

# Historical archaeological site card

*Heritage Inventory number and name*

HAYTERS' SHEEP DIP AND STOCK YARDS, CANNUM  
H7325-0012

*Date received*

Friday, 14 March 2025

*Date accepted*

1/4/2025

*Hermes Number*

212764

## 1. Place details

Place name:	HAYTERS' SHEEP DIP AND STOCK YARDS, CANNUM
Heritage Inventory Number (if any):	
Other or former names:	
Municipal Council:	YARRIAMBIAK SHIRE
Address:	HARDERS ROAD, CANNUM, VIC 3393 (NO NUMBER; ALLOT. 19, PARISH OF CANNUM)
Geographical coordinates (GDA94 or WGS84) expressed in degrees and decimals of a degree:	
Mapsheet name and number (1:100,000 only):	Warracknabeal 7325

## 2. Cadastral location

County:	Borong
Parish:	Cannum

# Historical archaeological site card

Township:	-
Section:	-
Allotment:	19
Standard Parcel Identifier (SPI):	19\PP2330

## 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	NO
Site is recorded on the Victorian Aboriginal Heritage Register	NO

## 6. Current description of site

Please provide description:

The site encompasses the location of an extant (partially preserved) circular 'ring' type brick sheep dip, an adjacent timber floor/platform (likely a dripping/drying pen), and an associated stock yard area (evidenced by extant fence posts). The site also encompasses: the footprint of a former farm shed (likely shearing shed) identified from 1940s aerial imagery; and an area of land surrounding the above structures/former structures where there is potential for associated archaeological deposits and/or features dating from the nineteenth to early-twentieth century to be preserved. Historic research suggests that the sheep dip, associated farm building/s and stock yards were likely built by members of the Hayter family during the late-nineteenth or early-twentieth century.

[Photographs and a site plan are included in the submitted site card supporting document (Dolling & Crotty, 2025)].

Date recorded: Wednesday, 22 January 2025

On Victorian Heritage Register

On Heritage Overlay

Associated sites: No

## 7. Place history

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

The site is located within Crown Allotment (CA) 19, Parish of Cannum, which was first purchased outright from the Crown by George Phillip Hayter in 1884 (DCLS, 1877; DLS, 1916). However, a review of historic records indicates that Hayter was likely occupying CA 19 under licence from the Crown by 1877 as land selected under Section 20 of the Land Act 1869 (DLS, 1877; Hamilton Speculator, 02 Oct. 1877, p. 3; Map 3). Under this Act a three year occupation licence could be issued for surveyed land; if improvements could be demonstrated to have occurred at the end of this term, the selector had the right to apply for a seven year lease or to purchase the land outright (Nelson & Alves, 2009). George Hayter and his wife Angelina (nee Lewis) originally immigrated to Australia from England in the 1850s before settling in the Cannum/Warracknabeal area

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in c.1875, reportedly living in a tent for some time on their arrival to the district (The Ballarat Star, 24 Feb. 1923, 10; Hamilton Speculator 29, Mar. 1876, p. 2; Horsham Times, 28 Sep, 1937, p. 2).

George and one of his sons, Frederick, would go on to purchase additional allotments of land south and east of CA 19 during the late-nineteenth and early-twentieth century, consolidating their holdings into a single farming property. By the early-twentieth century Frederick appears to have been managing allotments purchased by himself and his father as a mixed-used farm combining: grazing – sheep and small numbers of cattle, cropping (wheat), and a small scale orange orchard (Horsham Times, 18 Jan 1907, p. 1, 25 Jan 1907, p. 1 & 03 Jul 1931, p. 2 ; Weekly Times, 15 Oct 1921, p. 25). Ownership of CA 19 was formally transferred from George to Frederick in 1912 (SOV, 1883 & 1899). Given that the architectural materials evidenced in the sheep dip and stock yards (i.e., hand-pressed bricks, hand cut timbers and rose head (wire) nails) are suggestive of a pre-c.1900 construction date, it is likely that the sheep dip and yard (identified at the site) were constructed by the Hayter family and were in operation by the early-twentieth century (see Section 2.2 for additional details).

Frederick Hayter sold the property (encompassing CA 19) to Alfred Stanley Rodda in 1939. Rodda was a local farmer who had established farm elsewhere in the Warracknabeal/Horsham area prior to purchasing the Hayter farm. Members of the Rodda family retained ownership of the property until 1979, and appear to have primarily focused on wheat cropping activities during this period (The Farmer and Settler, 21 Sep. 1951, p. 14; SOV 1884, 1899 & 1977).

In an aerial image dating to 1946, the location of the sheep dip is evident with two standing structures: one larger rectangular structure (southeast of the sheep dip, likely a shearing shed) and a second smaller shed/building (west of the sheep dip, likely the draining/dripping pen). While it is possible that the 'shearing shed' (and less likely the sheep dip and yards) were built by the Rodda family after their 1939 purchase, the buildings material and construction method evident at the site (as discussed above), and the fact that the Hayter family were known to have been grazing sheep on the farm during their ownership period, suggests that the evidenced complex of farm structures associated with sheep management were constructed by the Hayter family.

A preliminary review of aerial imagery indicates that the large shed (presumed shearing shed) was extant as a standing structure until the 1960s (see Map 6), and was demolished/removed prior to 2003 (Google Earth Pro, 2025). Land encompassing the footprint of the sheep dip, stock yard and former shearing shed does not appear to have been subject to significant ploughing activity; i.e., the site does not appear to have undergone significant ground disturbance during the period c.1946 to present (Google Earth Pro, 2025). A north-south oriented farm access track located to the immediate east of the nominated site extent appears to have been mechanically graded relatively recently, but is evident in aerial imagery from c.2003 (Google Earth Pro, 2025).

[Maps and additional details of source material referenced above are included in the submitted site card supporting document (Dolling & Crotty, 2025a)].



## 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 encompasses an extant (partially preserved) circular 'ring' type sheep dip and stock yards, and the location of a former farm shed associated with this sheep dip. Land encompassing the footprint of the sheep dip, stock yard and former shearing shed does not appear to have been subject to significant ploughing activity; i.e., the site does not appear to have undergone significant ground disturbance during the period c.1946 to present. Any preserved archaeological features and/or deposits have the potential to be associated with the c.1877 to 1939 occupation of the land by George Hayter and his family, who were amongst the earliest European settlers in the Cannum region.

