

# Historical archaeological site card

*Heritage Inventory number and name*

JONES HOUSE SITE, DARGO HIGH PLAINS  
H8323-0029

*Date received*

Monday, 20 November 2023

*Date accepted*

13/3/2024

*Hermes Number*

210651

## 1. Place details

Place name:

JONES HOUSE SITE DARGO HIGH PLAINS

Heritage Inventory Number (if any):

Other or former names:

Jones Block

Municipal Council:

ALPINE SHIRE

Address:

DARGO HIGH PLAINS ROAD, SEE ATTACHED DOC

Geographical coordinates (GDA94 or WGS84)  
expressed in degrees and decimals of a degree:

Mapsheet name and number (1:100,000 only):

## 2. Cadastral location

County:

Parish:

# Historical archaeological site card

Township:

Section:

Allotment:

Standard Parcel Identifier (SPI):

## 3. Details of site owner or land manager (where known)

First Name:

Surname:

Business or organisation name: Alpine  
Shire Council

Position title:

Address:

Email address:

Telephone:

## 4. Details of site occupier (where known)

First Name:

Surname:

Business or organisation name:

Position title:

Address:

Email address:

Telephone:

## 5. Aboriginal cultural values

Site has known Aboriginal values NO

Site is recorded on the Victorian  
Aboriginal Heritage Register NO

## 6. Current description of site

Please provide description:

The Jones Paddock site, approx 37 acres, includes the remains of the original house and farming infrastructure built by Jones when they held the Dargo High Plains run, from 1872 until 1882. After Jones left the Plains, the house was used by stockmen working for firstly Been and Mclean, then Petersen, Box and King. See attached Doc for details.

Date recorded:

Sunday, 05 November 2023

On Victorian Heritage Register

On Heritage Overlay

Associated sites:

This site fall within the application for Heritage Listing Number "Dargo High Plains R11548"

## 7. Place history

Please provide a brief history of the place (at least 1 to 2 paragraphs):

Alfred Jones took up the 121,000 acre Dargo High Plains Grazing Run in April 1872. In October 1872, Alfred was joined by Walter E. Jones, together they held the lease until 1882. They built the Jones House, named it Warragul Park, and applied for freehold title for 37 Acres in 1879. From 1882 until 1887 the property was held by Breen & McLean, passing to Petersen, Box & King until 1879 when George Treasure bought Petersen's one third share. By 1901, George and Emily Treasure and family were the sole holders of the grazing lease, and in possession of the Jones House. The Treasures operated a produce store and Post Office in the house until 1910, when they built Rockalpine Homestead nearby. The house was burned down in the 1939 bushfires. The Treasure family have used the land and stables/yards since 1879 until today.

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## 8. Analysis of site (interpretation)

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Include phases in the development of the site, functions and activities represented, as well as current place use:

The site is, an historic remnant of the earliest settling of pioneering families on the Dargo High Plains, those who came searching for gold, changed to cattle grazing and built a vibrant agricultural industry which continues today. The following significant artefacts/features are recorded here.

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## 9. Statement of Significance

What is significant?

Statement of Significance.

- The Dargo High Plains has a rich pioneering history, dating back to 1866, when the first high country grazing lease was allocated.
- The features at the site, approx 144 years old, are a significant record of the infrastructure that the pioneers built to develop the high country grazing industry which was critical in providing protein to the 2000 odd miners that prospected and mined the region.
- Remnant food plants, Gooseberry, Elderberry and Apple Trees, dating back 144 years, are at the site.
- The photographic and oral history held by the Treasure Family, records; and can be correlated to the actual features that remain intact at the site.
- Evidence of the lifestyle of the pioneers, can be interpreted from the features, eg, blacksmith forge, where artefacts could certainly be reasonably expected to exist. The garden stone fence and the remnant plants all help to built a picture of the life the pioneers lead.

How is it significant?

See attached Doc.

Why is it significant?

See attached Doc

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## 10. Suggested Protection : Heritage Inventory

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## 11. Threat

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Is the place under any threat? If so, what is the threat?

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## 12. References / Informants

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Please list books or other sources that may provide historical information about this place.

From Frazers to Freezeout Ian Stapleton.

Harry Treasure, a life forged on Kings Spur. Peter Ward

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## 13. Attachments

- Site card supporting documents BJ.docx
- Application form BJ.pdf
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## 14. Recording archaeologist's details

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First Name:	Bill
Surname:	Jackson
Business or organisation name:	
Position title:	
Business or company address:	P.O. Box 40, Maffra Victoria 3860
Email address:	
Telephone:	0428082626

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## 15. Declaration

I state that the information I have given on this form is correct to the best of my knowledge.

# **Jones Block Dargo High Plains**



**Application for  
Heritage Victoria Listing  
as  
Archaeology Site of Significant Value**

**November 2023**





JONES BLOCK TITLE APPLICATION 1879.

