

EXTENT



7 HARTINGTON STREET, NORTHCOTE

DESKTOP HISTORICAL ARCHAEOLOGY ASSESSMENT

Prepared for Hub Property Group

June 2024 — Draft 01



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1. INTRODUCTION

1.1. Project background

Hub Property Group have commissioned Extent Heritage Pty Ltd (Extent Heritage) to undertake a desktop historical archaeology assessment (HAA) for 7 Hartington Street, Northcote (hereafter referred to as the 'study area'), in advance of proposed works for the refurbishment and redevelopment of the Holy Monastery of Axion Estin. The site is currently owned and operated by the Greek Orthodox Archdiocese of Australia (GOAA).

The proposed development includes restoration of the existing heritage building, establishment of a multi-purpose community gathering point, and building and construction of new spaces including residences, carpark, an early learning centre, and hospitality and community spaces. The existing heritage building comprises of a church, function spaces, student accommodation, a book shop, and offices for the Greek Orthodox Archdiocese of Australia (GOAA).

The study area includes heritage listings associated with the 'Former Little Sisters of the Poor', which is included on the following statutory lists or registers:

- Victorian Heritage Register: Former Little Sisters of the Poor Home for the Aged (H1950) at 104-112 St Georges Road, Northcote.
- Victorian Heritage Inventory: Little Sisters of the Poor (H7822-0922) at 7-7A Hartington Street, Northcote. It should be noted that HV has proposed to delist this site and for its archaeological potential to be recognised under its VHR listing.
- City of Darebin Planning Scheme Heritage Overlay: Former Little Sisters of the Poor Home for the Aged (HO175) at 104-112 St Georges Road, Northcote.

The proposed development would likely result in the partial to complete removal of the potential archaeological resources, conditional on the approved development plans.

This HAA assesses the study area's potential to contain significant historical archaeological resources, and it determines what management actions will be required under the current legislation. Proposed works which may impact the site's archaeological values will require approval from Heritage Victoria under the Victorian *Heritage Act 2017*.

1.2. Study area

The study area is located at 7 Hartington Street, Northcote in the City of Darebin local government authority (Figure 1). It is located to the southeast of Northcote Train Station and occupies an area of 28,000m² along the length of Hawthorn Road to the north (Figure 2). To the east and west it is bounded by Hartington Street and St Georges Rd respectively. To the south, along an irregular shaped boundary is St Joseph's Retirement Home.

The area is located within a General Residential Zone (GRZ) which is included on the Heritage Overlay for Darebin Council. The study area is also subject to VHI and VHR designations, both attributed to their archaeological potential.

Currently the study area comprises of a church, college, function spaces, student accommodation, a book shop and offices for the Greek Orthodox Archdiocese of Australia. The built environment consists of heritage buildings of historic, architectural, and social significance to the State of Victoria. These buildings, now part of the monastery, were formally the convent, aged care home, chapel and mortuary of the Little Sisters of the Poor.

Property Details for 7 HARTINGTON STREET NORTHCOTE 3070

Lot and Plan No.	Lot 1 LP204716
Standard Parcel Identifier (SPI)	1\LP204716
Local Government Area (Council)	Darebin
DELWP Region	North and West Metropolitan

1.3. Proposed development

The proposed development project is progressing in consultation with relevant architects, Council and Heritage Victoria, in conjunction with a Conservation Management Plan. The stated objective is to restore the existing heritage buildings and develop new multi-purpose spaces on site. The proposed construction works are likely to be undertaken in stages and will comprise the refurbishment of the main convent building including upgrading the current church and the conversion of rooms within the south wing (Figure 3). The proposed new development works will also include the following changes within the wider study area:

- three storey basement carpark;
- Early Learning Centre for approximately 120 children;
- Conversion of apartments in the south wing of the Heritage building;
- Development of a minimum of 24 townhouses;
- Development of affordable housing apartments;
- Gallery Spaces and Makers Studios;
- Hospitality Space; and
- An Indoor and Outdoor Amphitheatre with seating for 500 people.

Site access and egress is proposed via St Georges Road for all visitors and either Hawthorn or Hartington Street for residents.

1.4. Report objectives

This report has been prepared with the following objectives:

- to identify any heritage listings (local, state and Commonwealth) within or relevant to the study area;
- to assess the study area's potential to contain historical archaeology;
- to assess the level of significance of the study area's historical archaeological resources;
- to identify whether the proposed development would impact on significant historical archaeological resources;
- to determine what legislative restraints and obligations under the *Heritage Act 2017* (Vic) and other relevant controls apply; and
- to provide clear articulation of heritage approval processes and outline any further archaeological investigation that may be required in advance of the study area's redevelopment.

1.5. Limitations

This report does not consider Aboriginal cultural heritage, including archaeology. An area of Aboriginal cultural sensitivity associated with the Merri Creek is noted to be registered within 300m of the study area, however; that is not a consideration of this report.

Furthermore, the study area is subject to other statutory (VHR and HO) and non-statutory (National Trust) listings ascribed to the study area's historical, architectural and social significance. This report acknowledges but does not make recommendations regarding such listings which are concerned with built form and fabric. The report is limited to an historical archaeological assessment of the study area.

This report presents the findings of a desktop assessment and has not been informed by a site visit.

Authorship

This report was prepared by Emily Simons (BA hons, MA) and Evangeline Mullins (B. Arts), with development history prepared by Billy Quinn (B. Arts and D.B.S.). This report has been reviewed by Anastasia Klasen (B. Archaeology and Anthropology).

EXTENT

HERITAGE ADVISORS

7 Hartington Street, Northcote

Study area

Drawn by: Alexander Murphy
 Checked by: Anastasia Klasen
 Date: 1/05/2024
 Projection: GDA 1994 MGA Zone 55
 Data sources: Extent, Nearmap, DEECA
 LGA: Darebin
 Parish: Jika Jika

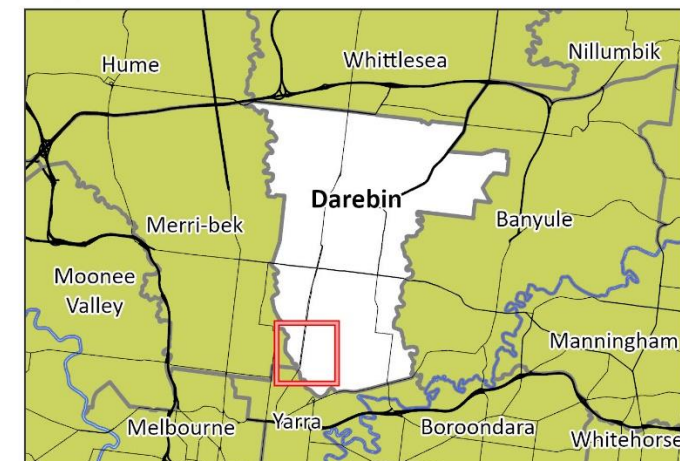
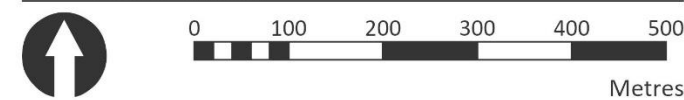


Figure 1. Location of the study area in context.

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7 Hartington Street, Northcote

- Study area
- Cadastral boundary

Drawn by: Alexander Murphy
 Checked by: Anastasia Klasen
 Date: 1/05/2024
 Projection: GDA 1994 MGA Zone 55
 Data sources: Extent, Nearmap, DEECA
 LGA: Darebin
 Parish: Jika Jika



Figure 2. Contemporary aerial image showing the study area outlined in red.

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7 Hartington Street, Northcote

- Study area
- Cadastral boundary

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Checked by: Anastasia Klasen
Date: 1/05/2024
Projection: GDA 1994 MGA Zone 55
Data sources: Extent, Nearmap, DEECA, Hub Property Group
LGA: Darebin
Parish: Jika Jika



Figure 3. Proposed development plan.

2. LEGISLATIVE CONTEXT AND HERITAGE DESIGNATIONS

The following section summarises the relevant legislation applicable to historical archaeology in Victoria, and the results of heritage database searches undertaken on 30 April 2024. Heritage listings applicable to the study area and properties in proximity to it are outlined below.

