

6.0 Appendix A – Revised place citation Plan Heritage 2022

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|-----------------------------|-------------------------------|
| Place Name: | Hill Farm |
| Place Address: | 81 Browns Lane, Parwan |
| HO Number: | HO194 |
| Significance Level: | Local Significance |
| Additional controls? | Yes, outbuildings |

HISTORY

Contextual History

Source: *Parwan Precinct Structure Plan Historic Cultural Heritage Assessment, Archaeology at Tardis, September 2022*

Squatters and early farmers 1840s–1862

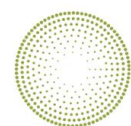
Up to the 1850s the lands in the Parish of Parwan were occupied by two squatting runs, Glenmore and Exford. Most of the Parish was covered by the Glenmore run. From 1840 this run was run by James Moore and Charles James Griffith. By 1848 Moore's share had been sold to Griffith's nephew Molesworth Richard Greene. In 1876 Greene built a new homestead just to the west of Parwan and this became a separate property, Greystones, in 1879.

The Exford run, which had been acquired by Simon Staughton in 1842, overlapped the western edge of the Parish of Parwan. A distinctive carved corner post from Simon Staughton's run has been recorded on the former Bingham's property, opposite the airfield (PHG, pp.18–20). By Staughton's death in 1873 Exford was around 100,000 acres in extent. In 1870 the property was divided between the three Staughton brothers, with Stephen George Staughton's property Nerowie bordering on the Parish of Parwan (PHG, p.23).

The counties of Port Phillip were surveyed into Parishes in 1839 and the parishes were further subdivided into allotments for Crown land sale. The first government land grants in the Parish of Parwan were made to military personnel. In 1841 Dr O. Pineo (R.N.) obtained a grant of 192 acres, Lot 25 Parish of Parwan and Francis Atkinson obtained 363 acres, Lots 24 and 26 Parish of Parwan. Both of these men leased the land out rather than settling on it (*Port Phillip Patriot & Melbourne Advertiser*, 14 October 1841:2; *BME*, 9 June 1883:3; *Argus*, 25 June 1887:13; PHG p.20).

The squatters, who controlled Victoria's Upper House, delayed land reform as long as they were able, and in the meantime secured as much land under freehold as they could. A number of runs were 100% purchased by the squatters by 1860. They also selectively purchased the land adjoining the creeks and rivers, cutting off access to the water for later bona fide selectors under the Land Acts from 1862 (Powell pp.74–5). The Ryans' selection of Allotments G, 17 and 18 Section 9 in c1866 was cited in a contemporary report as an example of this problem. Although the surveyed roads in the Parwan Parish were supposed to allow access to the creek and river, in practice the banks were often too steep for this to occur (*Age*, 23 August 1866:5).

In 1841 it was announced that 19,900 acres in the Parish of Parwan would to be opened up for sale. The prospective purchasers, who had to announce their intention to buy before the sales, were described as selectors (*Port Phillip Patriot & Melbourne Advertiser*, 28 June 1841:2). Through the selection by purchase process Simon Staughton gradually gained freehold over parts his former run, with nearly the whole estate under freehold by 1859. As part of this acquisition he also encroached onto the former lease area of the Glenmore run,



on the western side of the Parish of Parwan (PHG, p.23). Similarly, by 1859 Griffiths and Greene had reinforced their Glenmore estate with extensive purchases in the south and east of the Parish of Parwan (Parwan Parish Plan). A few allotments were also purchased by smaller farmers in the 1850s land sales, such as the initial lots of Charles Cumming's property Braemar (23, 24 and 24A Section 6), and the initial lots of William McDonald's property (Allotments 2, 3 and 4 Section 9).

The Selection era 1862–1890s

Agriculture was already well established and thriving in the Settled Districts of Port Phillip, including the Bacchus Marsh area, in the mid and late 1850s (Powell, p.67). With the introduction of selection under the Land Acts from 1862, there was an opportunity to expand this activity. From 1862 into the 1870s the majority of the remaining Crown land in the Parish of Parwan was selected. Under the *Land Act 1862* selectors could take up two equal allotments. One allotment could be purchased directly under Section 21. The other allotment under Section 22 could be leased for eight years and purchased at £1 per acre minus the rent paid (Nelson and Alves, p.201). M. Delahey's selection of lots 15, 29, 30 and 31 of Section 9 was made under Section 22, with freehold gained in 1872. Under this system, the homestead was typically found on the land selected under Section 21.