LAND ACT 1869

Section 102 Part

Application of *A. and W.E. Jones*

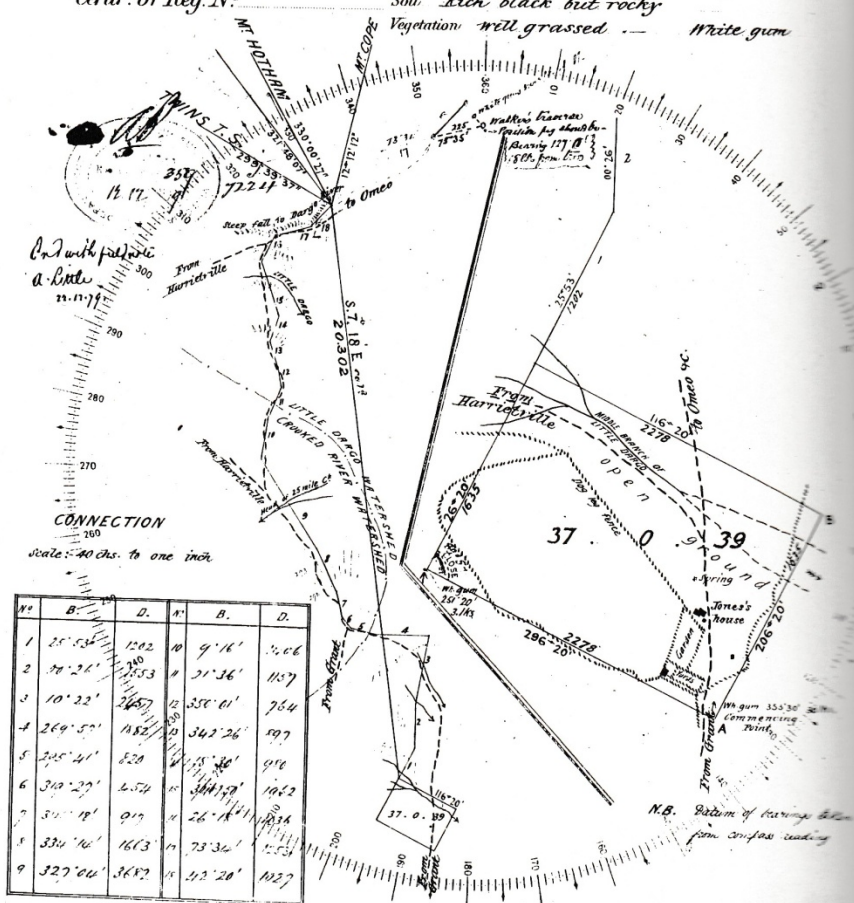
Parish of *A R P* County of DARGO

Area *37 0 39*

Scale *8* Chains to an Inch.

Application No  
Certif. of Reg. No

Geological form *Basaltic*  
Physical conform *Undulating*  
Soil *Rich black but rocky*  
Vegetation *well grassed* — *White gum*



N <sup>o</sup>	B.	D.	N.	B.	D.
1	25° 53'	1262	10	9° 16'	506
2	74° 26'	1533	11	31° 36'	1137
3	10° 22'	2457	12	35° 01'	764
4	269° 55'	1882	13	342° 26'	597
5	205° 41'	820	14	175° 36'	918
6	312° 29'	454	15	344° 39'	1062
7	34° 18'	917	16	26° 41'	1034
8	334° 16'	1673	17	73° 36'	1553
9	327° 01'	3687	18	42° 20'	1027

I hereby certify that I in person made and on the *25<sup>th</sup> Oct.* 1879 completed the survey represented by this plan which plan are shown the bearings and lengths of the lines surveyed by me; that in making such survey I used a Theodolite in accurate adjustment and a Chain of Imperial Standard length; that I commenced this survey at the point marked *A* on this plan, and used as the basis of bearings the true bearing *AB* thereon; that with the Theodolite I observed all the angles formed by the junctions or intersections of the aforesaid surveyed lines, and that the field notes copy thereof attached to this plan, contain a true record of the actual results of observations made with the Theodolite and measurements made with the Chain also, that the whole of the work was done in accordance with the requirements of the Land Act and the regulations thereunder, and with the instructions herein issued to Surveyors. And I hereby declare that the above certificate is true in every particular.

*A. H. Hume*  
31<sup>st</sup> Oct. 1879  
Authorised Surveyor.

Examined *6 2 1/2*  
Traced  
Charted

I certify to the best of my belief that this survey has been effected with due regard to instructions, and that the Plan is correct.  
*James Hasting*  
District Surveyor

SANDS & M<sup>o</sup> DOUGALL, LITHOGRAPHERS, MELBOURNE.