2.1. Heritage Act 2017

All places on the Victorian Heritage Register (VHR) and the Victorian Heritage Inventory (VHI) are legally protected under the *Heritage Act 2017*. Penalties apply for actions that may damage a place listed on either list in the absence of a permit (in the case of the VHR) or consent (in the case of the VHI) under the Heritage Act.

The Heritage Act confers blanket protection on all significant heritage material of over 75 years in age, regardless of whether it is included on a statutory list. This is particularly relevant to archaeological material. The VHI, under section 117 of the Heritage Act, lists all known archaeological sites and relics. Penalties apply if actions that may damage a listed place are undertaken without a consent under the Heritage Act. Under the Heritage Act an 'archaeological site' means a place (other than a shipwreck) which:

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

2.1.1. Victorian Heritage Register

The VHR provides a listing of places or objects, including buildings, structures and areas/precincts which have been assessed as being of outstanding cultural significance within the State of Victoria using criteria established by the Victorian Heritage Council.

Under the *Heritage Act 2017* (Vic.), a permit is required prior to works commencing within the curtilage of a VHR place. Should such a permit be required, consultation with Heritage Victoria should be undertaken early, during the planning stages of the project, to determine what level of management is required.

When a VHR listing includes associated archaeological remains, permits may include conditions regarding archaeological investigation of a place and include specific requirements regarding the management of recovered artefacts and ongoing curation.

The study area comprises the curtilage of VHR H1950, the *Former Little Sisters of the Poor Home for the Aged*, registered at 104-112 St Georges Road, Northcote (Figure 4 and Figure 7). The former Little Sisters of the Poor is attributed to its historic, architectural and social significance to the State of Victoria. This registration does not currently recognise potential archaeological resources, however, Heritage Victoria (HV) are in the process of changing the listing to recognise archaeological potential. Should this update proceed, a permit will be required prior to works taking place, and the archaeological resources will be managed through the permit conditions.

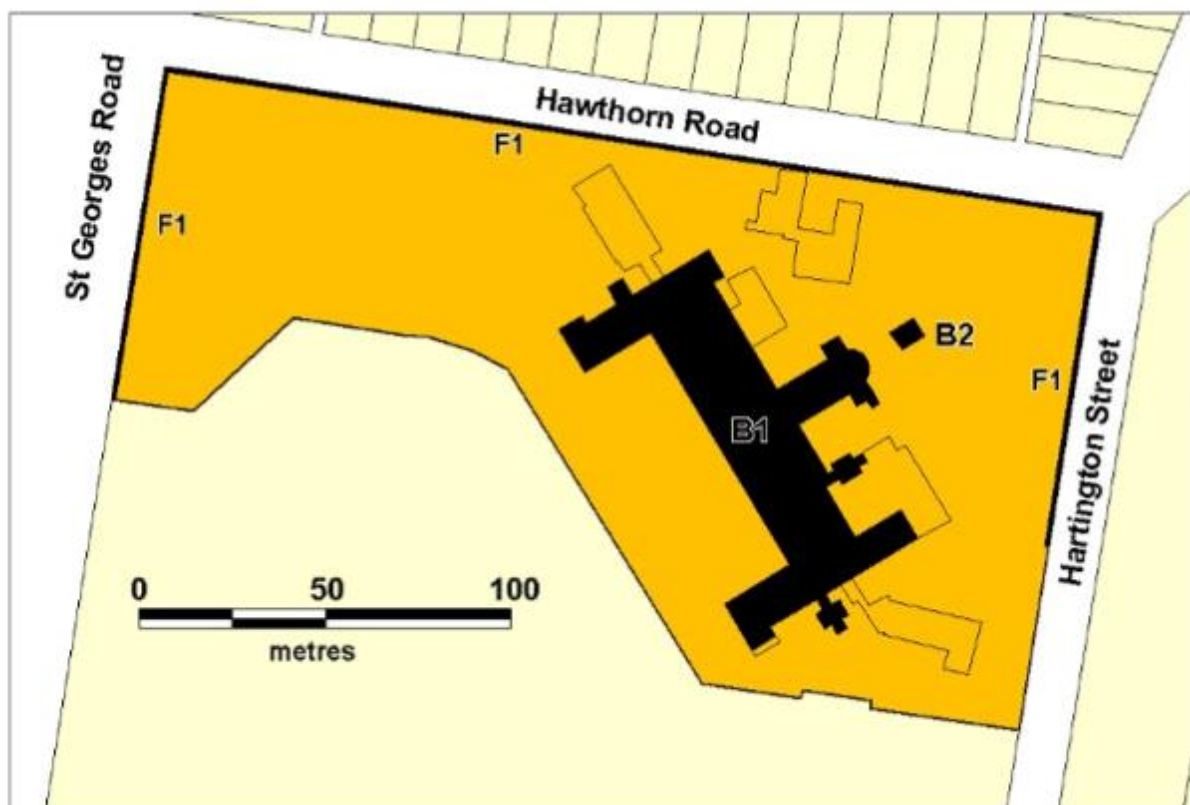


Figure 4 Extent of registration, B1 Main building, B2 Mortuary House, F1 Brick boundary fence.

2.1.2. Victorian Heritage Inventory

The archaeological potential and significance of the site are currently recognised through VHI listing H7822-0922. The study area includes the curtilage of VHI H7822-0922, registered as *Little Sisters of the Poor*, 7-7A Hartington Street, Northcote. The statement of significance notes that there is archaeological potential within the convent building for underfloor and associated deposits on land now occupied by the monastery of the Greek Orthodox Church.

However, following correspondence with HV, it is noted that the VHI listing is in the process of being delisted. This is in favour of its archaeological potential being recognised through the VHR listing. This process is not yet complete, however, this change will impact the required management of the site (see above).

If the process is not complete, the following will apply.

- if works are proposed that may disturb or destroy historical archaeological sites or places listed on the VHI, Consent to Damage is required in accordance with the Heritage Act;
- prior to issuing a Consent to Damage, Heritage Victoria will need to be satisfied that the archaeological resource has been appropriately investigated. This investigation may require separate consents (to uncover or excavate) prior to impact occurring and may have associated conditions such as archaeological excavation.

If the process is complete, the following will apply:

- if the archaeological resources are protected under the VHR listing, works will require a Permit, as discussed above.

An application for consents must be made on the prescribed form, and should be supported by accompanying details and plans of the proposed works and any other relevant supporting documentation (such as a consultant's report).

There are fees associated with applying for the consent that vary according to the nature of the proposed activity. Archaeological investigation, monitoring or mitigation works should be undertaken in compliance with Heritage Victoria's *Guidelines for Investigating Historical Archaeological Artefacts and Sites* (2017).

2.2. Planning and Environment Act 1987

The Victorian *Planning and Environment Act 1987* is the legislative basis for all planning schemes in the state. It was created to establish a framework for planning the use, development, and protection of land in Victoria. Protection of heritage through the *Planning and Environment Act 1987* is most often enacted through heritage overlays created as part of local council planning schemes.

The study area is subject to a Heritage Overlay (HO175), *Former Little Sisters of the Poor Home for the Aged*, under the City of Darebin Planning Scheme. Heritage place HO175 is registered at 104-112 St Georges Road, Northcote, in alignment with the VHR listing (Figure 8). The significance is attributed to the historical, architectural and social significance.

To the immediate south is HO96, which is described as the area bounded by St George's Road, Hawthorn Road, Hartington Street, Northcote. The heritage value of HO96 is not a consideration for this assessment.

2.3. Commonwealth Heritage Lists

The study area is not subject to any National or Commonwealth listing that would be a consideration under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

2.4. Non-statutory Lists

The study area is subject to a non-statutory National Trust listing file number B5179 - *Former Little Sisters of The Poor Complex*. The classification includes the whole complex, including the grounds, buildings, and perimeter walls and gates. The main building of the complex (1889-1909) is of state significance for its architectural value as the largest single 19th century charitable buildings to be inspired by Medieval architecture. The early farm buildings are of local significance as representative of the early rural stage of Northcote's development, and the first stage of the Home for the aged. The nearby timber chapel is notable for its picturesque detailing (Figure 5).



Figure 5. Foundation house (left) and chapel (right) in the present day. Source: Little Sisters of the Poor Oceania.