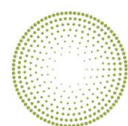
A large proportion of the remaining land in the study area was opened up under the *Amending Land Act 1865* (Age, 23 August 1866:5). Most was selected under Sections 7 and 12 of the *Amending Land Act 1865* and freehold obtained Section 33 *Land Act 1869*. Freehold was typically gained by the mid-1870s. Examples were D. Patullo's selection of Allotment K Section 9, later Patullo's Paddock; Charles Cumming's selection of Allotment E of Section 9; J. Connell's selection of Allotments 4, 5 and 6 of Section 8; and G. Running's selection of Allotment 4 Section 8. T.E. Boyd's selection of Allotments C1 of Section 9 and there was a rush of applications for occupation licenses in the Parish of Parwan in 1868, with 17 notices being posted on January 18 of that year. Applicants included James and William Watson, and Mary Ann McDonald (*BME*, 18 January 1868:4). The Mahoney's Section 42 occupation of Allotments 3 and 4 Section 4 is typical of this aspect of the Land Acts, with three allotments taken up under the names of different family members (Parwan Parish Plan).

By the late 1860s the few remaining lots of Crown land at Parwan had been taken up under Sections 19 & 20 of the *Land Act 1869*. Under Sections 19 and 20 of this Act, 320 acres maximum could be selected. Within three years the selector had to cultivate 10% of their holding, completely enclose their holding with a ring fence, and build a house that was permanently attached to the soil. If requirements for cultivation and residence had been satisfied after three years, the land could be purchased or a 7-year lease entered into (Nelson and Alves, p.213). An example is Thomas Cain's selection of Allotment 1E of Section 89, 27 acres, with freehold gained in 1881 (Parwan Parish Plan). Cain probably made this selection in order to increase his earlier small selections on adjacent lots.

In the 1860s and early 1870s cropping was dominant on most Parwan properties other than the large squatter's estates, but by 1877 dairying and sheep-raising had taken over (*Australasian*, 6 January 1877:24). Dairying prospects improved further with the coming of the railway in 1886. The Parwan Railway Station gave quick access to the metropolitan markets as well as milk and butter processing factories in Bacchus Marsh. Dairying would continue on some Parwan farms into the 1990s (PHG, pp.16 & 53).

Subdivisional sales of large estates 1909–1920s

The Closer Settlement Act of 1904 introduced provisions for compulsory government purchase of parts of large pastoral estates for reallocation in small lots to yeoman farmers. In reaction, owners of large pastoral estates either sold their properties or moved to pre-empt government acquisition with their own subdivisional land sales. The trustees of C. J. Griffiths



offered the Glenmore estate subdivisional sale of over 6000 acres in November 1909. The land included a large area of rich river flats at Parwan, on which there were already four share dairy farmers (*BME*, 23 October 1909:4). S. J. Staughton's Nerowie estate was sold in 1909 and the purchasers planned a subdivisional sale in 1910. The land was described as an unequalled opportunity for wheat growers, never having been used for crops (*Horsham Times*, 16 November 1909:3).

Farmers from the Wimmera, who had adopted land-extensive forms of agriculture, were attracted to these opportunities. Wimmera farmer Martha Winderlich and her sons purchased Allotments 17-21 Section 8 Parish of Parwan, 513 acres, in the Glenmore subdivisional sale. They built a house and named their property Oakvale. As these lands were previously occupied only for grazing, the new owners built new houses on the land. The Bingham's purchased lots 1 and 2 of the Nerowie subdivision and the Sutherlands purchased Lots 3 and 5 (*Bendigo Advertiser*, 23 February 1910:2; *BME*, 15 April 1911:2; CT 3856/064).

Paralleling these subdivisional sales, the farms of the now-aging selectors from the 1860s and 1870s were being passed on to their children. Often the parents accumulated a number of properties, to facilitate distribution to the sons. The Kerrs' 'Bowdens' farm is one example. A number of new homesteads resulted from this process. The new homestead on the Cumming's property The Selection was an example. The new generation stimulated the setting up of another school, at Parwan South, in 1924.

1920s–present

In the first half of the twentieth century Parwan was renowned for its premium barley crop (PHG, Addendum p.1).