Additional details are provided in the submitted supporting document (Dolling & Crotty, 2025a).

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## 9. Statement of Significance

What is significant?

The visible remains of a nineteenth to early-twentieth century sheep dip (brick), adjacent timber platform (likely drying/dripping pen), remnant fence posts marking the location of the former stock yards, and any additional archaeological features, deposits and historic modifications to the landscape that relate to the occupation/function of the site as a sheep management facility (dip and shearing shed) during the period c.1877 to c.1939.

How is it significant?

The site is of historical and archaeological significance at a local level.

Why is it significant?

The site is historically significant as it is associated with the construction and subsequent operational use of the sheep dip, yard and farm (shearing) shed during the late-nineteenth to early twentieth century (c.1877 to 1939) during ownership/occupation of the land by the Hayter family. The historic farming property encompassing/associated with the site is of local heritage significance due to its association with George Hayter

# Historical archaeological site card

and his family, who occupied land selected under Section 20 of the Land Act 1869 during the 1870s and were amongst the earliest European settlers in the Cannum region. The establishment of farming properties under this Act had a significant impact on settlement patterns in the region.

The site has archaeological significance for its potential to contain historical archaeological features, deposits and artefacts associated with the construction and early occupation period (c.1877 to c.1939), including (but not necessarily limited to): the site's currently identified primary features – a brick sheep dip, timber platform/floor (dripping/drying pen) – and stock yards; and an associated former shearing shed, which is likely contemporary with these features.

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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

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

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Dolling, W. & Crotty, D. (2025a) 'Site Card Supporting Document: Hayters' Sheep Dip and Stock Yards, Cannum'. Melbourne, VIC: Heritage Insight P/L.

Dolling, W. & Crotty, D. (2025b) 'Historic Heritage Assessment - Addendum Report - Warracknabeal Energy Park'. Melbourne, VIC: Heritage Insight P/L.

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## 13. Attachments

- Site card supporting documents DC.pdf
- Spatial Extent files DC.zip
- Application form DC.pdf
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- 
- 

## 14. Recording archaeologist's details

First Name:

Surname:

Business or organisation name: Heritage Insight Pty Ltd

Position title:

Business or company address: 53 Stubbs Street, Kensington Victoria 3031

Email address:

Telephone:

## 15. Declaration

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

# HERITAGE INSIGHT

SITE CARD SUPPORTING DOCUMENT

## Hayters' Sheep Dip and Stock Yards, Cannum

AUTHOR

Wendy Dolling & David Crotty

DATE

March 14, 2025



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## Document Control

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## Acknowledgments

Heritage Insight Pty Ltd would like to acknowledge and thank the following people for their assistance and participation in this assessment:

### ***WestWind Energy Development***

Thomas Walker (Project Manager)

Jeelan Haddad (Senior Planning and Environment Officer)

Cara Hadzig (Community Liaison & Land Tenure Assistant)

### ***Landholders***

Heritage Insight acknowledge the assistance of all landholders who provided access to their property during the field survey stage of the project.

## Abbreviations

<b>CA</b>	Crown Allotment
<b>DELWP</b>	Department of Environment, Land, Water and Planning
<b>DCLS</b>	Department of Crown Lands and Survey
<b>DLS</b>	Department of Lands and Survey
<b>GDA94</b>	Geocentric Datum of Australia 1994
<b>HHA</b>	Historical Heritage Assessment
<b>HV</b>	Heritage Victoria
<b>LGA</b>	Local Government Area
<b>MGA</b>	Map Grid of Australia
<b>WAEP</b>	Warracknabeal Energy Park

*Please note that all maps in this report are prepared using Victorian Government Standard GDA94 MGA coordinates (Zone 54).*



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# 1 Introduction

## 1.1 Background/Site Identification

The nominated site (Hayters' Sheep Dip and Stock Yards, Cannum) was identified in January 2025 during a field survey conducted as part of a Historical Heritage Assessment (HHA). The HHA was undertaken on behalf of Warracknabeal Energy Park Pty Ltd for the proposed Warracknabeal Energy Park (WAEP). Results of the HHA relevant to the nominated site are provided in this supporting document. The finalised HHA (Dolling & Crotty, 2025), submitted to Heritage Victoria as additional supporting documentation with this site card, should be consulted for details of the history of the broader region relevant to the nominated site.

## 1.2 Site Location

The site is located on private property – currently part of an operational farm – in the regional Parish of Cannum (see Map 1). The property is bordered by Boundary Road (south), Harders Road (east), Gregson Road (west) and open farmland (north). Cadastral details for the parcel of land encompassing the nominated site are provided in Table 1.

Table 1: Cadastral Details

ADDRESS:	Harders Road, Cannum, VIC 3393 (no street number)
LOTS:	Allot 19, Parish of Cannum (part)
SPI:	19\PP2330 (part)
PARISH:	Cannum
LGA:	Yarriambiack