**Notification of Archaeology Site.  
Dargo High Plains.  
5th November 2023.**



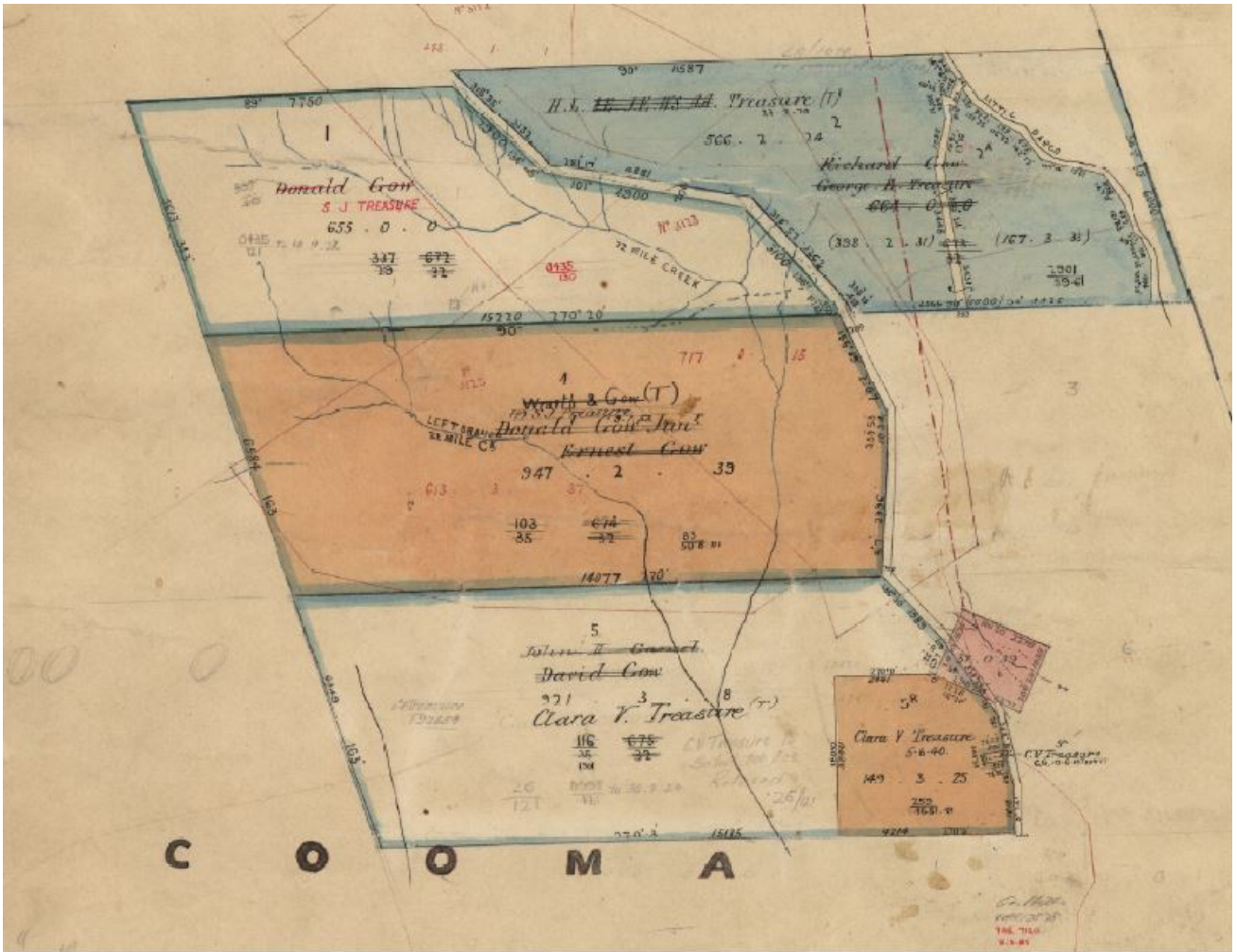
**Cattle Yards Jones Block DHP.**

George and Emily Treasure arrived on the Dargo High Plains in 1879, mining on the Kings Spur. In 1888, Emily purchased a one third share in the 121,000 acre grazing run, Dargo High Plains. Today, the fourth, fifth and sixth generation Treasure Family members carry on the high country summer grazing tradition, a continuous connection with the plains spanning One Hundred and Forty Four Years.

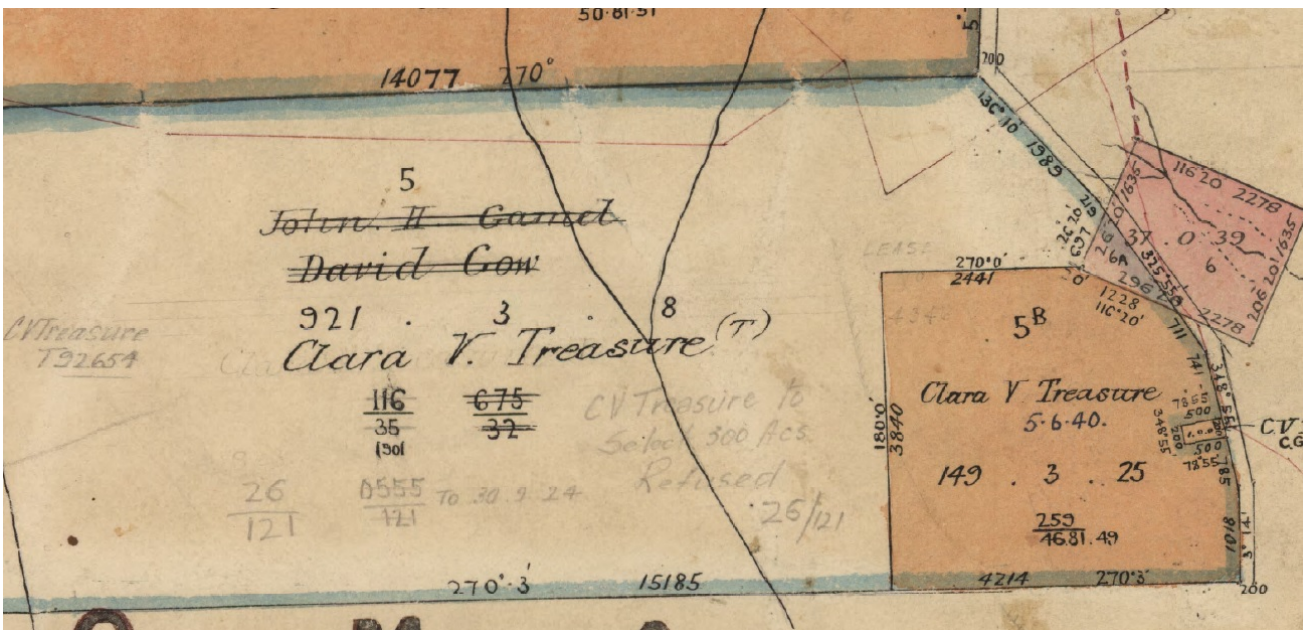
The Jones Paddock site, approx 37 acres, includes the remains of the original house and farming infrastructure built by Jones when they held the Dargo High Plains run, from 1872 until 1882. After Jones left the Plains, the house was used by stockmen working for firstly Been and Mclean, then Petersen, Box and King.