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7 Hartington Street, Northcote

- Study area
- Victorian Heritage Inventory
- Victorian Heritage Register

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Checked by: Anastasia Klasen
Date: 30/05/2024
Projection: GDA 1994 MGA Zone 55
Data sources: Extent, Nearmap, DEECA
LGA: Darebin
Parish: Jika Jika

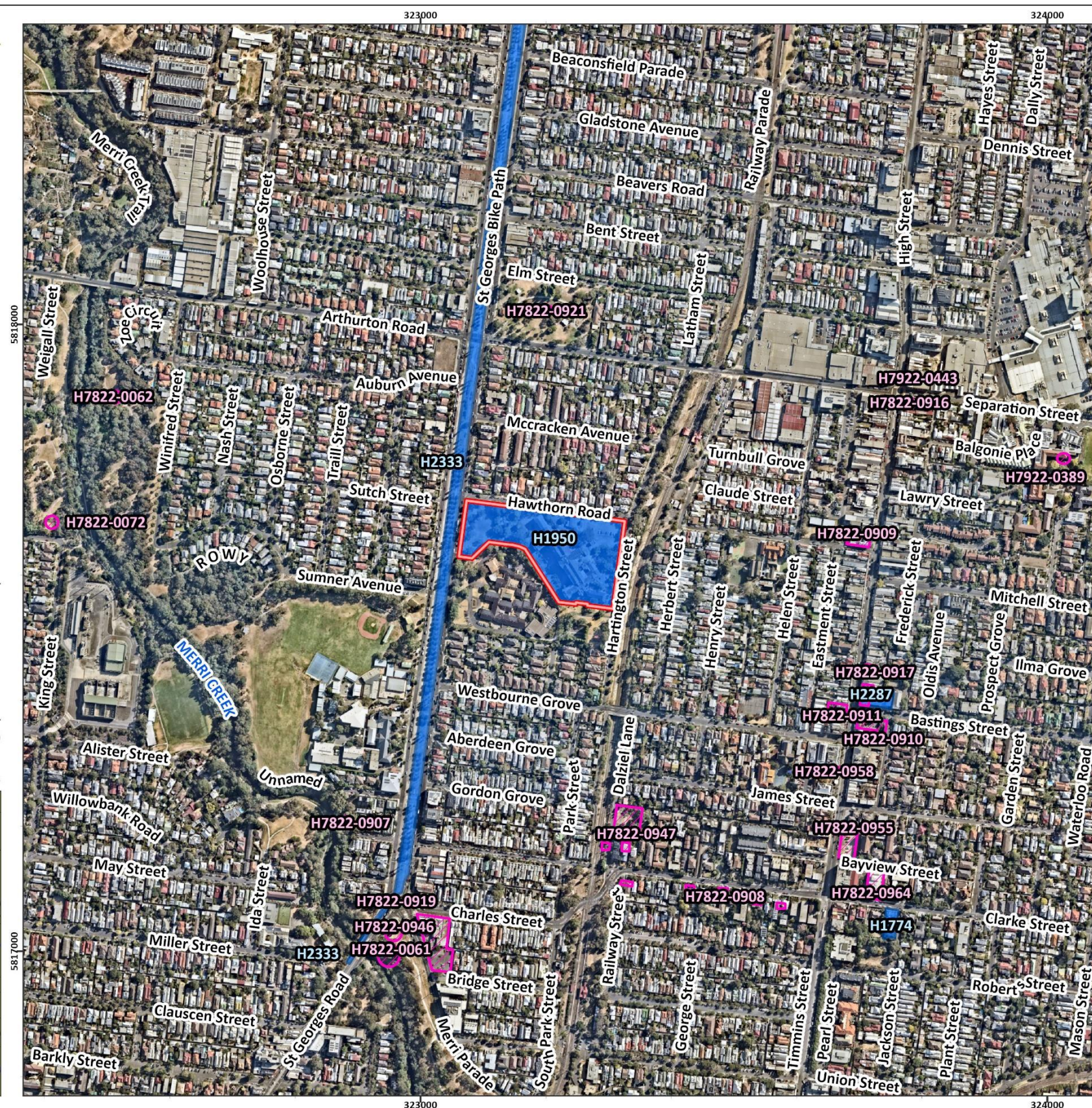
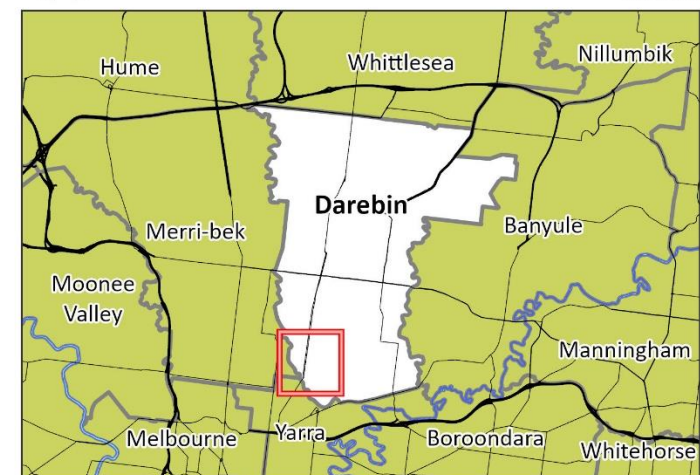
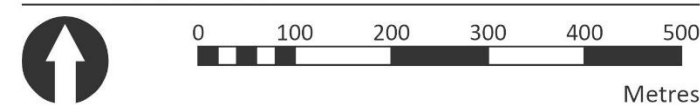


Figure 6. Map showing VHR and VHI listings.

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HERITAGE ADVISORS

7 Hartington Street, Northcote

- Study area
- Victorian Heritage Register

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Projection: GDA 1994 MGA Zone 55
Data sources: Extent, Nearmap, DEECA
LGA: Darebin
Parish: Jika Jika

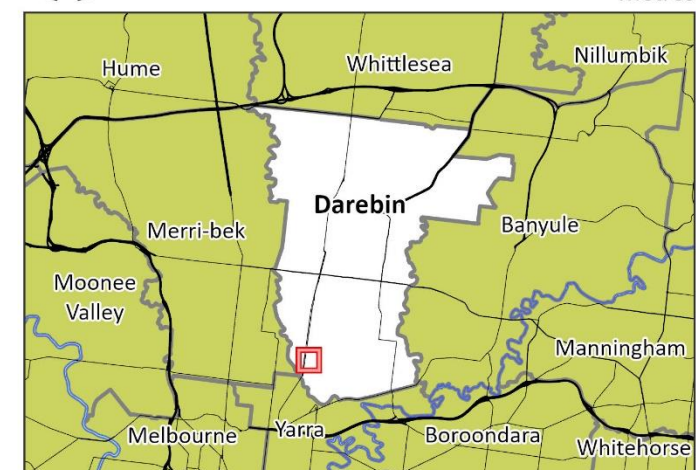


Figure 7. Map showing VHR and VHI listings (close-up of study area). Note that the VHI curtilage for VHI H7822-0922 follows the boundary of the VHR listing H1950, and given HV's anticipated delisting of the site, it is not shown on this map.

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7 Hartington Street, Northcote

- Study area
- Victorian Heritage Register
- Darebin local heritage overlay

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Date: 7/05/2024
Projection: GDA 1994 MGA Zone 55
Data sources: Extent, Nearmap, DEECA
LGA: Darebin
Parish: Jika Jika



Figure 8. VHR and Local Heritage Overlays

3. DEVELOPMENT HISTORY

This section describes the known development history of the study area. It draws primarily upon archival information, including historical maps and aerial photography, to accurately chart activity within the study area. This provides a basis from which an assessment can be made of the extent to which related archaeological deposits may survive within it.

3.1. Pre-settlement

The study area is situated within an important junction in proximity to three waterways, the Merri Creek to the west, the Yarra River to the south and Darebin Creek to the east. By the time of colonisation, the study area is understood to have been located within the boundaries of the Woi Wurrung language group of the Kulin Nation (Clark 1990, 379). “Merri Merri” is understood to mean “very rocky” in the Woi Wurrung language, and early European plans show the watercourse surrounded by an open, fertile floodplain, with rocky volcanics present along the creeklines evidencing a mix of historic flooding and volcanic events.