Brown coal was found at Parwan South in 1927. An underground mine was opened there in 1920 and worked intermittently until 1947. The Maddingley underground mine started up in 1944. Australian Paper Mills purchased an interest in the mine to fuel its factory boilers in Melbourne. After World War II open cut mining became more economical, first at the Maddingley mine and then along Parwan Creek. With the mines lowering the water table, farmers upstream in the Parwan valley were compelled to sell their farms for further mining. The closest mining activity to the study area was the Star mine on the east side of Cummings Road opposite Braemar. The peak of mining activity was in the 1950s, but the open cut along the east side of Parwan Creek is still active (PHG, pp.97-103 passim).

The Bacchus Marsh airfield was set up at Parwan in 1943 as one of a number of "dispersal aerodromes", alternative areas at which aircraft could be located in the event of an air attack on the RAAF Station Laverton. After the war the Air Force retained the airfield for a few years, and it was used by the Department of Civil Aviation for training. The airfield later continued in use for aero clubs and for gliding (NAA, A705, 171/2/270 Parts 1 & 2; PHG, p.112).

Place History – Hill Farm 81 Browns Lane, Parwan



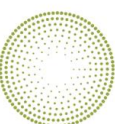
Figure 1 Red Star Shows location of 81 Browns Lane, Parwan. Red dotted line shows extent of land in 1877. Source: Butler, 2020.

Crown Allotment 5 of Section 9, Parish of Parwan, a 41 acre allotment, was first granted to William Morton of Bacchus Marsh in 1859. Early accounts cite James Brown as establishing a farm in Parwan around 1860 (*Australasian*, 6 January 1877:24). It is believed that Brown purchased the subject site (Crown Allotment 5, Section 9) from Morton in 1863, and was leasing surrounding allotments from at least 1871. The Bacchus Marsh Rate Books are cited as listing Brown as owning 41 acres and leasing a further 287 acres in 1871-72 (Graeme Butler & Associates, 2020).

James Brown obtained freehold of Allotment 6 and 7 of Section 9 Parish of Parwan (on the opposite side of Brown's Lane) under Section 33 of the *Land Act 1869* in 1874 (Parwan Parish Plan). In 1877 James Brown's property was described as being 335 acres in extent, with a frontage to the Werribee River (*Australasian*, 6 January 1877:24). This area corresponds to Brown's selection Allotments 6 and 7, along with Portion 24 (no section) and Allotment 5 Section 9. A newspaper article from 1877 about the subject site states that Brown established a residence on the property approximately 1860. Given the above, it is reasonable to conclude that the brick dwelling located on the subject site dates from approximately c. 1863, when security of tenure was firmly established.

James Brown arrived in Melbourne 17 July 1853 having left Glasgow, Scotland in March of that year. He worked on Thomas's farm at Pentland Hills near Bacchus Marsh as an agricultural labourer, marrying Hannah Marley from Lincolnshire, England there in 1858. James and Hannah had the first of their 11 children in 1859, all of whom were born in Bacchus Marsh or Parwan (Graeme Butler & Associates, 2020). Brown was a generous benefactor of the Parwan Common School in the 1860s, and served as one of the Trustees of a Presbyterian church at Parwan, along with others as part of the Presbytery of Macedon and Werribee.

The initial cultivation of a large portion of the holding was reduced down from 100 acres to 30 acres under cultivation by 1877, as the more intensive dairy farming practices were found to suit the land. Dairying, particularly butter production was found to secure a profitable return for relatively little cultivated land, and became the key focus of James Brown's enterprise, although sheep were also run on the property. (*Australasian*, 6 January 1877:24).



The property was variously described first as 'Hill House' in October 1879, and later (from at least 1893 as Hill Farm or Hill View (*BME*, 11 October 1879:2 and 20 May 1893:2).