In the summer of 1889, Emily Treasure took up summer residence in the house, and the Treasure family used the house until it was destroyed by the 1939 fires. The family have continued to use the stables and yards until today.

It in the context of this continuous occupation of this site that the Treasure family applied to Heritage Victoria to have the site registered as an Archaeology Site, within the boundaries of the previous application, "**Dargo High Plains R11548**".



COOMA PARISH PLAN.



Jones Block, 37 acre (shown in Red).

## Archaeology Report, Jones Homestead Site, Dargo High Plains.

### 1. Current condition of the site. (5/11/2023).

The house was burned in the 1939 fires, the stone chimney remains in a fallen down state, and the original cowshed has been replaced with a horse stable and the yards have been repaired over the years.

Some remnants of the original "dogleg" chock and log fence remains and significant sections of the stone garden fence are still intact. Gooseberry bushes are growing in the garden stone fences.

The garden wall in front of the house is in good condition and Elderberry trees grow along it.

The blacksmith shop forge pit with stone surround is intact.

The original well (spring) is intact.

### 2. Place History.

Alfred Jones took up the 121,000 acre Dargo High Plains Grazing Run in April 1872. In October 1872, Alfred was joined by Walter E. Jones, together they held the lease until 1882. They built the Jones House, named it Warragul Park, and applied for freehold title for 37 Acres in 1879. From 1882 until 1887 the property was held by Breen & McLean, passing to Petersen, Box & King until 1879 when George Treasure bought Petersen's one third share. By 1901, George and Emily Treasure and family were the sole holders of the grazing lease, and in possession of the Jones House. The Treasures operated a produce store and Post Office in the house until 1910, when they built Rockalpine Homestead nearby. The house was burned down in the 1939 bushfires. The Treasure family have used the land and stables/yards since 1879 until today.



Clare Treasure Store, Jones House DHP, 1909.

### 3. Analysis of the Site.

The site is, an historic remnant of the earliest settling of pioneering families on the Dargo High Plains, those who came searching for gold, changed to cattle grazing and built a vibrant agricultural industry which continues today. The following significant artefacts/features are recorded here.

### Chock & Log Fence.

This single span, 3 log, section of the original fence has survived for over 144 years.

It is a valuable example of the fencing that was used when timber was so abundant, and gives an insight into the construction methods employed in those pioneering days.

Reference Point **B.**



### Horse Stables.

The site of the original Jones cow shed, rebuilt as a horse stable by the Treasures prior to 1939.

Reference Point **A.**



### Garden Stone Wall Fences.

The garden area was surrounded by a stone wall, significant sections remain intact.

Reference Point **C.**



### Jones House Stone Chimney.

The remains of the Jones House stone chimney. This pile of rocks has several trees fallen upon it.

Reference Point **D.**



### Jones House Stone Wall (view 1).

Stone wall fence on the East side of the house site. This wall in very good condition.

Reference Point **E.**



### Jones House Stone Wall (view 2).

North East end of the stone wall to the east of the house site.

Reference Point **F.**



### Well (spring) Site.

The well is in poor condition, has been filled in with rubble. Could be reinstated with little effort.

Reference Point **G.**



### Blacksmith Forge.

Site of Blacksmith shed, the stones forming the forge remain mostly intact.