Prior to colonisation, this land would have provided an important seasonal source of water and resources, and the presence of the water would have made the area a desirable spot for camping. The waterways and fertile landscape were an abundantly rich habitat and would have provided the Woi-wurrung people with eel, fish, and duck from the rivers and emu, kangaroo and possum from the surrounding grasslands and forests hunting on the floodplains. The waterways also provided a strong source of spiritual nourishment and connection to Country and Ancestors. Aboriginal people likely passed through the study area on their journeys between important Aboriginal places such as the camps and ceremonial grounds in the vicinity of the Merri Creek (Presland 201, 40). Historical accounts from the years immediately following colonialism indicate this area was an important meeting place not only for Woi Wurrung people, but for gatherings between Kulin Nation clans as well as other visiting groups.

In the 1830s land from the north bank of the Yarra bend up the Merri Creek was occupied by Billibellary and his family. Billibellary, also known as Jika Jacka, was a Ngurungaeta and principal Woi Wurrung leader in the Melbourne region (Ellender and Christiansen 2001, 35).

3.2. Early settlement to late-19th century (1835-1880s)

The area’s significance as a place for tribal camping, gatherings and ceremonies was known to the first European explorers, and it was significant that this location on the banks of Merri Creek, near modern day Rushall Station, was chosen by John Batman representing the Port Phillip Association to meet with eight Wurundjeri leaders to discuss a treaty in 1835 (Ellender and Christiansen 2001, 35).

The meeting held on the 16th June 1835 resulted in the transfer of a tract of country 40 miles in length or 500,000 acres extending from the Melbourne area and along the western arm of Port Phillip Bay to Geelong to Batman for a quantity of blankets, tomahawks, knives, scissors, looking glasses, handkerchiefs, flour, and shirts, with an additional yearly rent or tribute of similar goods. The signed deed was used by Batman to later convince the Colonial Office that the local Aboriginal people had legally consented to land access in exchange for goods and rations. However, by August 26th, 1835, Richard Bourke, the Governor of New South Wales, deemed the treaty void.



Figure 9. Batman's treaty with the aborigines [sic] at Merri Creek, 6th June 1835, John Wesley Burt. *Source:* State Library of Victoria, picture collection, Accession Number H92.196.

With the increasing arrival of settlers to Victoria, Robert Hoddle surveyed the land around the study area and renamed it Northcote by 1837. The first Government sale in the area was held on the 3rd of October 1839 and the properties were largely purchased or occupied by pioneering graziers and land prospectors. Subsequently, land clearing occurred throughout the area during the 1840s. By the 1850s, a burst of population growth occurred in the wider Melbourne area due to the Gold Rush and Northcote saw a surge in occupancy and development. Over the next twenty years, the settlement grew with the addition of a quarry, clay pits and a large brickworks. These works provided employment to a growing working-class population.

During this period, the study area was exploited for farming and agriculture during the mid-nineteenth century. One of the early landholders of the study area was Mr. Kinsella, who established one of Victoria's first tobacco farms on the site. By the early 1880s, the land was owned by Farmer Brown, the Aird brothers and Mahon and Lyon, and a three roomed cottage was established on the site by this time.

3.3. Establishment of the Little Sisters of the Poor, Northcote (1885–1910s)

During the 1880s, Northcote and the wider Melbourne region underwent a housing and land sales boom. Farmland was broken up into residential blocks and the suburb of Northcote attracted new residents due to relative affordability and good transport links to the city.

It was during this period that the Little Sisters of the Poor acquired land through local donations and established themselves within the study area. The Sisters, a Catholic Order founded by French nun Jeanne Jugan in 1846, had an international mission dedicated to caring for the elderly and infirm. Archbishop Goold extended an invitation to the order to establish a foundation ministering to the Melbourne diocese in 1875, although it was not until 1884 that Melbourne's Dean of the Cathedral, Father Donaghy, was appointed to establish a home. In November of that year a team of eight nuns arrived from Europe, setting up a convent and care home on Victoria Parade, Melbourne.

A year later in 1885, they opened Little Sisters of the Poor on the property formerly known as Kinsella's farm. The land for the new home involved three separate purchases. For a total of £10,000 they bought the first seven acres from John McMahon and Mr. Lyons in December 1884. Three months later they acquired two acres and two small houses from the Aird Brothers. In 1885 they completed the block by purchasing an additional nine acres, with a three-roomed, weatherboard farmhouse and outbuildings from Mr. Brown. At a cost of £300 the Sisters added a large timber building and chapel to Brown's farm house that served to house 40 aged people. The site with its elevated position, sea breezes, open pastures and distant views towards Mount Macedon provided a healthier environment for the growing number of elderly that were initially housed in an extension to the farm buildings named 'St. Joseph's Home for the care of the aged poor'. A temporary building connected to the existing farm buildings, to the south of the study area, was constructed for £950.

A contemporary account dated November 1885 printed in Fitzroy City Press entitled 'The New Home of the Little Sisters of the Poor at Northcote' describes a visit by the writer 'Nemesis' to the new home. Following a description of views across the cardinal points the author interviews the Mother nun who owns the land:

Who owns the land on which we are standing. "We do," replied the lady. "What is the area of it?" "Forty-three acres." "Pardon me, good mother, I have been given to understand that you are not by any means troubled with an overflowing treasury." "Quite true, sir." "Then how did you acquire so valuable a piece of property?" "Through the kindness of Mr. John McMahon of Fitzroy." Are you supported in your mission of mercy by voluntary contributions exclusively?" "Yes, but we find the Victorians to be a very generous hearted people." "Is your institution sectarian!" "No, it is open to the decrepit and infirm of all denominations as far as our funds will permit." "Of both sexes?" "Yes." (*Fitzroy City Press*, 7 November 1885, 3)

When the facility opened in 1885, it housed forty frail and destitute older women, who had been transported from East Melbourne. The Sisters recorded that they enjoyed the sea breezes and had a view of Mount Macedon:

The property is situated on a hill on a beautiful position, not far from the sea which makes it doubly agreeable to feel the sea breezes. The property is surrounded by four streets, the pipe track (now St Georges Road), Plant Street (now Hawthorn Street), Hartington Street and Westbourne Grove. There are in the neighbourhood two villas and we are facing lovely fields with a view of Mount Macedon. The farm is in good order. The house is small and has only two rooms, but the outer buildings are adequate, a stable for horses, a dairy for cows, lofts for hay and straw, a good grape vine and a few fruit trees. Two sides of the property are fenced off in a rustic wall made of stone; the rest is a simple barricade of wood that does not go all the way around. (City of Darebin, 'Little Sisters of the Poor')

As demand for beds increased the Sisters quickly outgrew the limited capacity of their modest home and embarked on an ambitious building program to accommodate 400 residents. In April 1888 a building committee chaired by Dr. Brownless, with treasurers George Coppin and Charle Hogan announced an 'Appeal to the Charitable' to start fundraising. The committee commissioned Melbourne architect Leonard Flanagan to draw up detailed plans. His design for a large three-storey French Medieval-styled institution, with ornate cast-iron verandas and austere details, to be constructed at the top of the elevated site. The construction program was carried out in three stages, with the foundation stone laid by Archbishop Carr in 1889. The Stage 1 works comprising the southern wing was officially opened on June 15 1890 at a cost of £28,700 and housed 154 males and 50 females.

"The new home is three stories in height and of brick, immense, throughout. At present only about one fourth of the whole is erected. The main gable is surmounted by a cross and belfry and under the belfry is a niche containing a statue of St Joseph. There are other niches and canopies on each side and at each end of the gable are octagonal a pinnacles, surmounted with crosses.

On each floor are loggias or colonnades formed by arches supported on cast iron columns the spaces underneath being filled in with balustrading The entrance is approached by a double flight of broad Malmsbury bluestone steps enclosed by wing walls having octagonal pillars at intervals The steps are supported by large arches and between the wing walls is a large open area for the purpose of securing light and air for the apartments at this end of the basement. The whole front is further improved by a fire proof verandah and balcony each 8ft wide extending the length of the building. The large building when viewed from S. Georges Road presents a bold and pleasing. effect." (The Argus, 16 June 1890, 10)

By 1892, the Home accommodated 300 people (Figure 10 and Figure 11).