## 1.3 Field Survey Methodology

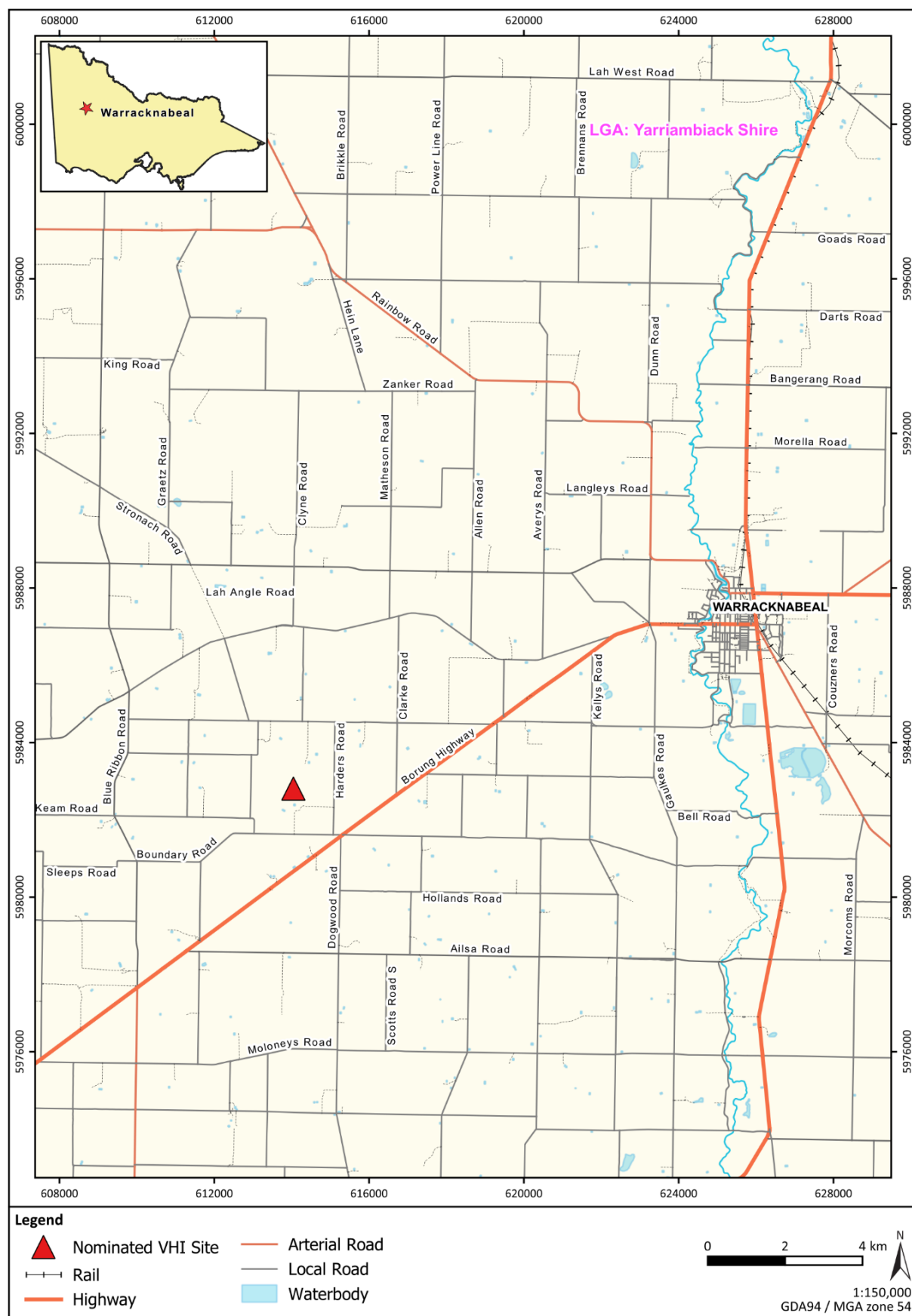
The site was identified during a field survey undertaken on 22 January, 2025 by Wendy Dolling and David Crotty (Heritage Insight P/L). Land within and in the immediate vicinity of the identified site was traversed on foot; field notes were taken during the survey, recording identified historic features, and any evident historical modifications made to the landscape. Photographs were taken using a Nikon D5600 DSLR; a range pole with 200mm increments was used for photographic scale. The locations of all significant site features were mapped using a hand-held DGPS unit (providing sub-0.25m accuracy) and a scale plan of the main site features was created on-site. Photographs were also taken to allow for the creation of a photogrammetry model and orthoimage of the main structural features (sheep dip and adjacent timber floor/platform) using a Nikon D5600 DSLR (see Section 6, Figure 2). A georeferenced site plan illustrating the location and extent of features identified during the field survey and discussed in text is provided in Section 6 (Figure 1).

### FIELD SURVEY LIMITATIONS

At the time of the site survey land encompassing/in the vicinity of the nominated site was covered by grass and structural debris, resulting in variable ground surface visibility (very low to moderate; 0-50%). In line with the commissioned scope of the HHA (during which the site was identified), the area

of land subject to the field survey was limited to land within/in the immediate vicinity the proposed works footprint for the WAEP (see Map 2).





Map 1: Location of the Nominated Site



Map 2: Current Conditions and Field Survey Location/Extent

Note: The works footprint marks the WAEP current proposed area of impact.



## 2 Historic Background/Site History

### 2.1 Land Ownership/Occupation

The nominated site encompasses an extant (partially preserved) circular 'ring' type sheep dip and stock yards, and the location of a former farm shed associated with this sheep dip. Preliminary historic research suggests that the sheep dip, associated farm building/s and stock yards were likely built by members of the Hayter family during the late-nineteenth or early-twentieth century. A summary of research undertaken to date is provided below.

The identified site is located within Crown Allotment (CA) 19, Parish of Cannum, which was first purchased outright from the Crown by George Phillip Hayter in 1884 (DCLS, 1877; DLS, 1916). However, a review of historic records indicates that Hayter was likely occupying CA 19 under licence from the Crown by 1877 as land selected under Section 20 of the *Land Act 1869* (DLS, 1877; *Hamilton Speculator*, 02 Oct. 1877, p. 3; Map 3). Under this Act a three year occupation licence could be issued for surveyed land; if improvements could be demonstrated to have occurred at the end of this term, the selector had the right to apply for a seven year lease or to purchase the land outright (Nelson & Alves, 2009). George Hayter and his wife Angelina (nee Lewis) originally immigrated to Australia from England in the 1850s before settling in the Cannum/Warracknabeal area in c.1875, reportedly living in a tent for some time on their arrival to the district (*The Ballarat Star*, 24 Feb. 1923, 10; *Hamilton Speculator* 29, Mar. 1876, p. 2; *Horsham Times*, 28 Sep, 1937, p. 2).

