

Historical archaeological site card

Heritage Inventory number and name

FORMER DRESDEN VILLA SITE
H7822-2434

Date received

Thursday, 18 July 2024

Date accepted

30/7/2024

Hermes Number

212374

1. Place details

Place name:

BILLILLA

Heritage Inventory Number (if any):

Other or former names:

"Dresden"

Municipal Council:

BAYSIDE CITY

Address:

26 HALIFAX STREET, BRIGHTON

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

Mapsheet name and number (1:100,000 only): Melway 67 F12

2. Cadastral location

County:

Parish:

Moorabbin

Historical archaeological site card

Township:

Section:

Allotment:

Standard Parcel Identifier (SPI): 1\TP904981

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

First Name:

Surname:

Business or organisation name:

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 YES

Site is recorded on the Victorian
Aboriginal Heritage Register NO

6. Current description of site

Please provide description:

The site is located within the grounds of Billila, in the north-western corner of the property. The area is landscape, and predominately covered by grass, with part of the driveway to Billila, some mature plantings and garden beds.

Date recorded: Tuesday, 30 April 2024

On Victorian Heritage Register H1155

On Heritage Overlay HO188

Associated sites: No

7. Place history

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

The former nineteenth century villa, "Dresden", was located in the north-western corner of the current grounds of Billila. The exact construction date has not been confirmed, but it appears to have been built between 1885 and 1887. The Brighton rate books of 1887 and 1890 described the building as weatherboard, with either 8 or 9 rooms, owned and occupied by Charles Bruhn. The land associated with the property is listed as extending approximately 90 feet (27 metres) along Halifax Street and 123 feet (37 metres) to Belle Avenue.

Bruhn later leased the property to tenants, but in the early twentieth century the building does not have a separate listing in the directories, indicating it had been incorporated into the Billilla property. It appears to have been demolished by 1910.

8. Analysis of site (interpretation)

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

The footprint of the nineteenth century villa, Dresden, and the adjacent fernery, seen in the MMBW plan of 1906, is an area of high sensitivity.

The area of the house may include subsurface archaeology such as footings and deposits associated with habitation in the late nineteenth and early twentieth century; the lining of the cellar in particular is an element that could remain, given the lack of disturbance in this area. Since Dresden's demolition, this area appears to have been mainly used for landscaping, indicating a low level of disturbance. The footings of the fernery are not known, but was likely a lightweight structure, with less archaeological potential than the house itself.

9. Statement of Significance

What is significant?

The site previously contained an early nineteenth century weatherboard villa constructed between 1885 and 1887. The villa and associated land was later acquired by the adjacent mansion Billila, before its demolition in the early twentieth century. The site has since been part of the landscaped garden at Billila.

How is it significant?

The site is of potential archaeological significance.

Why is it significant?

Historical archaeological site card

The site has the potential to contain intact footings and deposits associated with the former villa "Dresden", that may provide information on the construction of a Victorian dwelling, and its occupation.

10. Suggested Protection : Heritage Inventory

11. Threat

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

This area will be disturbed as part of future services provision for Billilla.

12. References / Informants

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

Lovell Chen, Billilla, Brighton, Conservation Management Plan, 2022

Sands & McDougall Directory

City of Brighton Rate Books

Melbourne Metropolitan Board of Works detail plan no. 2143

Historic aerial photographs

13. Attachments

- Spatial Extent files MK.jpg
- Site card supporting documents MK.pdf
- Application form MK.pdf
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-

14. Recording archaeologist's details

First Name:	Michelle
Surname:	Knehans
Business or organisation name:	Lovell Chen
Position title:	
Business or company address:	Level 5, 176 Wellington Parade, East Melbourne Victoria 3002
Email address:	
Telephone:	(03) 9667 0848