Reference Point **H.**



### Vegetation.



Gooseberry Bush.  
Reference Point **I.**



Elderberry Tree.  
Reference Point **J.**



Apple Tree.  
Reference Point **K.**

**Map 1.**

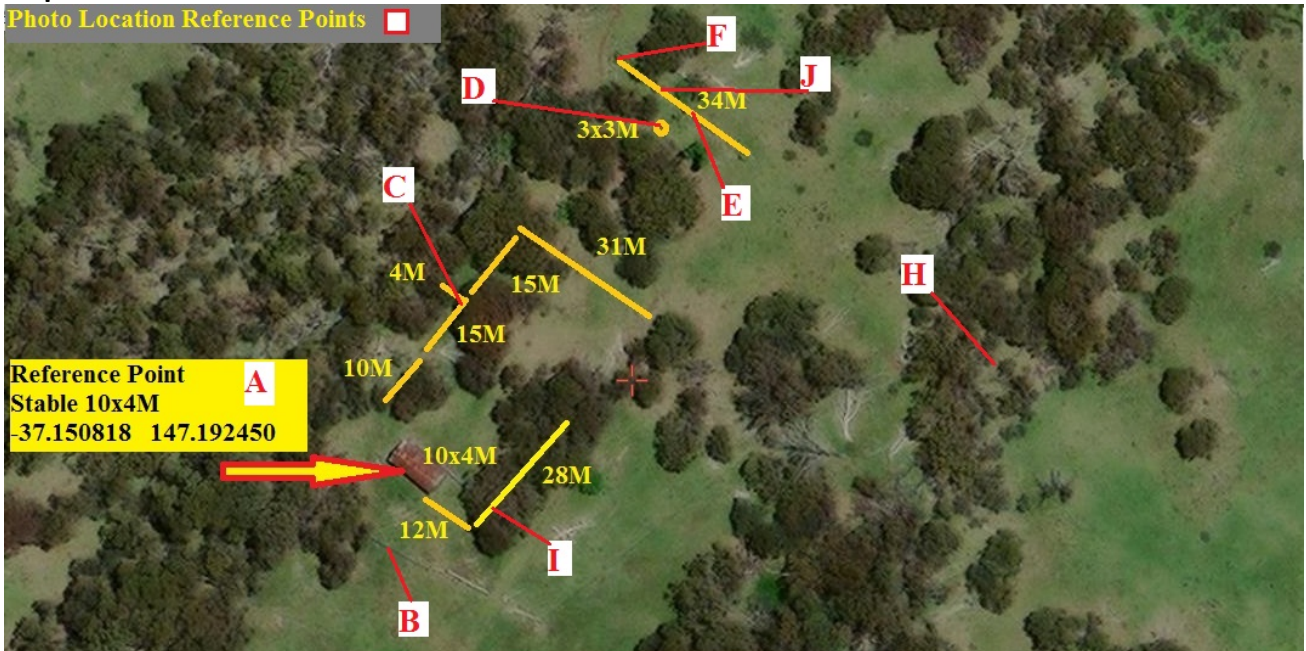
Stone Wall Fences, Jones, DHP



November 2023, a study of the site was undertaken, and the significant features were recorded on Map 1. (above). The dimensions of the features and the relative locations can be seen on this map.

**Map 2.**

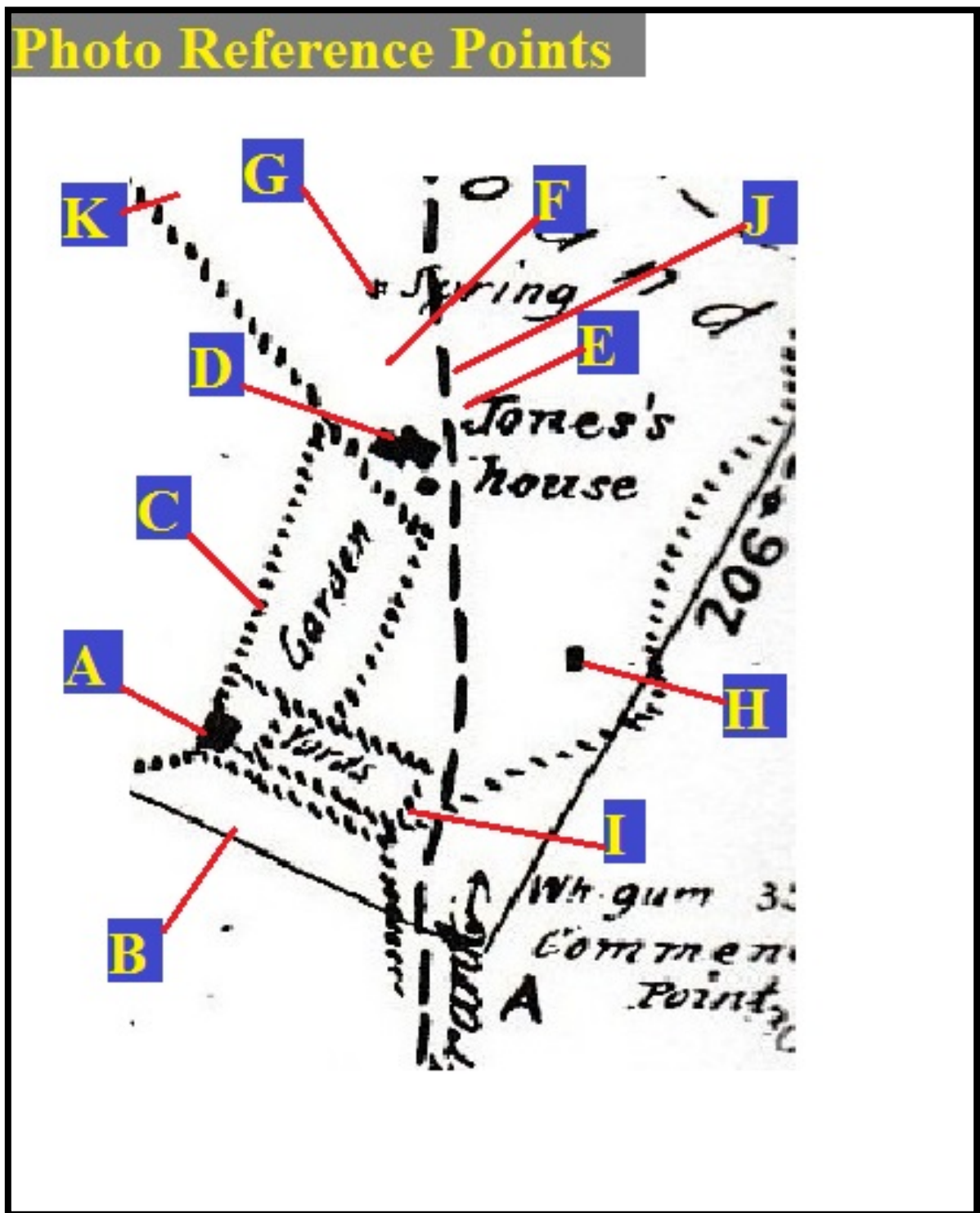
Photo Location Reference Points



Photographs of the features were taken, using a Metre Stick with 20cm divisions, placed in the frame to help identify the scale of the features. The location reference points shown on this map, relate to the photos presented in this document (pages 5-7).