George and one of his sons, Frederick, would go on to purchase additional allotments of land south and east of CA 19 during the late-nineteenth and early-twentieth century, consolidating their holdings into a single farming property. By the early-twentieth century Frederick appears to have been managing allotments purchased by himself and his father as a mixed-used farm combining: grazing – sheep and small numbers of cattle, cropping (wheat), and a small scale orange orchard (*Horsham Times*, 18 Jan 1907, p. 1, 25 Jan 1907, p. 1 & 03 Jul 1931, p. 2; *Weekly Times*, 15 Oct 1921, p. 25). Ownership of CA 19 was formally transferred from George to Frederick in 1912 (SOV, 1883 & 1899). Given that the architectural materials evidenced in the sheep dip and stock yards (i.e., hand-pressed bricks, hand cut timbers and rose head (wire) nails) are suggestive of a pre-c.1900 construction date, it is likely that the sheep dip and yard (identified at the site) were constructed by the Hayter family and were in operation by the early-twentieth century (see Section 2.2 for additional details).

Frederick Hayter sold the property (encompassing CA 19) to Alfred Stanley Rodda in 1939. Rodda was a local farmer who had established farm elsewhere in the Warracknabeal/Horsham area prior to purchasing the Hayter farm. Members of the Rodda family retained ownership of the property until 1979, and appear to have primarily focused on wheat cropping activities during this period (*The Farmer and Settler*, 21 Sep. 1951, p. 14; SOV 1884, 1899 & 1977).

In an aerial image dating to 1946, the location of the sheep dip is evident with two standing structures: one larger rectangular structure (southeast of the sheep dip, likely a shearing shed) and a second smaller shed/building (west of the sheep dip, likely the draining/dripping pen). While it is possible that the 'shearing shed' (and less likely the sheep dip and yards) were built by the Rodda family after their 1939 purchase, the buildings material and construction method evident at the site (as discussed

above), and the fact that the Hayter family were known to have been grazing sheep on the farm during their ownership period, suggests that the evidenced complex of farm structures associated with sheep management were constructed by the Hayter family.

A preliminary review of aerial imagery indicates that the large shed (presumed shearing shed) was extant as a standing structure until the 1960s (see Map 6), and was demolished/removed prior to 2003 (Google Earth Pro, 2025). Land encompassing the footprint of the sheep dip, stock yard and former shearing shed does not appear to have been subject to significant ploughing activity; i.e., the site does not appear to have undergone significant ground disturbance during the period c.1946 to present (Google Earth Pro, 2025). A north-south oriented farm access track located to the immediate east of the nominated site extent appears to have been mechanically graded relatively recently, but is evident in aerial imagery from c.2003 (Google Earth Pro, 2025).

Table 2: Land Ownership/Occupation of CA 19, Parish of Cannum (c.1877 to 1968)

CA 19, PARISH OF CANNUM, COUNTY OF BORUNG				~195 ACRES
DATE/S	OWNER/OCCUPIER			
c.1877	-	-	George Phillip Hayter ( <i>selector/lessee</i> )	
1884	Feb	09	George Phillip Hayter, owner – <i>farmer (Cannum)</i>	
1912	Dec	20	Frederick Hayter – <i>farmer (Cannum)</i>	
1939	Mar	09	Alfred Stanley Rodda – <i>farmer (Warracknabeal)</i>	
1968	Oct	21	Nellie Rodda – <i>widow (Warracknabeal)</i>	

## 2.2 Dating the Sheep Dip

The sheep dip comprises a circular pit constructed from hand-pressed bricks (water struck). Although hand-pressed bricks of this type were manufactured in Victoria into the early-twentieth century, they were gradually replaced by machine pressed bricks from the 1880s onwards; by the 1920s, use of hand-pressed bricks in new constructions was relatively rare (Ringer, 2008; Stuart, 2005; Stuart, 1987; Varman, 1993). It is therefore likely that the dip was constructed during the ownership/occupation of the land by the Hayter family (c.1877-1939). [Note: It is acknowledged that no detailed research into the use/re-use of hand-pressed bricks in rural areas such as Cannum has been undertaken to date. Additional research into the local brick manufacturing industry may identify a variable manufacturing date range or pattern of use for hand-pressed bricks in this regional area].

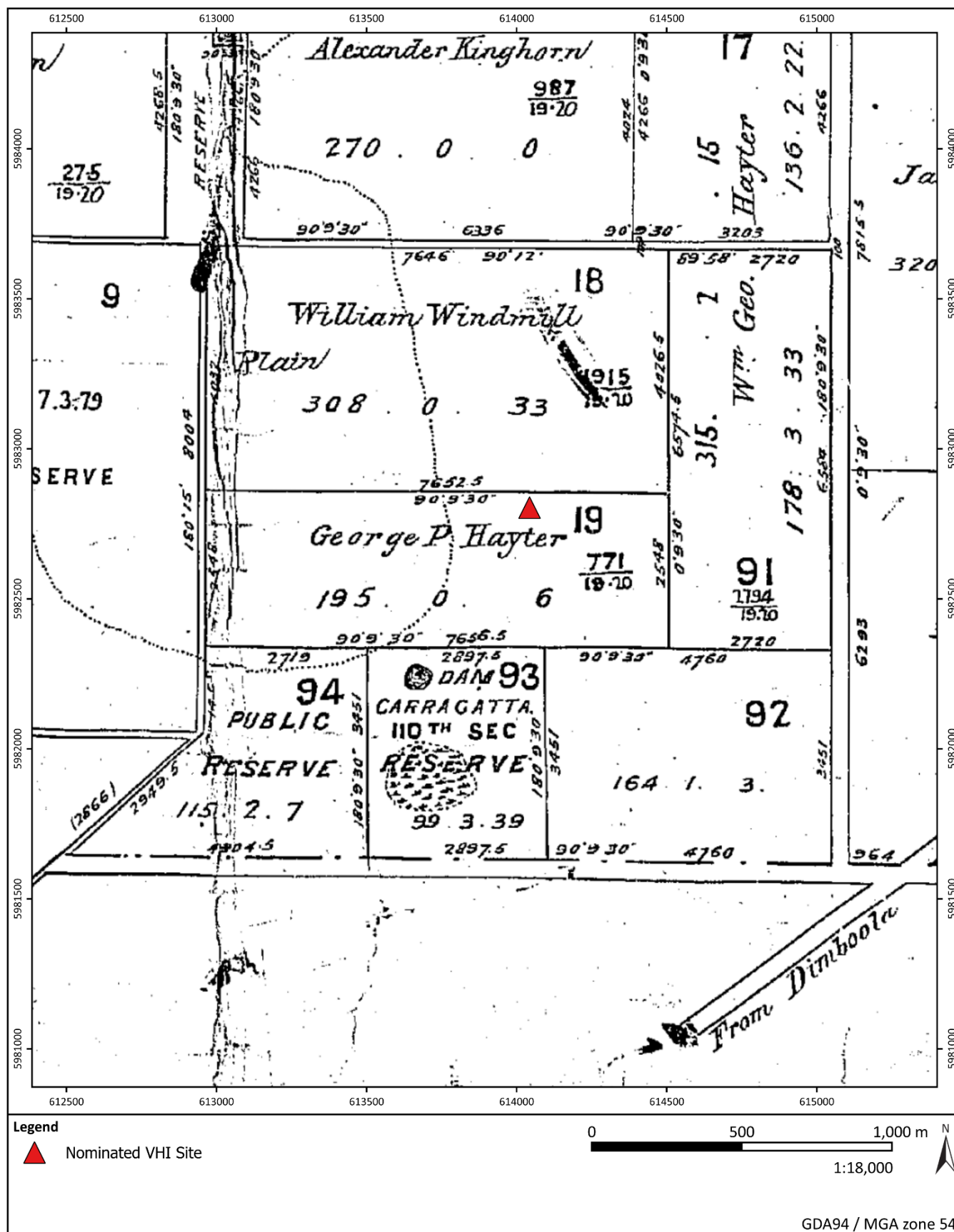
A rectangular timber floor/platform located adjacent to the dip (west) likely represents the remains of a dripping/drying pen (i.e., where the sheep would be temporarily held while the excess 'dip' drained from their wool), which were standardly located immediately adjacent to sheep dips. The remnant timber elements of this 'dripping/drying pen' and of the adjacent stock yard area consist of hand cut timbers, with some exhibiting hand cut notches or holes for timber rails. Very few nails were evident during the survey, however those that appear to be original to the structure (rather than later