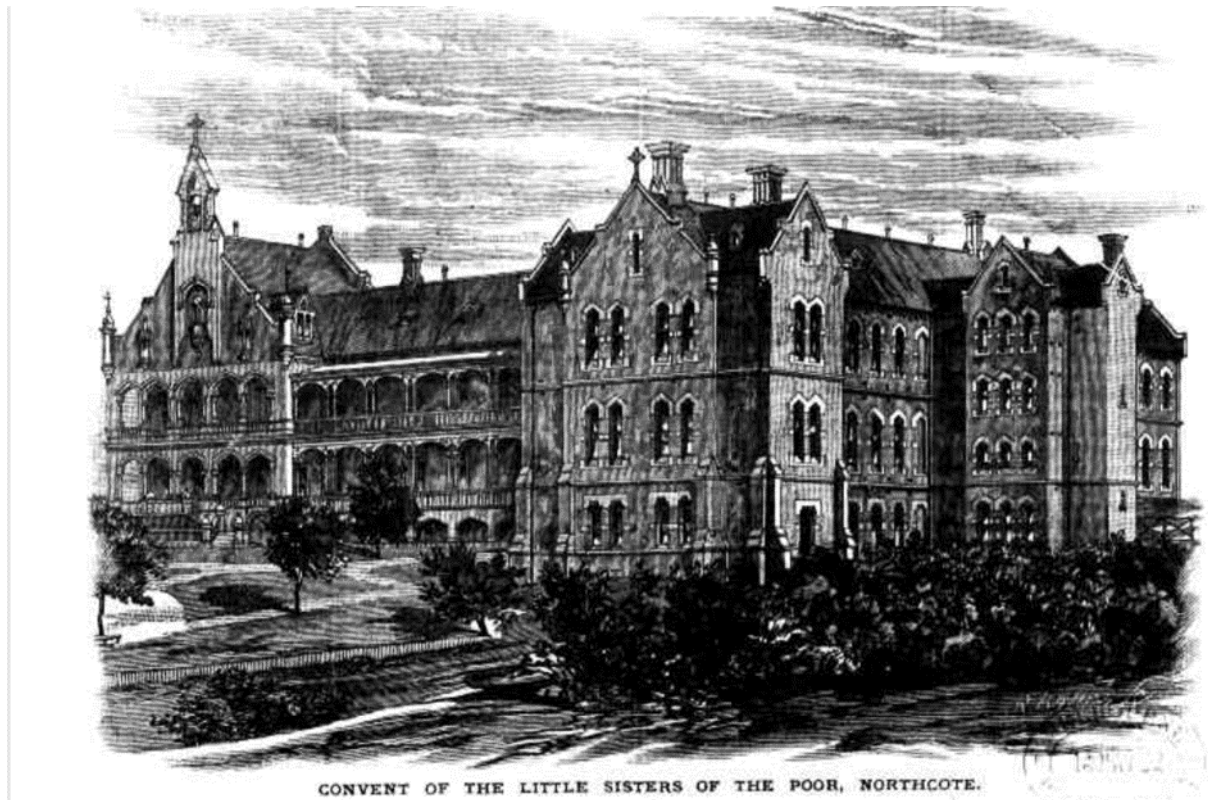


Figure 10. Convent of the Little Sisters of the Poor. Source: *The Advocate* (Melbourne) May 4 1892.



Figure 11. Convent and Home of the Little Sisters of the Poor, St George's Road, Northcote, 1892. Photograph taken by Thomas Beckett. Source: Museums Victoria, MM8227.



Figure 12. Female residents and nuns of the Home of the Little Sisters of the Poor, St George's Road, Northcote, November 1892. Photograph taken by Thomas Beckett. Source: Museums Victoria, MM 8200.

The Stage 2 works, under architect Mr. J. Curtin, were completed in 1896. This stage included a northward extension with the erection of a new wing, mortuary and chapel, and general improvements to the existing facility including a new drainage system and fireproofing.

The third and final stage of the building works was completed in 1909 to detail designs by architects Kempson and Connolly, remaining true to Flanagan's original plan. An earlier iron perimeter fence was replaced with the present brick fence. See Figure 14 for a 1907 plan of the study area.

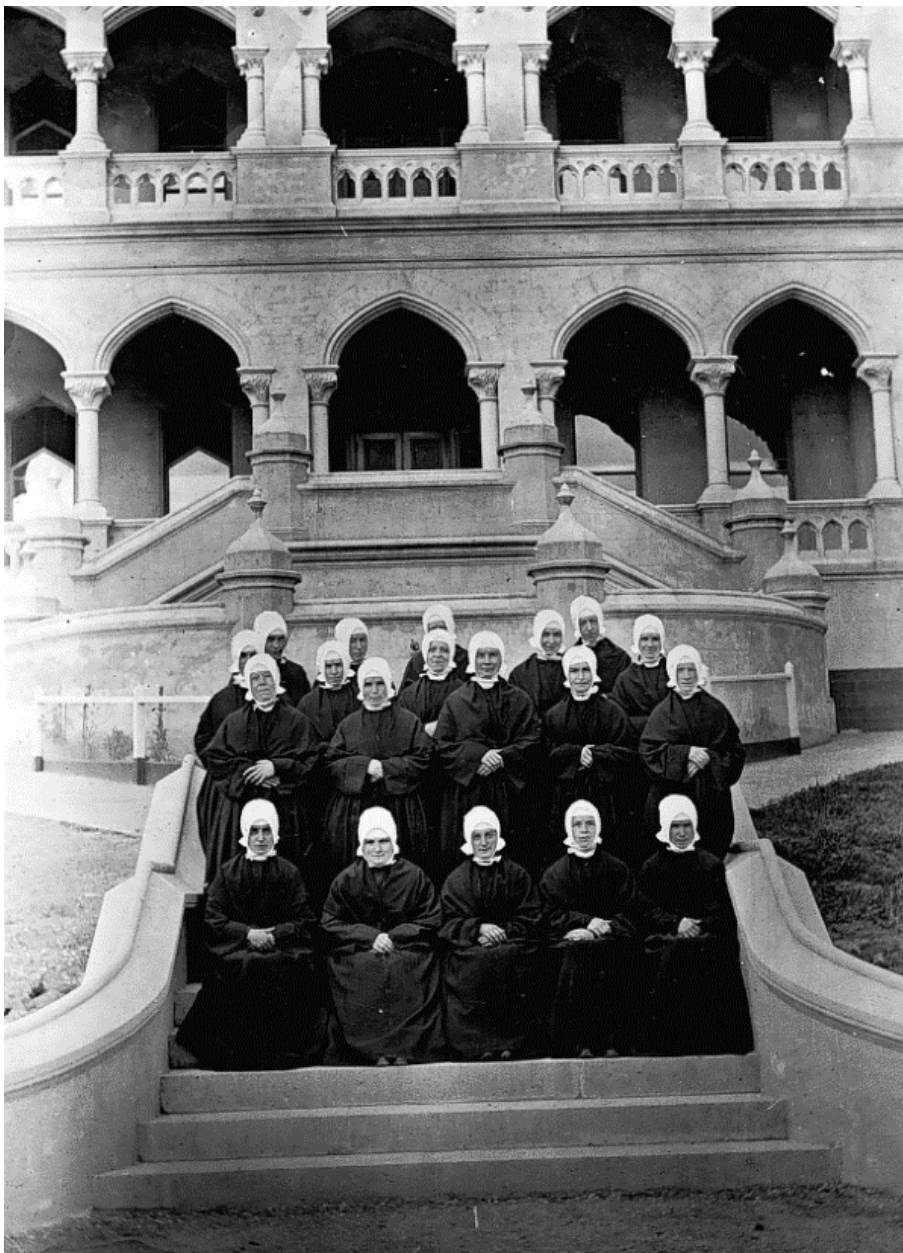


Figure 13. Negative - Nuns of the Little Sisters of the Poor Convent & Home, Northcote, Victoria, Nov 1892. Photograph taken by Thomas Beckett. Source: Museums Victoria

EXTENT

HERITAGE ADVISORS

7 Hartington Street, Northcote

Study area - 1907 plan

Drawn by: Alexander Murphy
 Checked by: Anastasia Klasen
 Date: 31/05/2024
 Projection: GDA 1994 MGA Zone 55
 Data sources: Extent, Nearmap, DEECA, SLV
 LGA: Darebin
 Parish: Jika Jika