15. Declaration

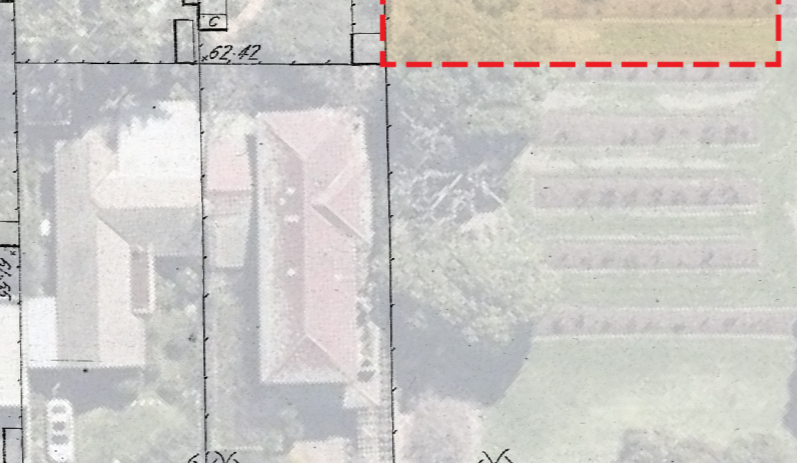
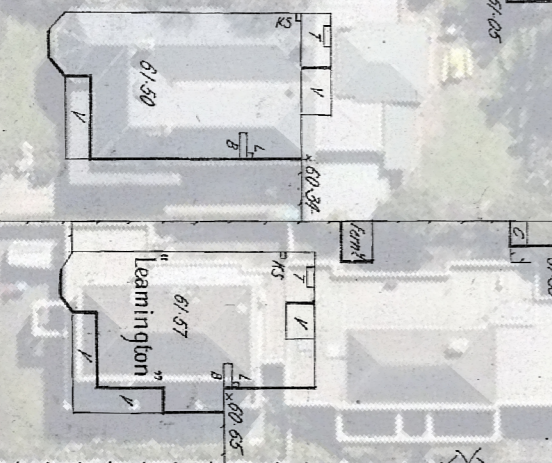
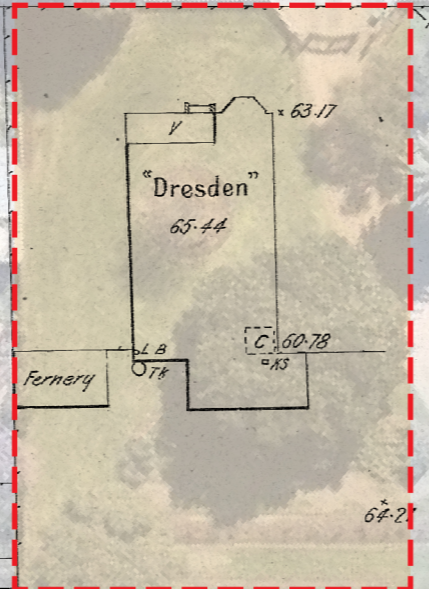
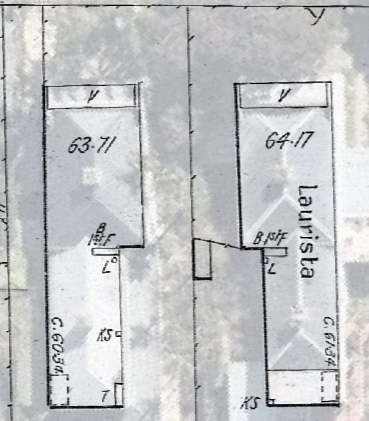
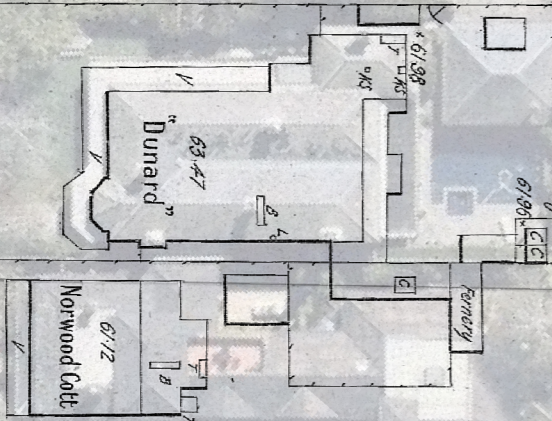
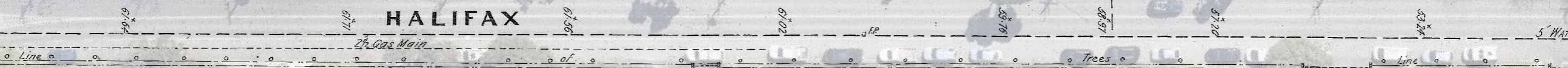
I state that the information I have given on this form is correct to the best of my knowledge.