modifications) are wire nails with 'rose' type heads, which have a manufacturing date range of c. 1853 to 1900 (Varman, 1987).

Sheep dips were constructed in Victoria from the earliest period of pastoral occupation to treat 'scab' (mite), lice and tick infestations in sheep. The introduction of '*The Scab Act 1870*' and the '*Sheep Dipping Act 1910*' are of particular significance to the history of sheep dips as these acts required infected sheep to be 'dipped' in an approved treatment solution by their owner (Fisher, 1998). While the precise date of construction of the identified sheep dip is uncertain, it is notable that the Hayter family were grazing sheep on the land by the early-twentieth century (e.g., *The Ballarat Star*, 05 Oct, 1910 p. 1; *Weekly Times*, 15 Oct. 1921, p. 25); and potentially as early as the 1870s. As such, it is highly likely that George or Frederick Hayter would have need to construct the sheep dip on their farm by c.1910 at the latest when the *Sheep Dipping Act 1910* came into effect.

Late-nineteenth to early-twentieth century plans for sheep dips and associated yard areas include designs for circular 'ring' dips and rectangular 'channel' type dips (Fisher, 1998; William Cooper & Nephews Ltd, 1904). While the use of sheep dips was common, preliminary research (based on a review of Hermies Orion Data base; HV, 2025) suggests that circular dips of the type evidenced at the site are not a type that is common to Victorian farming sites. Rectangular 'channel' type dips are much more commonly described as being evidenced at Victorian sites.





Map 3: 'Parish of Cannum' (DCLS, 1877)

Note: CA 19 and adjacent land (east) CA 91 occupied by George Hayter (selected under Section 20, *Land Act 1869*) by 1877. CA 19 was purchased outright by Hayter in 1884.



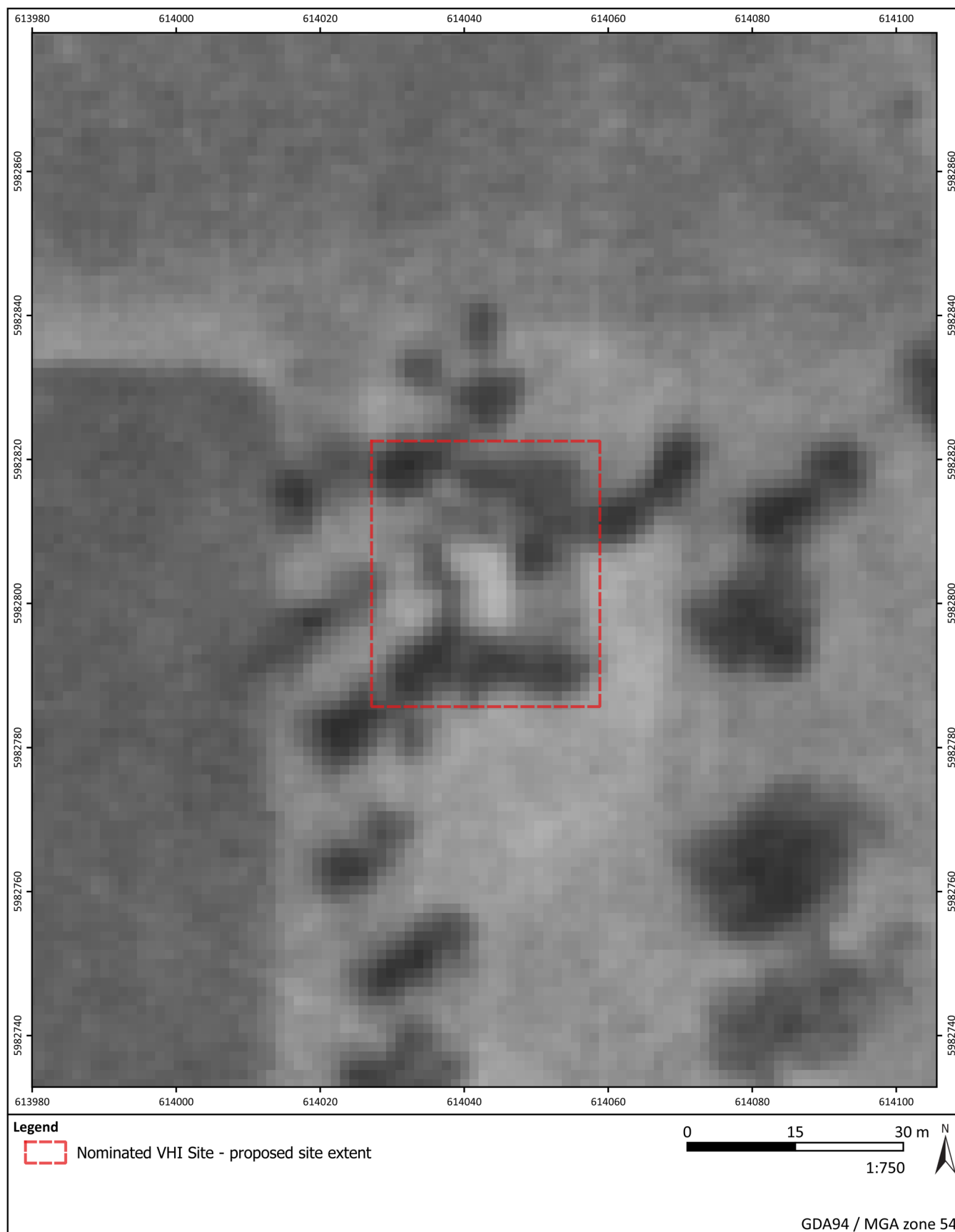
Map 4: 1946 Aerial Image of Nominated Site and Surrounding Land (DLS, 1946)