Map 3.



This map is an extract from the original Application under the Land Act 1869, made by A and W.E. Jones, dated 31st October 1879.

Viewed in conjunction with Map 2, (Photo Location Reference Points), from the correlation between these hand drawn details of the Jones Station of 1879, and the details recorded in 2023 at the site, it can be seen that the features recorded have been in place for over 144 years.

#### **4. Statement of Significance.**

- The Dargo High Plains has a rich pioneering history, dating back to 1866, when the first high country grazing lease was allocated.
- The features at the site, approx 144 years old, are a significant record of the infrastructure that the pioneers built to develop the high country grazing industry which was critical in providing protein to the 2000 odd miners that prospected and mined the region.
- Remnant food plants, Gooseberry, Elderberry and Apple Trees, dating back 144 years, are at the site.
- The photographic and oral history held by the Treasure Family, records; and can be correlated to the actual features that remain intact at the site.
- Evidence of the lifestyle of the pioneers, can be interpreted from the features, eg, blacksmith forge, where artefacts could certainly be reasonably expected to exist. The garden stone fence and the remnant plants all help to built a picture of the life the pioneers lead.

#### **Summary.**

This application to Heritage Victoria, to register Jones Block Site as an Archaeology Site of Significance, is prepared by the Treasure Family. The family has a continuous connection with the block, spanning back 144 years.

The features, house site, garden stone walls, stable and yard fences, blacksmith forge, are all valuable examples of the life style families of the time experienced.

The site presents an opportunity for archaeological discovery of artefacts which would enhance the knowledge of the history of the High Country development, both agriculture an mining.

End.

## **Legislative Context**

The *Heritage Act 2017* defines an archaeological site as a place (other than a shipwreck) which –

- (a) contains an artefact, deposit or feature which is 75 or more years old; and
- (b) provides information of past activity in the State; and
- (c) requires archaeological methods to reveal information about the settlement, development or use of the place; and
- (d) is not associated only with Aboriginal occupation of the place.

Under the Act, the Executive Director must establish the Heritage Inventory and record in it all archaeological sites other than any archaeological sites which are determined by the Executive Director to have low archaeological value (see s. 118(1a)).

For an archaeological site to have more than low archaeological value, and be approved for inclusion in the Inventory, it must address both Threshold A and Threshold B (below).

### **Rationale**

Previously, under the Heritage Act 1995, the Heritage Inventory was a listing of all known historical archaeological sites. Under the Heritage Act 2017, the Heritage Inventory will be a listing of sites that contain (or are likely to contain) archaeological remains, where the remains demonstrate an association with a significant historical event, pattern of land use, or other activity. The new legislation moves from listing all historical archaeological sites in the Inventory, to listing only those where the archaeological remains have the capacity to make a meaningful contribution to an understanding of place history.

### **Threshold A (archaeology):**

- the place meets the definition of archaeological site under the Act; and
  - it can be demonstrated that the site contains archaeological features, associated artefacts and/or deposits; and/or
  - documentary evidence and/or oral history, landscape features, visible site fabric or other information indicates a likelihood that the site contains archaeological remains; and
  - the archaeological remains are, or are likely to be, in a condition that will allow information to be obtained that will contribute to an understanding of the site;
- and

### **Threshold B (place history):**

- the site evidences (or is likely to evidence) an association with a historical event, phase, period, process, function, tradition, movement, custom or way of life; and
- the site history is of significance within a state, regional, local, thematic or other relevant framework

**This site is within the Application submitted to Heritage Victoria "Dargo High Plains R11548"**

**The site is approx 37 acres, as shown on the 1897 Application under the Land Act 1869 (page )**

**Cooma Parish Plan File Kingspur21A and 21.**

## **Current description of the site**

Describe the current site condition and the archaeology you see. Make a note of the date you were at the site, as well as anything that might have limited your assessment, like bad weather, or vegetation.

Provide a shape file and proposed extent map of the site when you submit the site card.

## **Place history**

Write a brief history of the site. This should include who used it, what it was used for, and any phases of construction or demolition. Describe any significant events, people, phases, or historic associations with the site.

## **Analysis of site**

Bring together the information about the site. Consider questions like:

- What sort of place was it?
- What activities took place here?

Describe the site's potential to have archaeological features or deposits.

## **Statement of significance**

Assess the significance of the site, and describe whether it is important at a State, regional or local level. This must address the thresholds set out in the Policy for determining low archaeological value.