James Brown died in 1883 (*BME*, 10 February 1883:2), with his wife, Hannah as executrix and sole beneficiary. His estate was valued at 1120 pounds real plus 519 pounds personal, a considerable sum. James Brown left his estate in trust, not to be sold until 1900 when it could be realised for his family. In 1900 Hannah, the executrix of Brown's estate offered a 160-acre property at Parwan and a separate brick dwelling in the township of Darley:

Situated at the Parwan railway station... 2 ½ miles from Bacchus Marsh and creamery, comprising 160 a. 1 r. 2 p. including 28 acres of lucerne flat, equal to anything in Bacchus Marsh, balance good agricultural and grazing land; watered by Werribee River, Parwan Creek, well and tank; well fenced and subdivided in 10 paddocks; brick house of 6 rooms, c. 1 roof, detached kitchen, brick dairy, buggy house, cow sheds, barn, chaff house, carpenters shop, cart shed, piggery, milking yards...and Brick House, standing on 3r. 36 p. of land in the township of Darley. (Leader, 17 March 1900:2)

The Brown family purchased the property from the estate (*BME*, 14 April 1900:3). Interestingly, the remainder of the estate (including goods, stock and implements) were sold to outside interests at this time. James' wife Hannah continued on the farm with her sons in partnership as "Mrs Brown & Sons" (*Argus*, 25 August 1904:2).

In 1906 part of Portion 24 Parish of Parwan, 140 acres, was offered for let. It was then in the occupation of Hannah Brown and was known as 'Marsh View' (*BME*, 2 June 1906:2). By 1911 Hannah must have purchased this land, as she offered for rent 'Hill View' farm, being 148 acres part of Portion 24 No Section Parish of Parwan, currently occupied by Hannah herself (*BME*, 13 May 1911:2). When Marsh View was offered for sale by others in 1927 there was no house on the land (*Melton Express*, 4 June 1927:2).

Hannah died in 1922. Among the assets of "Hannah Brown and Sons" was 158 acres known as 'Hill Farm' with a single dwelling and improvements. This land consisted of Allotments 5 (on which presumably the house stood), 6 and 7 of Section 9 Parish of Parwan. Also owned was another 199 acres, Allotments 8, 10, 9A and 9B and part of 1E Section 9, known as "Parwan Paddock". The latter was previously T. Cain's property (Hannah Brown probate papers, 1922; Parwan Parish Plan; *BME*, 10 August 1872:3).

James Alexander (Sandy) Browne was residing at 'Hill Farm' at his death in 1932. Unable to farm because of disabilities, he was a shire councillor from 1910 until 1927, and president in 1917 and 1925. He was also president of the Bacchus Marsh Agricultural and Pastoral Society (*Melton Express*, 1 October 1932:3). The land holdings remained the same as when his mother died (James Alexander Brown probate papers, 1932). The 1936 topographic map (1936 topo) still shows only one dwelling on Hill Farm, and it is possible that the weatherboard building next to the old brick residence was moved to the property. The Brown family continued to run 'Hill Farm' (*Age*, 17 February 1937:3). W. Brown was at 'Hill Farm' in 1947 (*The Express (Melton)*, 10 May 1947:1).

References:

The Age, (Melbourne), as cited. The Argus (Melbourne), as cited.

The Australasian (Melbourne), as cited. Bacchus Marsh Express (BME), as cited. Bendigo Advertiser, as cited.

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Blake, L. J., ed., 1973, *Vision and Realisation: a centenary history of state education in Victoria*, Volume 3, Education Department of Victoria, Melbourne.

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The Express (Melton), as cited. Gippsland Times, as cited.

Hannah Brown probate papers, 1922, VPRS 28/P3 Unit 656 Item 182/933. Henry McCullagh probate papers, 1902, VPRS 28/P2 Unit 617 Item 83/457. Horsham Times, as cited.

James Watson probate papers, 1917, VPRS 28/P3 Unit 816 Item 157/210.

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Melton Express, as cited.

Nelson, Phillipa and Lesley Alves, 2009, *Lands Guide: A guide to finding records of Crown Land at Public Records Office Victoria*, Public Records Office Victoria, Melbourne.

Parwan History Group, 2010, *Parwan: A history*, Parwan History Group, Bacchus Marsh. Parwan Parish Plan.

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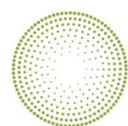
Powell, J. M., 1970, *The Public Lands of Australia Felix: Settlement and Land Appraisal in Victoria 1834-91 with special reference to the Western Plains*, Oxford University Press, Melbourne.

Thomas Cain probate papers, 1913, VPRS 28/P2 Unit 88 Item 18/677. Victorian Heritage Database (VHD), as cited.