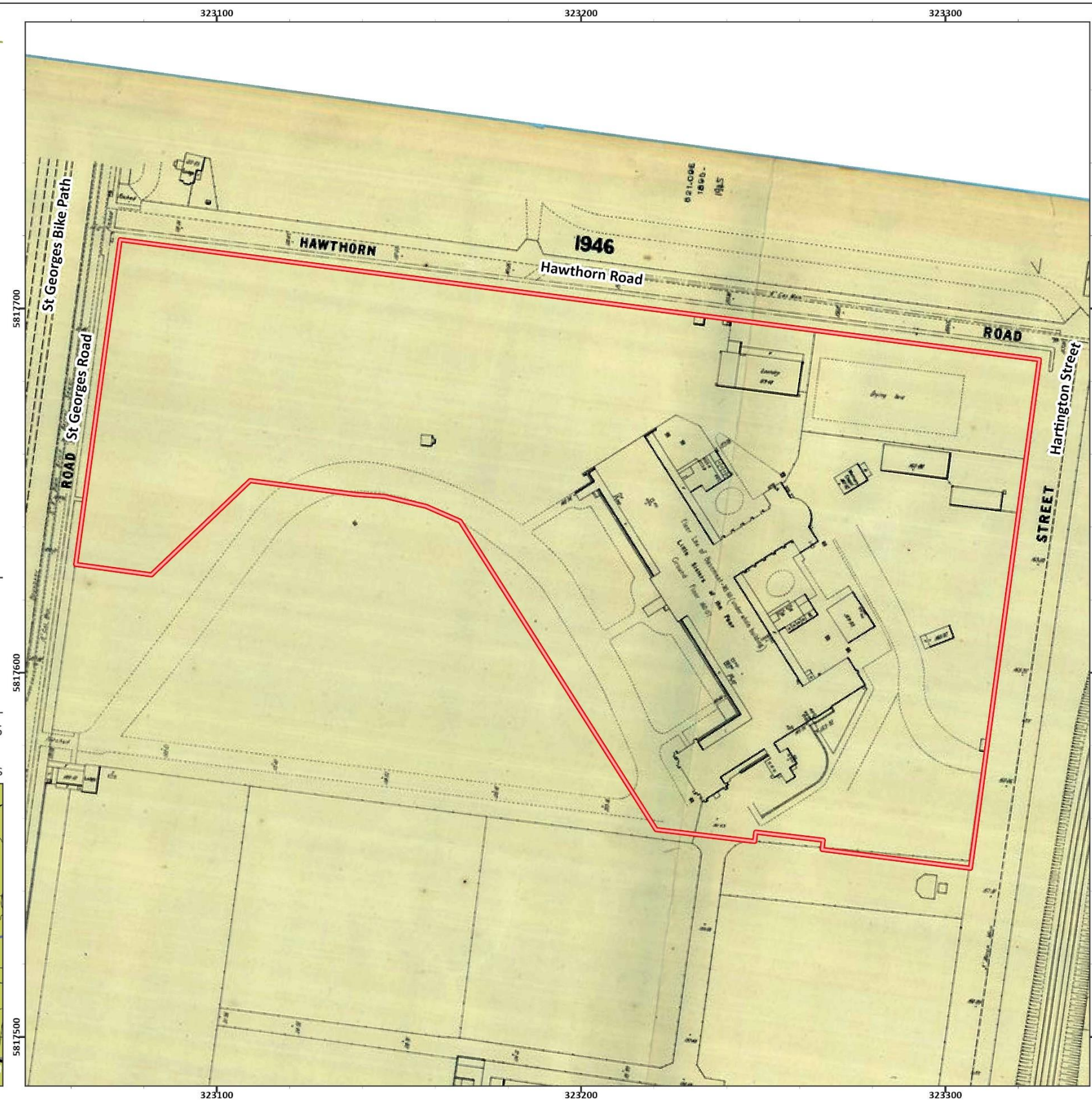
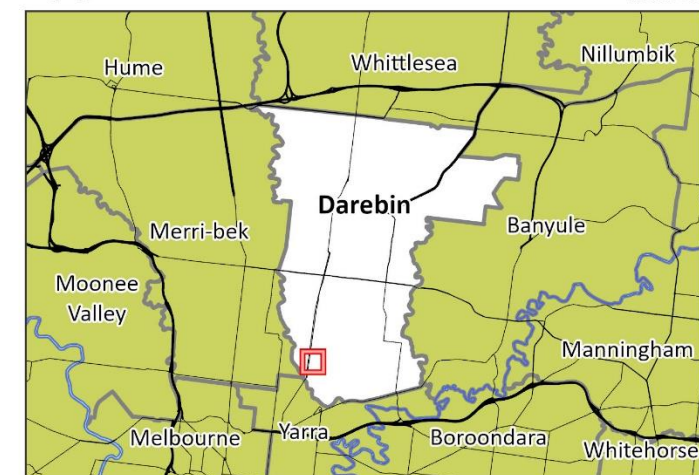
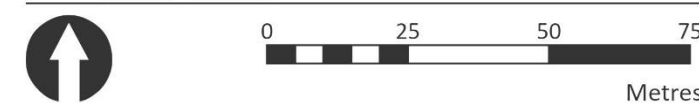


Figure 14. The 1907 MMBW Plan (no. 1945) shows the development of the study area in place by the start of the twentieth century. *Source:* MMBW 1945, Town of Northcote, 1907. State Library of Victoria.

3.4. Twentieth century development

By the early to mid-twentieth century, the Home was a landmark building in Northcote. It continued functioning as a home for the aged run by the Little Sisters of the Poor (Figure 15, Figure 16).

The Sisters of the Poor continued to provide accommodation and care on the Northcote site throughout the twentieth century. In 1962 an undeveloped portion of the land was subdivided and sold. This sale in part funded modernising works, and in the following year, the development of married quarters. In 1972, the Sisters built a dedicated wing, St. Justin's, to administer to the needs of retired priests.

In the 1970s, the original farm cottage and first chapel built in 1890, were recognised for their historical significance and preserved by the Catholic Church. The 'Sisters Cemetery' also remains from this earlier period, with graves dating back as far late 1880s, marked by plain white crosses.

The heritage building remained in use as a care home until the 1980s, when the Little Sisters of the Poor further subdivided the site and built St Joseph's Home for the Aged on the southern section of the site. This new facility, opened from 1983 and completed 1988, was erected down the hill from the heritage building, to the south of the study area. The remaining land containing the original buildings and land within the study area was sold to the Greek Orthodox Church, for use as the Church's only monastery outside of Greece.

Historical imagery from 1952 and 1981 (Figure 18 and Figure 19) demonstrate how the study area has maintained its spacious landscaping and impressive architecture.



Figure 15. Looking north to Little Sisters of the Poor convent, extract from 'Northcote' by Pratt c.1928. *Source:* State Library of Victoria, H91.160/390.



Figure 16. Little Sisters of the Poor, landmark on the hill. Dated between c.1920–1954. *Source:* Rose Stereograph Co. State Library of Victoria H32492/4754.