65-58
"Sidmouth"

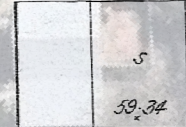
54-37
"Warrock"

HALIFAX

ACK ST



BELL AVENUE



58-21

BILLILLA, BRIGHTON

PREDICTIVE ARCHAEOLOGICAL STUDY

26 Halifax Street, Brighton, Victoria, 3186

April 2024

Prepared for



Prepared by

LOVELL CHEN

A series of horizontal lines in various colors (blue, green, yellow, red, purple) are positioned below the name Lovell Chen.

ACKNOWLEDGEMENT OF COUNTRY

This report was prepared on the lands of the Wurundjeri people who have been custodians of this land for thousands of years. We acknowledge their stories, connection to land, water and culture which is embedded in Country. We pay our respects to their Elders past and present and acknowledge that this report includes a post-contact history that forms only a small part of the ongoing story.

Billilla is located on the lands of the Bunurong people, who are, and have always been the custodians of this land. We pay our respects to the Elders past and present, and acknowledge the stories, traditions and cultures of all Aboriginal and Torres Strait Islander people.

Quality Assurance Register

The following quality assurance register documents the development and issue of this report prepared by Lovell Chen Pty Ltd in accordance with our quality management system.

Project no.	Issue no.	Description	Issue date	Approval
20230070	1	Predictive Archaeological Study	11/04/2024	LB/MK

Referencing

Historical sources and reference material used in the preparation of this report are acknowledged and referenced as endnotes or footnotes and/or in figure captions. Reasonable effort has been made to identify and acknowledge material from the relevant copyright owners.

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Cover image: Billilla, home of William Weatherley, in 1895

Source: H93.64/34, State Library Victoria

1.0 INTRODUCTION

This predictive archaeological study has been prepared for Bayside City Council and addresses the property known as 'Billilla', 26 Halifax Street, Brighton, included in the Victorian Heritage Register as VHR H1155, and in the Bayside Heritage Overlay as HO188.

The report forms part of the due diligence process to inform the management and master planning for the site. The focus of the study is the use and development of the site during the post-contact period; Aboriginal cultural heritage sensitivity will be addressed separately.

2.0 SITE OVERVIEW

The subject site comprises a parcel of land bounded by Halifax Street to the north-west, Hall Street to the north-east, and subdivisions at the south-western and south-eastern boundaries, with a frontage to Belle Avenue in the irregularly shaped portion of the southern boundary (Figure 1). The majority of the property is garden areas.

The mansion is situated towards the rear (south) of the site. It is a rendered brick building, constructed in a generally single-storey form with a three-storey tower and a one- and two-storey service wing to the rear. The house is accessed from a crescent-shaped drive from Halifax Street, and is positioned largely to the centre of the site and set back from the street. The original villa was constructed in 1878, with later alterations including a major addition that wrapped around the front of the earlier building that was added in c. 1907-09. The property also incorporates a series of Victorian-era outbuildings, including a coach house, as well as remnant formal garden.

The site boundaries have been changed a number of times since the nineteenth century. The bulk of the current parcel was once part of larger landholdings belonging to William Weatherley that included paddocks, land with stables and another house. In the early 1900s, likely prior to the commencement of the 1907-1909 works to the residence, an adjacent parcel of land fronting Halifax Street was incorporated into the property. A timber villa residence on this site was demolished. These were sold in 1933, and this land was subdivided. A strip of additional land to the south-east was incorporated in the 1930s.

The subject site in its entirety is included the Victorian Heritage Register as VHR H1155, with the extent described as (Figure 2):

1. All of the buildings known as 'Billilla' marked B-1 to B-7 (excluding the toilet block) on Plan 602013 endorsed by the Chair, Historic Buildings Council and held by the Director, Historic Buildings Council.
2. All of the land as marked L-1 on Plan 602013 endorsed by the Chair, Historic Buildings Council and held by the Director, Historic Buildings Council, being all of the land described in Certificate of Title Volume 5978 Folio 462.¹

The place is included as HO188 in the Heritage Overlay of the Bayside planning scheme, reflecting the VHR registration.

¹ 'H1155 – Billilla', Victorian Heritage Register, Heritage Council of Victoria, Victorian Heritage Database, <https://vhd.heritagecouncil.vic.gov.au/places/2383>, accessed 15 February 2024.