Physical Description

The property formerly known as Hill Farm at 81 Browns Lane, Parwan, is a small homestead complex located on the plateau overlooking the Parwan Creek and Werribee River valleys with a backdrop of mountain ranges that include Table Top, the Pentland Hills and Mount Macedon. The property is accessed via a gravel driveway which may originally have extended to the rear of the house. The garden is comprised largely of coppiced mid twentieth century Sugar Gums with later native plantings.

The complex comprises a modest brick homestead (c.1860s) with a modern twentieth century addition to the rear, a brick outbuilding (possibly a former cool room/dairy or meat house) and associated underground domed tank, and two weatherboard outbuildings, one believed to have been the former dairy, and its associated circular brick tank.



The brick homestead is of a typical vernacular design with a simple gabled roof form with skillion integrated verandah and is symmetrically arranged. Unusually, the skillion form of the building addresses Browns Lane rather than being set to the rear as is more typical. The roof, which is clad in galvanised corrugated iron was replaced in the 1990s and it is possible that modifications were made to the original verandah form to integrate the main roof and verandah at this time. At each end of the gable roof form an original face brick chimney with corbelled top survives intact. The façade of the building is typical of the period, with a central front door flanked by multi paned double hung timber sash windows with dressed stone sills. The front doorway has a segmentally arched head and arch bar plus voussoirs and worn stone threshold and is original, although the front door is a replica Victorian style door. A substantial modern addition is located to the north (rear) of the brick dwelling.

A short distance to the west of the homestead is a small brick outbuilding, constructed of the same face brick, with a brick lined floor and is likely to date to the 1860s. Each of the windows and door to the building has a solid timber lintel. There is one fixed pane window on the western elevation. An early ledged and braced vertical boarded timber door is set to the southern end of the eastern elevation, although the remainder of the wall is covered by vegetation.

The building has variously been described as a former dairy or former butcher's room, although the original use has not been confirmed. Between the dwelling and this building is a domed underground brick lined tank, which has been rendered, and the pump handle removed (although it remains on site).

Further west of the above building there is a small outbuilding with a gable roof clad in corrugated galvanised iron. The walls are unpainted square edge weatherboard. This building has a single ledge and brace vertical door and small four paned fixed window on the east elevation. The use of this building is not known.

To the north east of the dwelling is a small gable roofed weatherboard outbuilding, also believed to have been a dairy with a ledge and brace vertical board door offset from the centre of the northern elevation. The roof is clad in galvanised corrugated iron and the walls in square edged, unpainted weatherboard. Adjoining the building is a large open top circular brick tank.

There are a number of modern outbuildings and above ground tanks scattered throughout the site.

Comparative Analysis

There are a number of mid to late Victorian era farm complexes which are included in the Heritage Overlay of the Moorabool Planning Scheme, including several in the vicinity of Bacchus Marsh. This reflects the importance of the reforms of the Land Acts which from 1862 allowed selection of lands, and a permanency of tenure, leading to the construction of permanent buildings on farms.

Although several intact complexes from the 1860s are included in the Heritage Overlay in areas such as Maddingley and beyond, the majority of farm complexes in the Parwan area have either lost, or had the original homestead substantially altered. Most of the original dwellings were of timber construction, as were the outbuildings.

The relevant comparative examples which survive within the immediate Parwan locality generally consist of gable roof outbuildings clustered around a central homestead which has been either relaced or substantially remodelled in the twentieth century.

HO195 'Nerowie' Outbuildings, 52 Bucklers Road, Parwan, consists of a range of weatherboard clad gable roof outbuildings, including a weatherboard dairy, corrugated iron outbuildings and drystone walls. The outbuildings have been separated from the original farmhouse (the house is located in the Shire of Melton). This is perhaps contextually and aesthetically the most comparable example to the subject site. The place is of historical significance for its association with the important Staughton family – major landholders in the Melton area from the 1850s, and as rare surviving nineteenth century buildings in Parwan demonstrating the early farming history and settlement of the area. The place is of aesthetic significance as an intact collection of farm buildings which demonstrate a typical range of farm outbuildings from the late Victorian period.