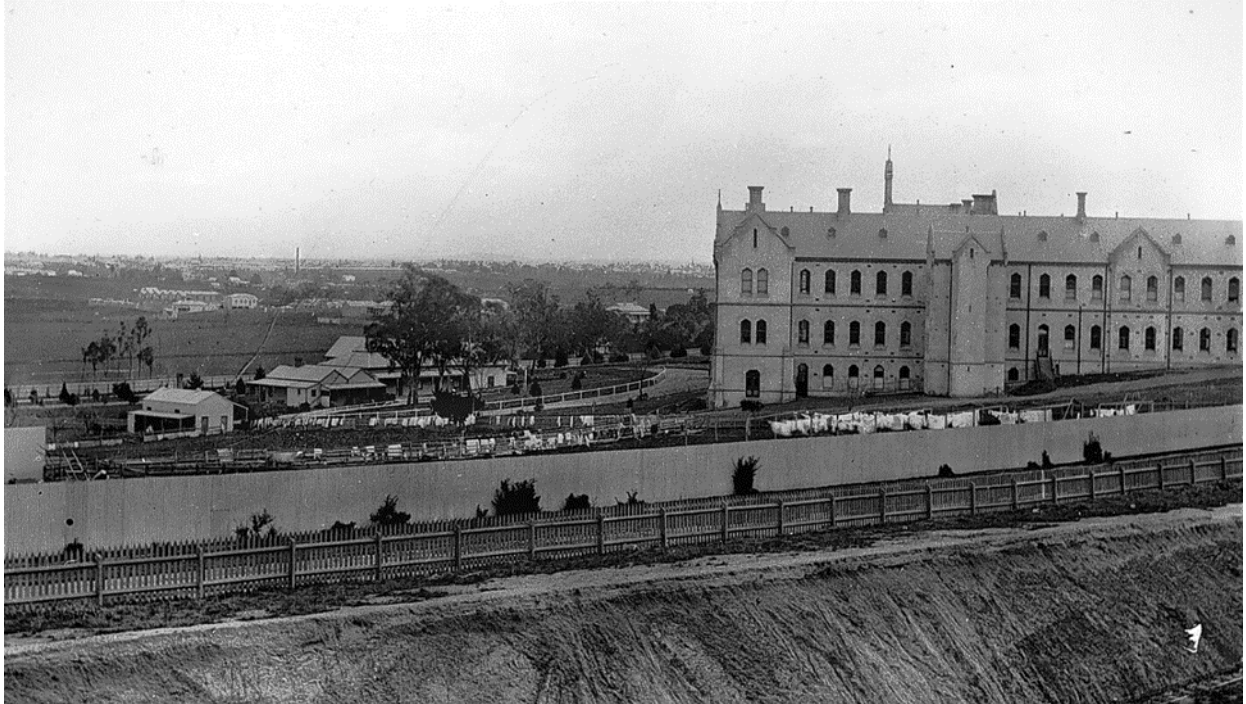


Figure 17 Looking west to the Little Sisters of the Poor convent from Hartington Street 1892 by Dr. T. G. Beckett, source Museum Victoria, MM 8198.

EXTENT

HERITAGE ADVISORS

7 Hartington Street, Northcote

Study area - 1952 aerial

Drawn by: Alexander Murphy
 Checked by: Anastasia Klasen
 Date: 1/05/2024
 Projection: GDA 1994 MGA Zone 55
 Data sources: Extent, Nearmap, DEECA, GA
 LGA: Darebin
 Parish: Jika Jika



0 25 50 75
 Metres



Figure 18. 1952 historical aerial photograph of the study area.

EXTENT

HERITAGE ADVISORS

7 Hartington Street, Northcote

Study area - 1981 aerial

Drawn by: Alexander Murphy
 Checked by: Anastasia Klasen
 Date: 1/05/2024
 Projection: GDA 1994 MGA Zone 55
 Data sources: Extent, Nearmap, DEECA, GA
 LGA: Darebin
 Parish: Jika Jika



Figure 19. 1981 historical aerial photograph.

3.5. Present

By the turn of the 21st century, the large Leonard Flanagan building was acquired by the Greek Orthodox Church and renamed the Holy Monastery of Axion Estin. In 2001 the former home was added to the Victorian Heritage Register as being historically significant as the first religious institution established in Victoria for the care of the aged poor and for being the first permanent home established by the Little Sisters of the Poor. The built heritage is also considered architecturally significant as one of the state's largest 19th century charitable buildings designed in a medieval style.

The original farm building and chapel remain extant on the site of the new Home, south of the study area and have been preserved for museum purposes (Figure 10).

The large heritage building within the study area has undergone restoration works including repairs to the roof undertaken by firm Andronas Conservation Architecture in 2020.

3.6. Summary of site history

Table 2 below outlines the chronological summary of the site development alongside documented events relevant to the potential formation of archaeological materials within the study area.

Table 1. Summary of development around and within the study area.

Period	Development
Pre-settlement	Aboriginal occupation and use. Immediately prior to and during the initial settlement of Melbourne, the study area is part of an area utilised by Billibellary and family along the Merri Merri.
1837	Robert Hoddle surveys new suburbs and names the area around the study area, Northcote.
1839	First government sale of land within Northcote.
1850s	Population growth across Melbourne due to the Gold Rush. Northcote saw significant development through the establishment of local brickworks, a quarry, and claypits.
1860s	The study area is sold to W.H. Rucker and cleared for farming. The farm becomes known as Kinsella's farm.
1875	The Order of the Little Sisters of the Poor are invited by Archbishop Goold to Victoria, Australia, to operate a convent and home for the elderly poor.
1884	Eight nuns arrive in Victoria from France, and establish an initial care home along Victoria Parade. With the support of local donations, the Order of the Little Sisters of the Poor purchase two blocks of land comprising 9 acres from John McMahon and Mr Lyons, and the Aird Brothers.

Period	Development
1885	The Order of the Little Sisters of the Poor purchase an additional 9 acres from Mr Brown, including a weatherboard farmhouse that stood to the south of the current study area. The Sisters opened their newest facility housing 40 older women.
1889	The foundation stone for a new facility, designed by architect Leonard Flanagan to house 400 residents is laid within the study area..
1890	Stage 1 works in constructing the new facility are completed.
1896	Stage 2 works, including the detached mortuary house, are completed.
1909	The third and final stage of building works to complete the northern wing were finalised completed, following work by architects Kempson and Connolly of Oxford Chambers, Melbourne.
1972	St Juston's wing is added to the main building.
1980s	St Joseph's Home for the Aged is completed south of the study area.
2001	The main building is in the ownership of the Greek Orthodox Church and now functions as the Axion Estin Greek Monastery
2002	The study area is listed on the VHR

4. HISTORICAL ARCHAEOLOGICAL POTENTIAL

This Part of the report summarises the site's potential to contain archaeological evidence associated with the previous phases of its occupation, and the likely impact the proposed development may have on significant historical archaeological remains and deposits. It builds on the development history outlined above, previous findings of archaeological investigations in the vicinity and a detailed assessment of development phases in the study area, to determine its historical archaeological potential.

The potential for the archaeological resource to reveal useful information about previous occupation depends on its extent, nature, and level of preservation. Disturbed archaeological deposits in the form of fragmentary structural remains and random artefacts may provide evidence of previous occupation, but their use or value in reconstructing the past is inherently limited. This is because such features and deposits are disassociated from the stratigraphic sequence that establishes their provenance. Well-preserved archaeological deposits have a higher research potential, and this contributes to their level of heritage significance.

4.1. Relevant previous archaeological studies

A review of previous historical heritage and archaeological studies undertaken within and in proximity to the site's extent, may reveal important information about the history of the place that will directly influence the potential and significance of its archaeological remains.

No previous archaeological excavations have been undertaken within the study area.

That said, the findings of regional archaeological assessments can assist with understanding and interpreting the archaeological resource, as part of a broader landscape, whilst the results of archaeological excavations of neighbouring sites can provide an indication of site conditions that may apply in the study area relating to the nature and extent historical archaeological evidence, as well as its degree of intactness and integrity. As such, a selection of heritage archaeological assessments and archaeological investigations from within the City of Darebin are described in more detail below, and indicate a reasonable level of archaeological potential for the current study area, particularly given the known historical significance of the site, and the extant nature of many of the structures.

350 Separation Street, Northcote (VHI H7922-0426): Historical archaeological assessment and excavation methodology (2011)

In 2011, Archaeological & Heritage Management Solutions (AHMS) undertook a Historical Archaeological Assessment (HAA) for 350 Separation Street, Northcote, in order to determine the archaeological potential and identify any requirements prior to redevelopment. The study area for this HAA is located approximately 2 km due east of the current study area.

The site was originally occupied by a residence named 'Acrasia', which was likely built between 1852 and 1865. By 1911, two further structures had been erected at the study area. All three of these buildings remained standing until the 1960s, when they were demolished for the construction of a large factory at the site. The authors surmised that this was 'likely to have largely or entirely removed any archaeological evidence of the former occupation', however, they also note the potential for originally subterranean features, such as cesspits or wells, to have remained (Atkinson and Wilson, 4). As such features, and associated artefactual remains, would have the potential to reveal provide important information regarding the historical occupation of the site, an archaeological program was recommended to be incorporated into the proposed development.