Figure 1 Aerial of the site, with the approximate site boundaries shown
Source: Nearmap, 29 October 2023

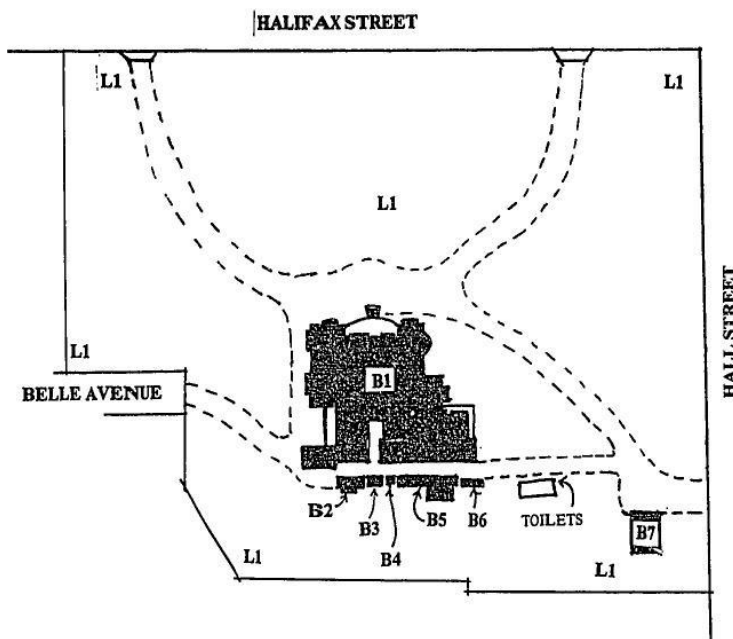


Figure 2 VHR registration plan for Billilla (VHR H1155) with the Billilla mansion and outbuildings (identified as B-1 to B-7), with north to the top right of the image
Source: Heritage Victoria, Victorian Heritage Database

3.0 METHODOLOGY

The historical archaeological potential of the subject site has been assessed by way of historical research to establish the development of the site over time. Particular reference is made to the history contained in *Billilla, Brighton, Conservation Management Plan* (Lovell Chen, 2022). The research has been undertaken in order to establish the building patterns and likely levels of disturbance at the site, since the late nineteenth century.

Key sources consulted for the research include the following:

- MMBW Plans, State Library Victoria
- Photographs, State Library Victoria
- Aerial photography produced by Airspy and Newmark Aerial Photography, a
- Historical aerial photography collection, Landata, Secure Electronic Registry Victoria (SERV)
- Photographs and archival records from Bayside City Council,
- *Australian Home Beautiful*
- City of Brighton rate books, various dates, Public Record Office Victoria, accessed via www.ancestry.com,
- Sands & McDougall street directories, and
- Lovell Chen photo archives.

4.0 HISTORICAL SITE DEVELOPMENT

4.1 Site chronology

This section provides an overview history of developments at the site. It draws mainly on the CMP.

1878	Construction of original single-storey Italianate villa residence with tower at the Halifax Street site for Robert White
1888	1888 Purchase of property by pastoralist William Weatherly, who renamed it 'Billilla' after his sheep farm near Wilcannia, New South Wales. Architects Smith and Johnson undertake works to the property, including addition of billiard room and stables.
1906	Weatherly engages architect Walter Butler to undertake extensive alterations and additions to his residence. The resulting design was an elaborate Art Nouveau remodelling of the house, both externally and internally, including additional rooms and porch. Works were completed by c. 1909.
1930s	Subdivision and sale of residential allotments in Weatherly estate, reducing the size of the Billilla property.
1973	The last member of the original Weatherly family to reside at Billilla, Violet Weatherly, dies.
1975	Billilla is acquired by the then City of Brighton and is operated as a cultural centre and events venue.

1996	Billilla is added to the Historic Buildings Register (now the Victorian Heritage Register).
2000s	Billilla is occupied by independent schools, including Xavier and Yesodei Hatorah College.
2022	Planned return to Council occupation and some community use. Community consultation is undertaken by Bayside.
2024	Due diligence and master planning undertaken

4.2 Phases of development

The history of development at the site is closely linked to construction and development of the estate and can be understood in three phases:

- Early development (nineteenth century)
- 1900–1950
- 1950–Present

Each phase is addressed below, with the current site boundary marked on images.