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 06 February 2024 09:29 PM

## PROPERTY DETAILS

Address: **DARGO HIGH PLAINS ROAD HOTHAM HEIGHTS 3741**  
Crown Description: **Allot. 6 PARISH OF COOMA**  
Standard Parcel Identifier (SPI): **6\PP2433**  
Local Government Area (Council): **ALPINE**  
Council Property Number: **None**  
Planning Scheme: **Alpine**  
Directory Reference: **Vicroads 65 E4**

[www.alpineshire.vic.gov.au](http://www.alpineshire.vic.gov.au)

[Planning Scheme - Alpine](#)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
Urban Water Corporation: **East Gippsland Water**  
Melbourne Water: **Outside drainage boundary**  
Power Distributor: **AUSNET**

## STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**  
Legislative Assembly: **OVENS VALLEY**

## OTHER

Registered Aboriginal Party: **Gunaikurnai Land and Waters  
Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

[RURAL CONSERVATION ZONE \(RCZ\)](#)

[SCHEDULE TO THE RURAL CONSERVATION ZONE \(RCZ\)](#)



**PCRZ - Public Conservation and Resource** **RCZ - Rural Conservation** **Water course**

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

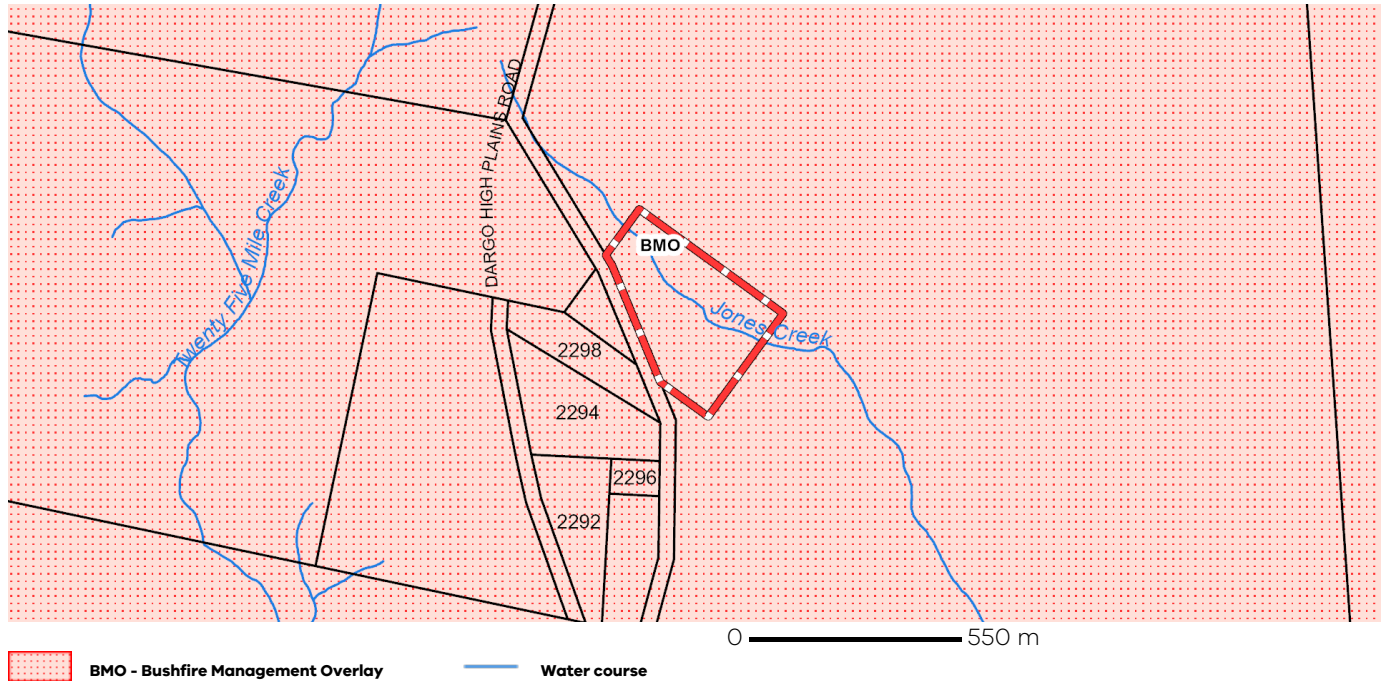
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: DARGO HIGH PLAINS ROAD HOTHAM HEIGHTS 3741