HO173 "Blinkbonnie" farmhouse and Dethridge Irrigation Wheel, 176 Werribee Vale Road, Parwan. The farm complex of Blinkbonnie dates from the same period as the Browns Lane property and retains a dwelling surrounded by outbuildings. However, the original Victorian dwelling has been subsumed into a later 1926 Interwar farmhouse and numerous changes have been made to the outbuildings which reduces the overall integrity of the complex to the Victorian period. The place is identified as having historical significance as an example of the early farms established in the area, and the long use as a farm. The changes to the buildings is of historical significance for demonstrating the changing operations and fortunes of the farmers who have occupied the property.

Comparatively, 81 Browns Lane demonstrates the early agricultural and farming pursuits of Parwan from the 1860s onwards as well as both Blinkbonnie and Nerowie outbuildings. The outbuildings at the subject site are clustered around the 1860s brick dwelling, and the varying dates (mid Victorian/late Victorian) and materials of the buildings (brick/timber) demonstrate changing approaches to construction and availability of materials, as well as the operations of the Brown family farm. The surviving tanks (both domed and circular) are also important in demonstrating the uses of the outbuildings, and are not a feature which is retained on other comparable sites within the vicinity. The 1860s brick dwelling itself has had its integrity compromised somewhat by the construction of the large modern addition to the rear. However, it is still able to be clearly read as an 1860s structure, and retains much of the original fabric, footprint and form of the original building. It is one of the only 1860s farming dwellings in the area to survive and is considered to be a rare example of a masonry dwelling which survives from this period within the broader area, as only 4 masonry farmhouses from this period survive. Aesthetically, the three outbuildings, the wells and the dwelling are visually connected due to their proximity to each other. This reinforces the historical associations between the structures and provides evidence of an integrated family and working life common in smaller farms from the nineteenth century.

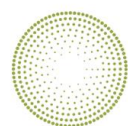
Statement of Significance

What is Significant?

Hill Farm, 81 Browns Lane, Parwan, is significant. The following features contribute to the significance of the place:

- The brick farmhouse (c.1860s)
- The brick and timber outbuildings and the associated brick wells

The modern addition to the rear of the brick house and the modern outbuildings and tanks are not significant.



How is it Significant?

Hill Farm, located at 81 Browns Lane, Parwan, is of local historical significance to the MooraboolShire.

Why is it Significant?

Hill Farm, located at 81 Browns Lane, Parwan is of historical significance as it demonstrates the pattern of settlement and establishment of small farms within the area, and more broadly across the municipality as a result of the 1862 Land Acts, which allowed selectors to achieve security of tenure. It is associated with the early establishment of the Parwan agricultural district and recognised as one of the oldest farming complexes within Parwan. (Criterion A)

Hill Farm is considered a rare surviving example of an 1860s farming complex with later nineteenth century developments, including the brick house (c.1863), brick outbuilding and well (c.1860s), weatherboard outbuildings and wells (c.1880-1900). There are only a small number of farming complexes from the nineteenth century which survive in the former Parwan Agricultural district, and the retained complex of buildings is particularly unusual in the locality. (Criterion B)

Statutory recommendations

Include in Schedule to the Heritage Overlay at Clause 43.01 of the Moorabool Planning Scheme. *The schedule should be set out as follows*

| PS Map ref | Heritage Place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| HO1 94 | Hill Farm 81 Browns Lane, Parwan Statement of Significance: Hill Farm, Statement of Significance, September 2022 | No | No | No | Yes – brick and timber outbuildings and brick wells. | No | No | No |

Proposed curtilage HO194

- Prepare Delist HO Map for existing HO194, removing the existing Heritage Overlay from 75 Browns Lane, Parwan.
- Apply HO194 to a portion of 81 Browns Lane, Parwan as shown in map below.