4.2.1 Early development (nineteenth century)

The first post-contact building constructed at the site was the villa residence for Robert Wright, which followed his 1878 purchase of the property, then comprising 7.5 acres of land. In 1879, he was recorded in the rate books as owning a 12-room brick house and land.² The single-storey house comprised a symmetrical facade, projecting portico and tower, and was designed in an Italianate style typical of the period. Wright died in 1882, and the property was leased to tenants until 1888. It was purchased by tenant Henry Butler in January 1888, who immediately sold it to William Weatherley. Weatherley and his descendants occupied the property from 1888 until the early-1970s.

Soon after purchasing the house, Weatherly engaged architects Smith and Johnson to undertake alterations to the property.³ Works included the addition of the billiard room, a six-stall stables building (on land adjacent to Hall Street that is no longer part of the property) and other outbuildings.⁴

The property can be seen in the c. 1888 photograph at Figure 3, the earliest visual evidence of Billilla. The image shows the early form of villa, with the 1888 billiard room addition, glasshouse visible to its right (west), and the driveway, garden beds and grassed areas to the front. Note, the extant fountain had not yet been constructed.

² Town of Brighton, rate books, 1879, rate no 222, Public Record Office Victoria, accessed via www.ancestry.com, 4 October 2021.

³ *Argus*, 25 February 1888, p. 13.

⁴ Weatherley papers, State Library Victoria, as quoted in Allom Lovell Sanderson, *Billilla, 26 Halifax Street, Brighton Conservation Analysis and Management Plan - Volume 1*, 1986, p. 10.



Figure 3 Billilla, c. 1888-1900, viewed from the north-west
Source: H93.64_34, State Library Victoria

The property was surveyed 1893, shown at Figure 4. The 1878 residence with 1888 alterations is shown to have incorporated a verandah on three sides and a narrow service wing to the rear. The main access to Billilla was via a curved driveway from a set of gates on Halifax Street, which led to the house and separately to the coach house to the south-east of the house. The curved driveway continued to Halifax Street in the form of a narrower pedestrian path, with a gate to Halifax Street at the north-west of the site. Outbuildings, including the coach house and stables, are shown as located to the rear (south and east) of the property. The glasshouse, which is visible in the c. 1888 photograph, is shown at the south corner of the grounds.

A circular fountain is also shown on the 1893 plan. It appears to be in the same location as the present fountain.



Figure 4 Part of a plan showing the property of William Weatherley in 1893, with the approximate current boundaries of the property indicated on the map (north to the top of map); the fountain is represented by the red circle, and the orange arrows indicate the glasshouse and coach house (eastern corner). The property is smaller than the current property boundaries.

Source: Arts and Culture, City of Bayside

4.2.2 1900-1950

The earliest survey of the site in the twentieth century is the 1906 Melbourne and Metropolitan Board of Works (MMBW) plan, undertaken just prior to the major alterations of this period (Figure 5). The plan is broadly similar to the 1893 survey at Figure 4, and shows the main house in its late nineteenth century form, with outbuildings to south-east and glasshouse to the south. An additional feature included in this plan is the tennis court at the north. This is shown as being of asphalt and was orientated north to south. The tennis court was presumably in place by 1902, when this feature was listed in a lease advertisement for the house.⁵

The plan also shows an additional residence as part of the Billilla site, located at the western corner of the site. This building, 'Dresden', is shown as a villa sized residence, with projecting bay and verandah, and cellar on its eastern side, with an adjacent fernery to its west. The exact construction date has not been confirmed, but it appears to have been built between 1885 and 1887.⁶ The Brighton rate books of 1887 and 1890 described the building as weatherboard, with either 8 or 9 rooms, owned and occupied by Charles Bruhn.⁷ An rate book records the building as being of brick, however, this appears to be an error, and subsequent rate book entries revert to the description as wood.⁸ The land associated with the property is listed as extending approximately 90 feet (27 metres) along Halifax Street and 123 feet (37 metres) to Belle Avenue.⁹ Bruhn later leased the property to tenants, but by 1910 the building does not have a separate listing in the directories, indicating it had been incorporated into the Billilla property.¹⁰ This corresponds with it being shown as part of the property on the 1906 MMBW plan. The Brighton rate books are digitised up to 1900 only, as such rate book information for the twentieth century has not been accessed for this report.