Note: Large shed (presumed shearing shed) evident within site. Farm residence and additional buildings and orchard located a significant distance to the southeast of the site.



Map 5: 1946 Aerial Image of Nominated Site - Detail View (DLS, 1946)

Note: Sheep dip, 'drying/dripping' pen, large shed (presumed shearing shed) and linear (east-west) alignment of trees evident.



Map 6: 1963 Aerial Image of Nominated Site (CAP, 1963)

Note: Rectangular building (sheering shed) remains extant at this date. Image resolution prevents the identification (presence/absence) of additional structures at this date.

### 3 Site Description

The nominated site encompasses the location of an extant brick sheep dip, an adjacent timber floor/platform (likely a dripping/drying pen), and an associated stock yard area (evidenced by extant fence posts). The site also encompasses: the footprint of a former farm shed (likely shearing shed) identified from 1940s aerial imagery; and an area of land surrounding the above structures/former structures where there is potential for associated archaeological deposits and/or features dating from the nineteenth to early-twentieth century to be preserved. The site is located on private farming land north of Boundary Road, Cannum.

The nominated site comprises the features described below, and illustrated in Map 7, Figure 1 to Figure 2, and Plate 1 to Plate 10:

- A semi-subterranean, circular brick feature identified as a nineteenth to early-twentieth century 'sheep dip'. The structure is constructed from brick (hand-pressed, water struck) with cement render and measures: outer diameter, ~3.0m; channel width, ~0.6m; depth, ≤ 1.6m. Sheep entry point to the dip is located on the east side of the structure; exit point is located on the west and is formed by a series of low brick steps leading to the 'dripping/drying' pen described below.
- In-situ, degraded timber floor/platform (floorboards) and associated posts immediately adjacent to the sheep dip (west) – likely a dripping/drying pen – measuring ~3.7m x 4.7m. A small number of nails embedded within this structure are wire nails, 'rose head' type; manufacturing date range c. 1853 to 1900 (Varman, 1987).
- In-situ and ex-situ timber posts and rails – part of the former stock yard area. Posts are hand cut/sawn; some include hand cut holes for fence rails.
- A low-density scatter of late-nineteenth to mid-twentieth century artefacts, including: domestic ceramic and glass; and architectural metal (nails and bolts) and hand-pressed bricks.
- An area of open grassed land encompassing the approximate footprint of a former farm shed (presumed shearing shed) evident in aerial imagery dating to the 1940s (see Map 5).
- A curtilage of land surrounding the above structures and features that potentially includes additional features and/or deposits associated with the nineteenth to early-twentieth century occupation of the site and functional use a sheep dip and shearing shed.

Though not assessed as being archaeologically significant (i.e., not recommended for protection as archaeological features), the proposed site extent currently encompasses the following additional features (see Figure 1):

- A number of mature and semi-mature trees extant at the site in the 1940s and historically associated with the sheep dip and shearing shed, including: individual native trees (eucalyptus) – likely deliberately retained for shelter/shade; and, a planted row of native and non-native trees; and

- A mounded pile of structural timber posts and timber cladding – likely part of the former/demolished shearing shed evident in the 1940s.

A north-south oriented farm access track located to the immediate east of the nominated site extent appears to have been mechanically graded relatively recently, but is evident in aerial imagery from c.2003 (Google Earth Pro, 2025). A scatter of artefacts is evident along this track. Although some fragments of potentially late-nineteenth century glass and ceramics were visible, the majority of artefacts in this scatter post-date c.1920 (e.g., machine-made bottle fragments). A number of artefacts post-dating c.1950 were also evident (e.g., aluminium bottle caps, plastic containers). Given the highly disturbed nature of this artefact scatter and the long-term use of this part of the property as an access track, the track and artefact scatter has been assessed as being of negligible to low archaeological significance and potential and as a result are not recommended for inclusion within the nominated site extent.

## 4 Assessment of Archaeological Value/Potential

The archaeological significance of the nominated site has been assessed against Heritage Victoria's significance threshold 'Policy for Determining Low Archaeological Value' (HV, 2018). As a result, the site has been assessed as: having 'low to moderate' archaeological value; and as meeting the threshold for listing on the Victorian Heritage Inventory (under the *Heritage Act 2017*) as an archaeological site of local significance.

