts for detailed study in Stage 2.

In addition to criteria, there is also a question of the **threshold of significance** required to achieve heritage listing – does it have sufficient value to justify listing and therefore protection? For example, a local hotel may be of historic significance to the local area and have interesting architecture, and the level of value might justify local listing. However, it may not have the level of value required for Local, State/Territory, National, or World Heritage listing.

A further assessment of each shortlisted place will occur in Stage 2 to determine which level of protection a place is afforded, should it meet the relevant State or local significance threshold. Inclusion of a place in the shortlist at this stage does not mean that a Heritage Overlay will necessarily be applied, but that a place will be subject to further investigation and review in Stages 2 & 3.

How could this affect me?

No changes are proposed to the Wyndham Planning Scheme as part of Stage 1 of the Heritage Review (Gap Study) project.

This study has identified places and precincts which may be of potential heritage value for further investigation. This is a preliminary study only which does not seek to introduce heritage controls. Inclusion of a place in the shortlist at this stage does not mean that a Heritage Overlay will necessarily be applied, but that a place will be subject to further investigation and review in Stages 2 & 3.

At this stage no value has been assigned to any property, as a full investigation has not been undertaken. Further work will have to be carried out to establish what significance each place has, if any. If you own a property on the shortlist, you will be contacted by Council officers and invited to provide feedback and any additional information or corrections required to the draft Study findings.

Members of the public are also welcome to provide input into the draft Stage 1 findings.

What is Council going to do with my feedback?

If Council undertakes a heritage study that involves your property, you will be contacted by Council officers directly, and further consultation will take place.

The findings of the draft Gap Study Stage 1 will be placed on public exhibition to gather any additional information on the shortlisted heritage places and precincts. This includes any additional information or corrections required to the shortlisted places.

At the end of the consultation period, Council officers with assistance from the consultant, will consider all of the feedback received from the community and make changes to the draft Gap Study Stage 1, where necessary.

What is Council going to do with the Stage 1 Study?

The final Gap Study Stage 1 will be presented to Council later this year for adoption. If the Study is adopted by Council, it will act as a reference document for Council and will help Council make decisions about work priorities in undertaking future heritage studies in Stage 2.

What is the proposed prioritised work program which will guide future heritage studies?

The Study also proposes a draft work program for Stage 2. Preparing a work plan for Stage 2 will allow Council to allocate its funds most effectively. The below lists the proposed prioritised work program which Council can use as a reference to help guide future heritage work. Protecting rare, poorly represented and properties under threat are generally high priority tasks.

The prioritised work program groups places and precincts that are similar in theme, place-type, and/or era, which creates a series of potential study areas. This allows for more efficient use of Council resources rather than undertaking spot assessments of places.

Council can determine alternative priorities based on community and stakeholder feedback. Each of the recommendations will involve direct engagement with affected landowners and stakeholder to seek input and provide opportunities for further submissions prior to any changes being made to the heritage listing.

HIGH PRIORITY

- [Thematic Environmental History](#)

A Thematic Environmental History describes the activity and development themes that are significant and distinctive to a municipality. Places identified must represent these themes. The Thematic Environmental History must use the Framework of Historical Themes (2011) set out by Heritage Victoria. A review of Wyndham's 1997 Thematic Framework was carried out during Stage 1 and has brought this up to current standards. The review has also identified the need for a comprehensive Thematic Environmental History to be prepared for the municipality to reflect more recent activity and development. The preparation of an updated Thematic Environmental History of the City of Wyndham will guide Stage 2 detailed heritage studies.

- [Review and updating existing heritage citations](#)

The study has identified gaps in existing heritage citations where these do not meet current standards or contain incorrect or incomplete information. It is proposed to review and updating heritage citations, to align with State Government requirements and make any corrections required. This will occur in Stage 2 and will involve direct engagement with affected landowners.

- [Residential places \(53 places\)](#)

The relatively late transition from a rural landscape to an urban landscape in the City of Wyndham, compared to other (more inner) metropolitan municipalities, has meant that there is not a large number of examples of residential places or residential precincts. The Stage 1 Study identifies a number of place types that are not well represented in the City of Wyndham's Heritage Overlay for further study in Stage 2. This includes subgroups such as Victorian, Edwardian, Interwar, and post war places.