The works to the residence comprised alterations and additions to the residence, expanding its footprint from the nineteenth century core. The result of this work is the current footprint of the Billilla residence.

Changes to the garden almost certainly accompanied the c. 1907 remodelling of the house. The north-west pedestrian path was reconfigured as a symmetrical continuation of the original drive from the north-east, appearing in the aerial of 1931 (Figure 8). Given the location of this driveway, it appears that the villa residence, Dresden, was demolished at this time, as the footprint of the house would likely intersect with the driveway, at least partially.

A large rose garden surrounded by a tall iron trellis system may have been constructed to the west of the house around this time and appears in a photograph thought to have been taken in the early

⁵ *Billilla, Brighton, Conservation Management Plan*, prepared for Bayside City Council by Lovell Chen, 2022, p. 6.

⁶ *Sands & McDougall* directory, 1885, 1890; City of Brighton, rate books, 1887, South Ward, rate no. 1923, , Public Record Office Victoria, accessed via www.ancestry.com, 22 March 2024.

⁷ City of Brighton, rate books, 1887, South Ward, rate no. 1923 and 1890, South Ward, rate no. 3116, Public Record Office Victoria, accessed via www.ancestry.com, 22 March 2024.

⁸ City of Brighton, rate books, 1895, Central Ward, rate no. 2200, 1897, Central Ward, rate no. 2169 and 1898, Central Ward, rate no. 2152, accessed via www.ancestry.com, 22 March 2024.

⁹ City of Brighton, rate books, 1887, South Ward, rate no. 1923 and 1890, South Ward, rate no. 3116, Public Record Office Victoria, accessed via www.ancestry.com, 22 March 2024.

¹⁰ *Sands & McDougall* directory, 1895, 1900, 1905.

twentieth century (Figure 7). It is likely that this garden occupied part of the land which formerly comprised the neighbouring villa.

In 1918, a storm caused extensive damage to both house and garden, including the loss of many of the garden's early trees and palms, but it is not known if there was damage to external structures as a result.¹¹



Figure 5 MMBW detail plan, no. 2143, 1906, with approximate present-day boundary indicated. Survey undertaken prior to the c. 1907-09 works. Note, section of land at south-east shown as part of a neighbouring property, now part of the Billilla site
Source: State Library Victoria

¹¹ *Billilla, Brighton, Conservation Management Plan*, prepared for Bayside City Council by Lovell Chen, 2022, p. 11.

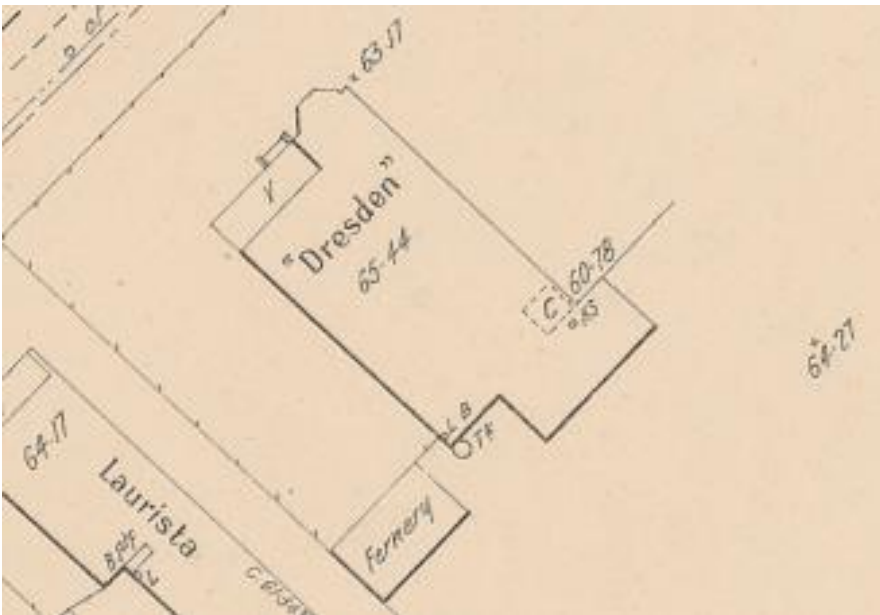


Figure 6 Detail view of MMBW detail survey, showing the footprint of the neighbouring villa, Dresden. The cellar is shown as a C
Source: Source: State Library Victoria