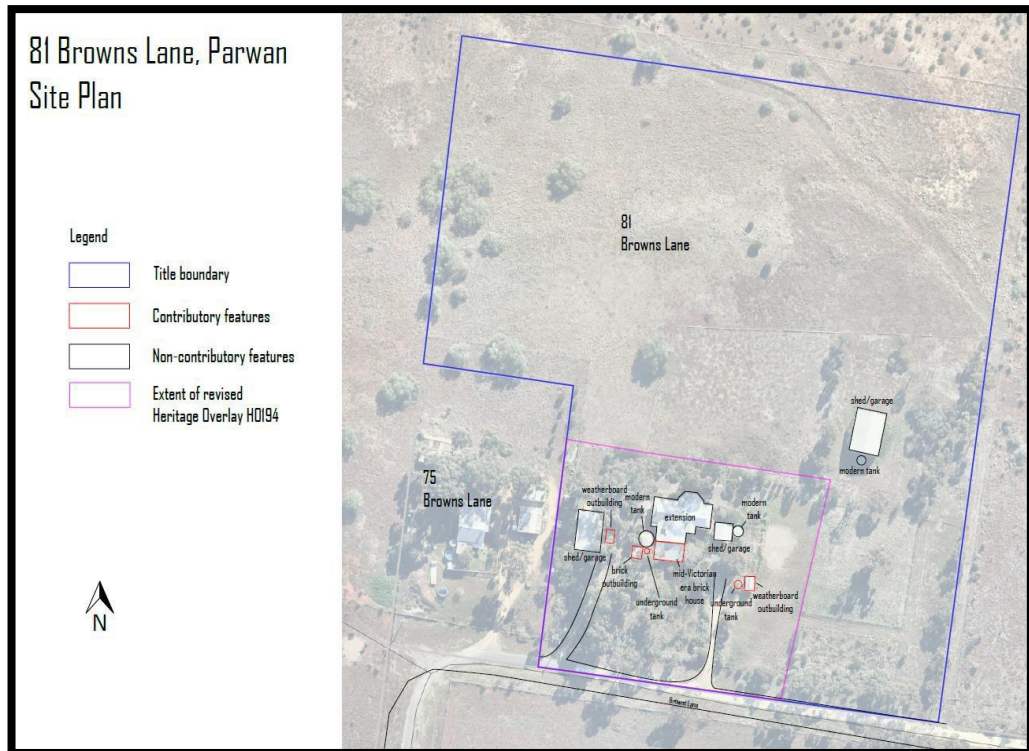


Figure 3 Title boundary of 81 Browns Lane, Parwan (blue line). Proposed curtilage for HO194 shown by pink line.

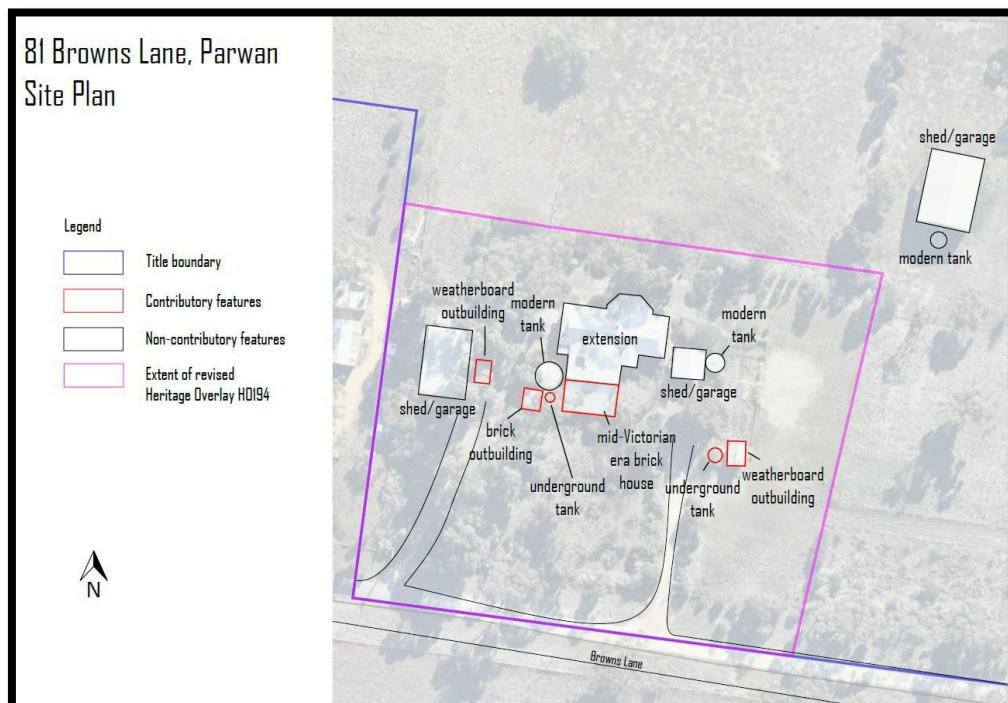


Figure 2 Details of location of elements within proposed curtilage for HO194. Contributory elements in red.