- [Precincts \(6 precincts\)](#)

The Study identifies that residential precincts are not well represented in Wyndham and recommends detailed study into these. This will look into the history of each precinct and also involve identifying which structures or elements contribute to the significance of the precinct. Precincts identified for further study include Interwar and Post war residential precincts, but also includes a bluestone kerb scheme and one of the original settlements in the Little River township area.

- [Migrant market gardeners' houses in Werribee South \(10 places\)](#)

Post war immigrant places are not well represented in the Heritage Overlay in the Wyndham Planning Scheme. This is particularly evident around the Werribee South area where there is a significant number of Post War houses associated with market gardening and the Italian community. Migrant heritage is an important layer of Wyndham's historical development, which adds a distinctive character. The settlement of immigrants from southern Europe, particularly Italy, dates to the 1920s and after, which relates to the Closer Settlement era.

MEDIUM PRIORITY

- [Non-residential buildings \(25 places\)](#)

A number of non residential buildings have been identified for further study. These include community, commercial, industrial, and military places, in addition to landscapes and reserves. Most of the best examples of these types that survive in the municipality are already included in the Wyndham Heritage Overlay.

- [Scoping for complex place studies - \(22 places\)](#)

The study recommends further study into a number of complex places, including irrigation and water supply schemes, landscapes and infrastructure systems. Further investigation, detailed research and analysis is required to determine exact boundaries for the assessment of complex sites. The study recommends a series of thematic studies are commissioned to better understand and document the relevant complexities of these places.

- [Rothwell Crossing precinct, Little River \(1 precinct\)](#)

The Rothwell Crossing Precinct has been nominated by the community as an important historical, natural and archaeological precinct and used by early settlers as an overland track predating the Sydney-to-Melbourne overland track, later the Hume Highway. This precinct straddles Wyndham and Greater Geelong municipal boundaries and contains elements already protected by Heritage Overlays.

- [Archaeological sites \(27 sites\)](#)

The Study has identified 27 archaeological places, generally in rural or farming areas, for further investigation. The Study recommends that a survey (including site visit) of the mapped locations of archaeological potential should be undertaken in Stage 2, to corroborate desktop findings and as a preliminary to recommendations for the inclusion of sites on the Victorian Heritage Inventory for archaeological sites. Heritage Victoria is the primary heritage body for archaeological sites. All archaeological places in Victoria older than 75 years have blanket protection under the Heritage Act 2017.

LOW PRIORITY

- [Trees \(18 trees\)](#)

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

What are complex sites, precincts and citations?

Complex sites are generally comprised of multiple land parcels falling under a common theme(s) such as irrigation schemes/channels, or landscape sites. A complex may also include multiple elements on one site.

Places that share a common history and/or significance, but which do not adjoin each other or form a geographical grouping may be considered for treatment as a single heritage place.

A **heritage precinct** is an area comprising heritage places that are historically related or share common characteristics. These are generally residential or commercial groupings of properties, however can include other heritage place grouping such as the Werribee South boatsheds.

Citations are contained within a heritage study and are also known as data sheets. Citations contains a statement of significance of a heritage place, a description of the heritage place and setting, history, comparative analysis with other similar places within the study, an assessment of integrity or intactness, and heritage management recommendations.

Where can I provide feedback or information on my property?

The draft Gap Study Stage 1 will be on public exhibition between 8 July 2020 and 23rd August 2020. Council is seeking feedback and any additional information you may have about these possible sites of significance.

Please get in touch with us directly by emailing Heritage.Review@wyndham.vic.gov.au or calling on Tel: 9742 0777 (referencing the Heritage Review) to talk to the Urban Transformation team with any questions about the Heritage Review.

You can submit your feedback or share any information you may have about these sites by:

Email Heritage.Review@wyndham.vic.gov.au

Post Urban Transformation team
Wyndham City Council
45 Princes Highway WERRIBEE VIC 3030

Website Complete the feedback form at <https://theloop.wyndham.vic.gov.au/heritage-review>

For any questions on this project, please contact the Urban Transformation team by Email: Heritage.Review@wyndham.vic.gov.au or Tel: 9742 0777.