Figure 7 Undated photograph of Billilla, c. 1909-18; the rose garden is in the foreground, with the trellis boundary visible behind it
Source: City of Bayside

The property can be seen in the 1931 aerial photograph at Figure 8, with the present footprint of the residence and expanded semicircular driveway visible. The demolition of the neighbouring villa, Dresden, is also evident in this image. The tennis court was still extant at this time, and a narrow access path is visible from Belle Avenue at the south-west. In 1933, the Weatherley family subdivided and sold the adjacent land to the east for residential development, with the present boundary of the property in place by 1935 (Figure 9).¹² A strip of land was added to the south-east boundary, formerly garden area of the residence, Woodlands, which was located to the south-east of Billilla. That property was subdivided and redeveloped in the twentieth century. The photograph at Figure 10 shows the present location of the fountain.

Two further MMBW plans were produced in 1936 and 1949, however, these plans replicate the earlier detail plan and do not reflect Billilla in the mid-twentieth century, aside from the removal of the villa, Dresden from these plans. They are included at Figure 11 for completeness, but should not be relied upon as an accurate representation of the property in the mid-twentieth century.

The aerial of 1945 (Figure 12) is generally similar to the 1931 aerial photograph. In terms any change, it shows the reduced size of the coach house, as compared to the 1893 plan and 1931 aerial, and the south-eastern boundary was extended by 1935, which appears to have resulted in some minor changes to plantings at the rear of the site. There also appears to be a circular garden feature approximately in the former location of the neighbouring villa.



Figure 8 Aerial photograph of Billilla, 1931, current property boundary shown in red
Source: Land Victoria Aerial Photography Collection, Landata, SERV

¹² *Weekly Times*, 28 October 1933, p. 14; *Argus*, 15 January 1938, p. 17.



Figure 9 The title boundary in 1935, which continues to the present day
Source: Certificate of Title, Volume 5978, Folio 462, Landata



Figure 10 View of the front lawn, fountain and main elevation of Billilla, 1940
Source: *The Australian Home Beautiful*, Vol. 18 No. 4, 1 April 1940, p. 7



Figure 11 Detail of MMBW 160':1" plan, no. 86, Brighton, updated in 1936 at left and MMBW plan, 1949, both showing the c. 1906 form of the property and do not reflect the contemporary layout of the property. Dresden, however, is shown to be removed.
Source: State Library Victoria



Figure 12 Aerial view of Billilla in 1945, with the current boundary indicated; the tennis court, glass house (indicated by orange arrow) and rose garden are still visible; the coach house has been truncated by this point, and the extension to the boundary of the property to the south-east is evident
Source: Historical Aerial Photography Collection, Landata, SERV

4.2.3 1950-Present

Following the death in 1973 of the last surviving member of the Weatherley family who occupied the residence, the City of Brighton acquired Billilla from the grandchildren of William Weatherly in 1975.¹³ The site was used as a school from the 2000s until early 2022.

There are a number of aerial photographs which demonstrate the relative lack of change at the site since the mid-twentieth century. The oblique aerial photograph at Figure 13 shows the residence, the truncated coach house, and the mature plantings, particularly to the east and south of the site. A border hedge is visible along the Hall Street boundary.

The aerials of 1963 (Figure 14) and 1972 (Figure 15) show a 'fading' of some of the formalised landscape features: the tennis court and the rose garden at the west.

By the time of the 1996 oblique aerial (Figure 16), the toilet block had been constructed, as part of the Council ownership and operation of the site. The area adjacent to the truncated coach house had been adapted as a service yard. Little change appears to have occurred on the site aside from these relatively minor interventions. A circular garden feature, at the north-west of the site, visible in this aerial, is in the approximate location of the nineteenth century villa, which had been demolished in the early twentieth century.



Figure 13 Aerial view of Billilla in 1951
Source: Airspy, Brighton, State Library Victoria, H2010.91

¹³ Certificate of Title, Vol. 5978 Fol. 462, Landata, Victorian Land Registry Services.