Page 1 of 5

## Planning Overlay

### BUSHFIRE MANAGEMENT OVERLAY (BMO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

## Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

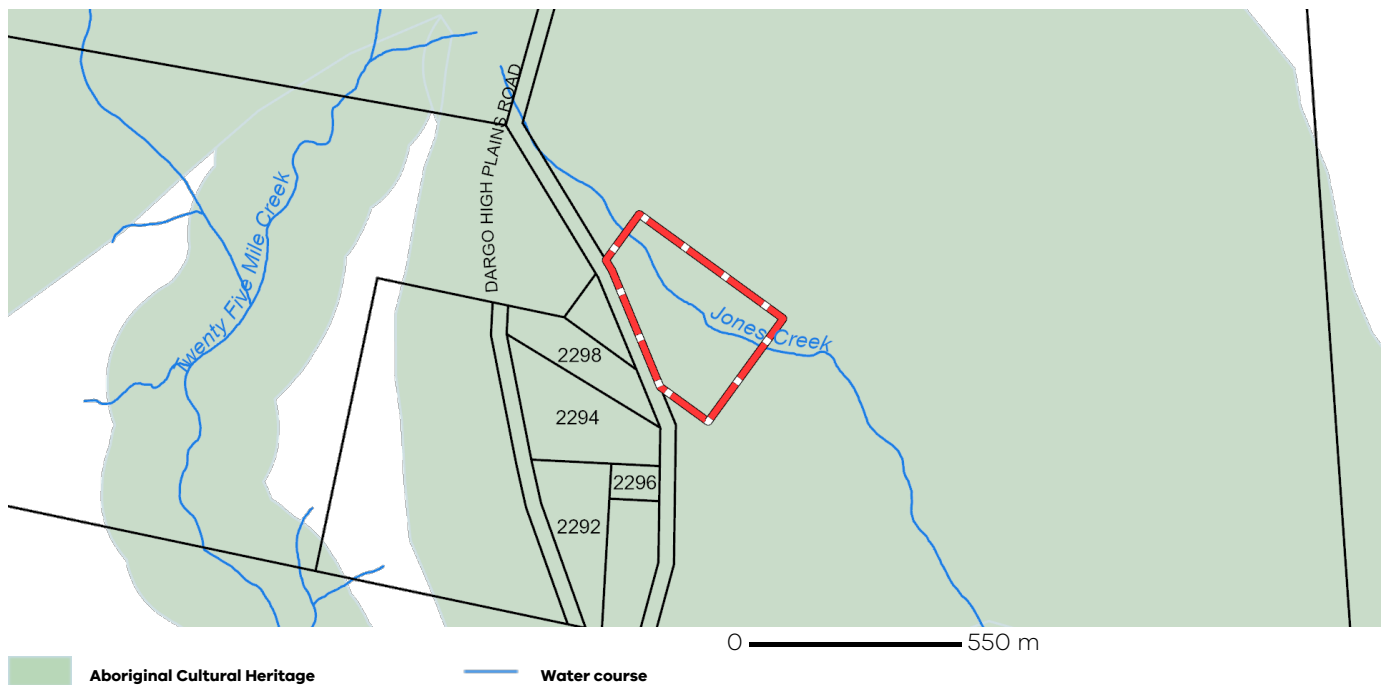
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



## Further Planning Information

Planning scheme data last updated on 7 December 2023.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit

<https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

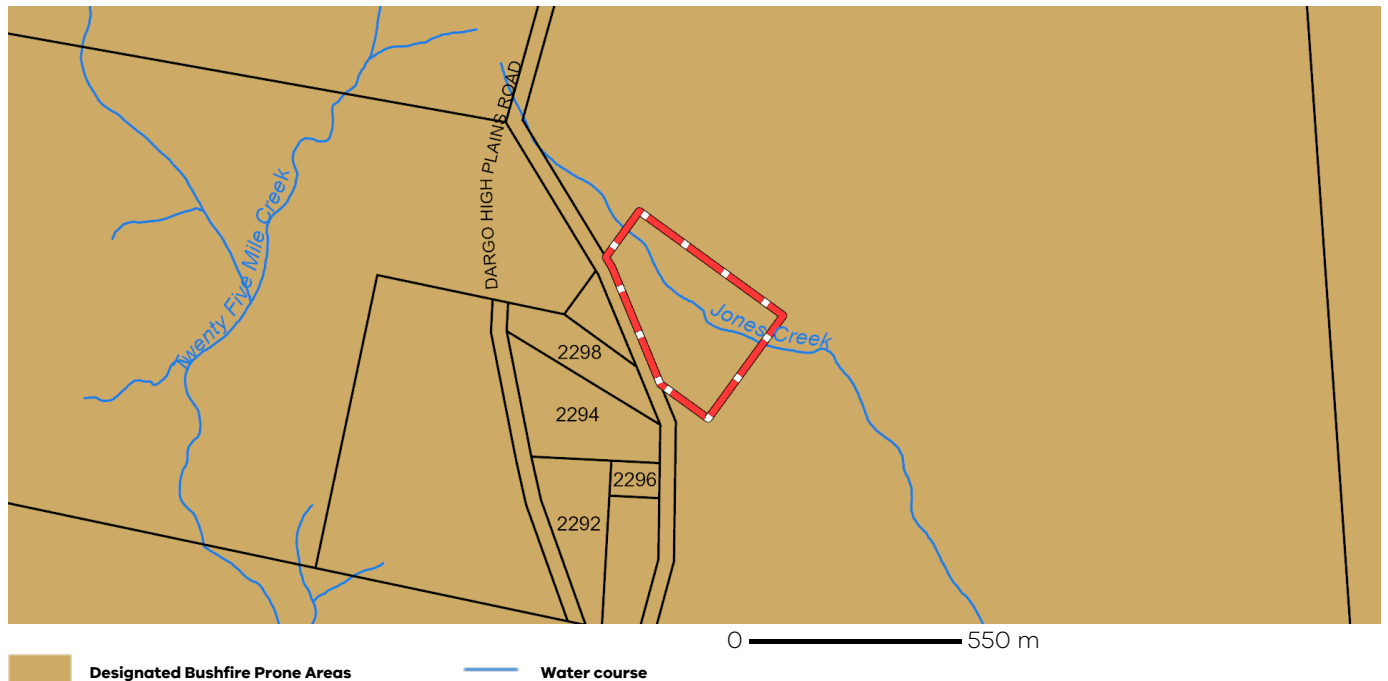


## Designated Bushfire Prone Areas

**This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.**

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

## Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](https://www.environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](https://www.environment.vic.gov.au)

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