### Significance Threshold A (archaeology)

Background research and the field survey indicate that:

- The site meets the definition of an archaeological site under the *Heritage Act 2017*.
- There is variable – 'low to moderate potential' – for archaeological features and deposits to be preserved within and in the immediate vicinity of the current visible structural elements of what has been identified as a sheep dip and adjacent 'dripping/drying' pen. In summary:
  - There is moderate potential for additional structural features dating from the late-nineteenth to early-twentieth century (not currently evident at surface level) to be preserved at the site.
  - There is moderate potential for landform modification such as site levelling, and water management (e.g. drainage channels) associated with the sheep dip to be preserved as archaeological features at sub-surface level.
  - There is low to moderate potential for significant archaeological deposits associated with the c.1877 to 1940s functional use of the sheep dip, and associated occupation of the site as a farming property, to be preserved in the immediate vicinity of currently visible structural features.



- Any preserved archaeological features and/or deposits have the potential to be associated with the c.1877 to 1939 occupation of the site as a farming property by the Hayter family, and the operation of the sheep dip, and are likely to be in a condition that could contribute to an understanding of the site's historic occupation and the structural layout of sheep shearing and dipping complexes of this period.
- While it is likely that there are multiple examples of sheep dips contemporary with this site currently preserved across Victoria's rural landscape, a preliminary review of listed sites suggests that only a small number are subject to statutory protection as archaeological sites (HV, 2025). In addition, 'circular' sheep dips are not commonly identified in surveys of historic farming properties and are not commonly evident in historic images of farms in Victoria reviewed during the preparation of this assessment. Linear or rectangular 'dips' appear to be the most common structural form used in Victoria. The circular 'sheep dip' may represent a relatively rare structural type and/or a regional variation in type and as such has moderate to high research potential.

### Significance Threshold B (place history)

The site has been assessed as having 'moderate' historic heritage significance at a local level. Background research indicates that:

- The construction and subsequent operational use of the sheep dip, yard and farm shearing shed is likely associated with the late-nineteenth to early twentieth century (c.1877 to 1939) occupation of this land by the Hayter family as a mixed-use farming property.
- The historic farming property encompassing/associated with the site is of local heritage significance due to its association with George Hayter and his family, who occupied land selected under Section 20 of the *Land Act 1869* during the 1870s and were amongst the earliest European settlers in the Cannum region.
- While the use of sheep dips was common in regional Victoria during the nineteenth and early-twentieth century, circular dips of the type evident at the site are not commonly recorded in Victoria's. As such, the site has historic significance as a representative example of operational sheep management facility (sheep dip, yard area and farm sheds) used in the region prior to the 1940s.

## 5 Statement of Significance

### *What is significant*

The visible remains of a nineteenth to early-twentieth century sheep dip (brick), adjacent timber platform (likely drying/dripping pen), remnant fence posts marking the location of the former stock yards, and any additional archaeological features, deposits and historic modifications to the landscape that relate to the occupation/function of the site as a sheep management facility (dip and shearing shed) during the period c.1877 to c.1939.

***How is it significant***

The site is of historical and archaeological significance at a local level.

***Why is it significant***Historical Significance:

The site is historically significant as:

- It is associated with the construction and subsequent operational use of the sheep dip, yard and farm (shearing) shed during the late-nineteenth to early twentieth century (c.1877 to 1939) during ownership/occupation of the land by the Hayter family.
- The historic farming property encompassing/associated with the site is of local heritage significance due to its association with George Hayter and his family, who occupied land selected under Section 20 of the *Land Act 1869* during the 1870s and were amongst the earliest European settlers in the Cannum region. The establishment of farming properties under this Act had a significant impact on settlement patterns in the region.

Archaeological Significance:

The site has archaeological significance for its potential to contain historical archaeological features, deposits and artefacts associated with the construction and early occupation period (c.1877 to c.1939), including (but not necessarily limited to): the site's currently identified primary features – a brick sheep dip, timber platform/floor (dripping/drying pen) – and stock yards; and an associated former shearing shed, which is likely contemporary with these features.