Figure 14 Aerial photograph of Billilla, 1963
Source: Historical Aerial Photography Collection, Landata, SERV



Figure 15 Aerial of Billilla in 1972
Source: Historical Aerial Photography Collection, Landata, SERV



Figure 16 Billilla in 1996, photographed from the west; and an interpretation of the rose garden has been reinstated (without the previous fence). The circular garden feature at the bottom of the image marks the approximate location of the nineteenth century villa, Dresden
Source: Newmark Aerial Photography, copy provided by Bayside City Council

5.0 ANALYSIS

5.1 Built form summary

Built form and construction at Billilla has largely been concentrated in the south-eastern part of the site, where the main house and outbuildings are located. The footprint of the nineteenth century residence was enlarged to the north during the renovations of the early twentieth century, but remained generally the same to the rear of the house. Many of the late-nineteenth century outbuildings remain in place in the property. The existing fountain is located in the same position as the fountain shown in the 1893 plan. The remainder of the property has been otherwise generally open, including hard landscape features such as driveway and tennis court, as well as garden and grassed areas. The section of land to the south-east, was added in the c. 1930s, but historical evidence suggests that this was only ever garden/undeveloped land when part of the adjacent property.

Located initially outside of the Billilla property, the timber villa, Dresden, was incorporated into Billilla in the c. early-1900s before being demolished. The former site of Dresden has since been used for various garden beds and features; no substantial construction has taken place in this location since its incorporation in to Billilla.

5.2 Areas of potential archaeological sensitivity

There are some areas at the site that present as having a level of archaeological sensitivity:

- The footprint of the nineteenth century villa, Dresden, and the adjacent fernery, seen in the MMBW plan of 1906 (Figure 5), is an area of **high** sensitivity. The area of the house may include subsurface archaeology such as footings and deposits associated with habitation in the late nineteenth and early twentieth century; the lining of the cellar in particular is an element that could remain, given the lack of disturbance in this area. Since Dresden's demolition, this area appears to have been mainly used for landscaping, indicating a low level of disturbance. The footings of the fernery are not known, but was likely a lightweight structure, with less archaeological potential than the house itself.
- The current built form of the coach house is a truncated version of the structure that was present at this site until the mid-twentieth century. There has been little disturbance of this area, which has been used as a service area, since the late twentieth century. As such, the extended footprint of the nineteenth-century coach house is an area of **moderate-high** sensitivity.
- The late-nineteenth-century glasshouse was located in the southern corner of the property. The construction of the footings is not known, although the lighter materiality indicates lower archaeological potential for this site. This is an area of **moderate** archaeological sensitivity.
- The former tennis court site is of **moderate** archaeological sensitivity; however, the asphalt may have been dug up in the course of landscaping works, reducing its archaeological potential.
- The footprint of the former rose garden is an area of **low** archaeological sensitivity. Footings of the former trellis may still be found, but it is expected that these – along with the configuration of the garden beds – would have been disturbed by subsequent landscaping and gardening works.
- The land in the 1930s property extension to the south-east may also include traces of the circular driveway of 'Woodlands', the estate located to the south-east of Billilla during its early history. It could also include other remnant paths and outbuildings – either of which could explain the lighter area along the south-eastern property boundary in the aerial photo of 1931 (Figure 8). However, this is considered to be an area of **low** archaeological sensitivity.
- As the outbuildings at the south-eastern boundary of Billilla performed a service role, there is a possibility that deposits - such as tools - may be found in the surrounding area.

There may also be traces of earlier roadways and paths, including in the western corner of the property, where the original winding configuration of the driveway was altered and made symmetrical in the early twentieth century.

Areas of potential archaeological sensitivity are shown at Figure 17.



Figure 17 Aerial view of Billilla Homestead, with areas of high (red), moderate (yellow) and low (blue) archaeological potential marked (approximately)
Source: Nearmap, 29 October 2023

6.0 CONCLUSION

This report presents the findings of a predictive archaeological assessment of Billilla, to inform the management and master planning for the site. This assessment has identified potential areas where historical archaeological remains relating to the nineteenth- and twentieth-century development of the site may be present. The potential for remains may provide further information/evidence related to this use.

Pursuant to Section 127 of the *Heritage Act 2017*, a site card must be prepared and submitted to Heritage Victoria within 30 days of the discovery of an archaeological site. Heritage Victoria will then assess the site for inclusion on the Victorian Heritage Inventory (VHI), which is a list of known historical (non-Indigenous) archaeological sites in Victoria. These sites are protected under the *Heritage Act 2017*.

If the site is included on the VHI, any subsurface works within the VHI site would need approval (by way of consent) prior to being undertaken.