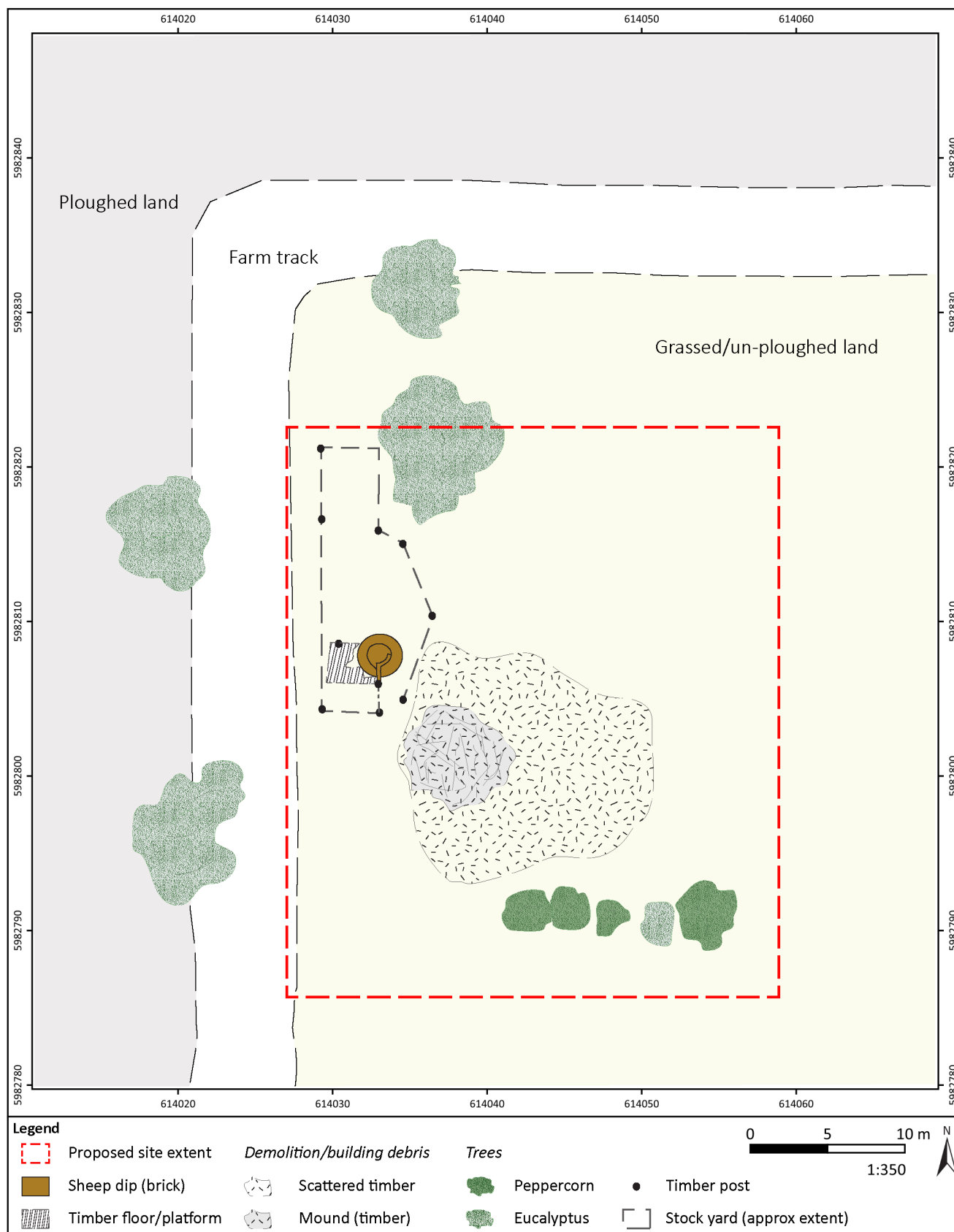


## 6 Nominated Site – Maps, Figures and Plates



**Map 7: Proposed Site Extent/Location – Current Condition**

Note: Aerial image dates to January 2024 – more recent high-resolution imagery of the site (e.g., Nearmap, January 2025) is not currently available.



**Figure 1: Georeferenced Scale Plan of Extant features Currently Evident within the Nominated Site Extent**

Note: Timber posts as depicted are not shown to scale. All other structural features (i.e., sheep dip and timber platform - dripping/drying pen) and landscape elements drawn to scale.





Figure 2: Orthomosaic of Brick Sheep Dip and Timber Platform ('dripping/drying' pen)

Note: 'Dip' entry point (east), and stair/ramp leading to timber 'dripping/drying pen' (west).

(Photogrammetry generated with Agisoft Metashape)





**Plate 1: Sheep dip and adjacent timber platform ('dripping/drying' pen) - view east**

Note: Timber posts of yard area visible to the east. Steps providing exit point for sheep from dip visible in the west.



**Plate 2: Sheep dip showing coursed bricks and render - view northwest**

Note: East side of dip; entry point for sheep.



**Plate 3: Sheep dip showing coursed bricks and render - view northwest**

Note: West side of dip; exit point for sheep.





Plate 4: Sheep dip and mounded timber (likely from former shearing shed) - view northeast



Plate 5: Example of hand cut timber post with remnant in-situ timber rail - view southeast

Note: Located northwest side of dripping /drying' pen.





**Plate 6: General view of stock yard area with sheep dip visible to the south - view south**

Note: Linear tree alignment and mounded structural timbers visible to the southeast.



**Plate 7: Northern end of stock yard area with collapsed timber posts and railing evident - view east**



**Plate 8: Nineteenth century transfer printed earthenware fragment (Asiatic Pheasant)**

Note: Surface artefact located - 1.0m south of sheep dip





Plate 9: Linear tree alignment (within proposed site) and general view of landscape south of the site – view north

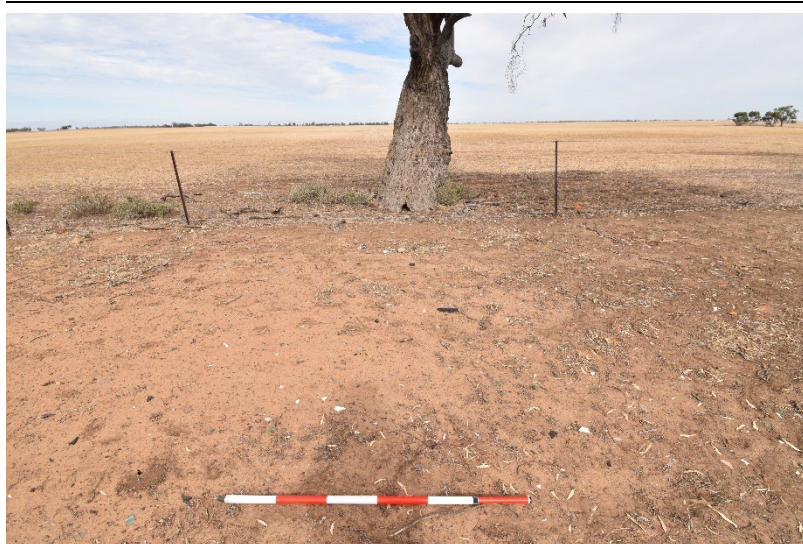


Plate 10: Graded farm track with scatter of disturbed artefacts (mixed nineteenth to late-twentieth century) – view west

Note: Given the heavily disturbed nature and extensive date range of manufacture evidenced in the artefact scatter, this portion of the landscape has not been recommended for inclusion in the site listing.



## References

### LEGISLATION

*Copyright Act 1968*

*Heritage Act 2017 (amended 2024)*

*Land Act 1869*

*Sheep Dipping Act 1910*

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*Horsham Times*, VIC (1882-1954)

*The Ballarat Star*, Ballarat, Victoria (1865-1924)

*The Farmer and Settler*, Sydney, NSW (1906-1955)

*Weekly Times*, Melbourne, VIC (1869-1954)

#### STATE OF VICTORIA (SOV) - LAND TITLES AND APPLICATIONS

REF. (DATE)	VOLUME/FOLIO	ISSUE DATE		LAND DESCRIPTION
(1884)	V1557/F312	1884 Feb.	09	Allotment 19, Parish of Cannum, County of Borung
(1899)	V2744/F632	1899 Feb.	10	Allotment 92, Parish of Cannum, County of Borung
(1977)	V9227/F967	1977 Jul.	29	Allotment 19, Parish of Cannum, County of Borung

**Note:** Land titles/applications are cited with State of Victoria (SOV) as the author and date of original title/application creation, e.g., (SOV, 1900).