This site differs from the current study area in that it involved the demolition of the original historical structures, and subsequent redevelopment. However, even with such considerable levels of disturbance, a significant level of archaeological potential remains.

Archaeological investigations at Victorian Heritage Inventory Site H7922-0416: Wood's Store and Post Office, Preston (2009)

In 2008, Dr Vincent Clark & Associates undertook an archaeological investigation of the VHI site H7922-0416 in Preston, Melbourne, Victoria. The site is located ca. 4.3 km NNE from the current study area, providing a view of the archaeological potential of the inner northern suburbs of historical Melbourne.

Initial desktop investigations revealed that the site was occupied by Preston's field General Store and Post Office, operated by the Wood family from the 1850s through to the 1950s. After this time, the site was sold and used for the running of a car dealership. The original Wood's Store and Post Office building was then demolished in the 1980s, and partially concreted for use as a car yard. It was thought that this layer of concrete likely preserved archaeological remains from the original building beneath it.

As a result, the archaeological investigations in 2008 were commissioned before the construction of a medical and dental center at the site, in order to test this hypothesis. Excavation uncovered extensive structural and artefactual remains associated with the Wood family occupation. As expected, given the nature of disturbance at the site, the structural remains were largely foundational or subterranean features – including bluestone wall footings, wooden pylons, wooden and lino flooring, and a cellar – as well as building rubble. This material generally overlay a grey, brown or black silt (still regularly containing artefacts), which in turn overlay a sterile B horizon of yellow clay mottled with grey. Artefactual remains were varied in nature, including large numbers of architectural, domestic, tools and equipment, personal and recreational finds, and provided insight into the daily lives of the Wood family, who were prominent in the community, as well as the operation of the first store and post office in the community, and contributed to the already known picture of settlement and development in Melbourne's early suburbs.

The scenario presented by this site in Preston differs from the current study area, in that the original buildings were entirely demolished for later development (which may have inadvertently preserved

much of the historical remains). Even with such disturbance, the excavations conducted by Dr Vincent & Clark revealed the significant archaeological potential of such sites, most notably at a local level, providing a view of the early suburbs of Melbourne that is currently significantly underrepresented in the archaeological record, as noted above by Lawrence and Davies (2018, 126).¹

Preston Civic Precinct redevelopment: Historical archaeological assessment (2008)

In 2008, CHM Archaeologists and Heritage Advisors were commissioned by the City of Darebin to complete a historical archaeological assessment of a proposed 'Preston Civic Precinct' development in central Preston. The study area included an area of approximately 20,000 square metres of land, comprising the block bounded by High Street, Gower Street, Kelvin Grove and Roseberry Avenue in Preston, which is located approximately 3.6 km NE of the current study area.

Two Victorian Heritage Inventory sites were identified as being located within the study area: the former Preston Police Station (H7922-0432), and the former Preston Post Office (H7922-0436). Both were considered as likely to have the potential for associated archaeological deposits, as well as structural remains in the case of the Preston Post Office. Pedestrian field survey also identified the location of six potential archaeological sites within the study area: the former Preston City Hall Tennis Courts, the former Preston Bowling Club, the former Council Electricity Department building, a car shed and outbuilding associated with the Town Hall and location of the former Meter Inspectors Office, the former Council Electricity Office and the former Court House. These sites had all been affected to varying degrees by subsequent development, minimising the level of archaeological potential. However, the likely sites of the former Court House and Electricity Department were highlighted as having the potential of preserving building footings and occupation deposits, although the probable level of significance of such hypothetical finds could not be determined. The concentration of sites indicated that the study area was the main civic and government area within Preston since the mid-1920s, a role that began with the construction of the Preston Town Hall during the 1890s, and has continued to the present day.

This assessment indicates the local archaeological potential of the inner suburbs of Melbourne, particularly within the City of Darebin, both in the context of extant buildings, such as the Preston Post Office, or sites that have been demolished and re-developed, such as the former Court House.

¹ Lawrence and Davies highlight that, within the greater Melbourne urban area, information is generally skewed towards the CBD area, due to the high levels of development and active engagement of heritage management in that locale. By contrast, very little is known about the archaeology of other areas, from directly adjacent locations such as Southbank or Docklands, through to the inner and outer suburbs of Melbourne (although interestingly, much more is known of the 'peri-urban fringe', where population growth across recent decades has generated the construction of new suburbs and associated investigations (2018, 126).

4.2. Phases of development and use

A summary of archaeological potential associated with the occupation phases of The Former Little Sisters of the Poor is presented in Table 3, below. Several phases of development have been identified within the study area, including the following:

- Phase 0: Pre-settlement Aboriginal land use (pre-1839);
- Phase 1: Early subdivisions to the late nineteenth century (1839-1885);
- Phase 2: Establishment of the Little Sisters of the Poor (1885-1980s)
- Phase 3: Current (1980s-present)

Identified phases of development with the potential to result in the creation of, or impact to, historical archaeological resources are discussed below.

Table 2. Summary of development within the study area.

Period	Development
Phase 0: Pre-colonisation (pre-1839)	The land and surrounding waterways was inhabited by the Traditional Custodians, the Woi-wurrung people of the Kulin Nation, who found great physical and spiritual nourishment from the Country.
Phase 1: Early subdivisions to the late nineteenth century (1839-1885)	Colonial expansion occurs in the region and the study area is occupied and exploited as farmland. Urban development and the establishment of the suburb of Northcote leading to the land sales boom of the 1880s.
Phase 2: Establishment of the Little Sisters of the Poor, Northcote (1885-1980s)	The property and original buildings acquired by the Little Sisters of the Poor in 1885, during a land sales boom. The property undergoes development including a staged three-part construction at the end of the nineteenth century into the beginning of the twentieth century. The 'Sisters Cemetery' is established at some point during the late 1800s'. Further development of the Little Sisters of the Poor institution and subdivision of land occurred into the 20th century. This includes the building of the new St Justin's wing in the main building in 1972, as well as the building of St Joseph's Home for the Aged in the south of the study area in the 1980s (completed by 1988).
Phase 3: Current (1980s-present)	Sale of the land and buildings to the Greek Orthodox Church. Heritage building within the study area has undergone restoration works. The foundation house and chapel remain extant south of the study area, in the vicinity of the new Home.

4.3. Statement of historical archaeological potential

The study area, encompassing the property of the Former Little Sisters of the Poor, at 7 Hartington Street, Northcote has high potential for historical archaeological evidence resulting from the use of

the site as a convent and home for the elderly in Phase 2, from the late 19th century through to the late 20th century. The study area has low potential for archaeological evidence resulting from ephemeral and agricultural use during Phase 1.

Table 3 summarises the archaeological potential within the study area in association with the historical phasing. The study area's assessed levels of historical archaeological potential is illustrated in Figure 21.

The main convent building was constructed in three stages between 1885-1909. The original components of the extant structure, including the mortuary, have high potential for underfloor deposits associated with the occupation of the building from 1885 onwards. The external areas recorded on the 1907 MMBW as laundry, outbuildings, and functional spaces retain a moderate potential for archaeological resources associated with the maintenance of the convent and care home during Phase 2. The archaeological remains would most likely be in the form of sub-floor deposits, structural and artefactual remains. The remaining areas of the study area have a low potential to contain evidence of recorded and unrecorded outbuildings, landscaping modifications, gardens, and sealed artefact deposits. Evidence associated with the Phase 2 occupation would provide insight into the early religious and care homes of Victoria.

Later adaptations and additions to the main convent building, its outbuildings, and surrounding property during Phase 3, have likely truncated and disturbed archaeological evidence within the boundary of those changes. But, as the main convent structure and mortuary remain largely intact, the archaeological resources are unlikely to have been completely removed or rendered illegible. Structural remains of the buildings, outbuildings, and underfloor deposits are likely to remain intact within the study area. The adaption of the drying areas and access points, modernised with asphalt surfaces, will have impacted the earlier surfaces, although the depth to which this may have occurred is yet uncertain.

Table 3. Summary of archaeological potential in association with historical occupation phasing

Phase	Site formation processes and activities	Potential remnant historical archaeological resource	Likelihood of survival
Phase 0: Aboriginal occupation and use	Natural landform	Evidence of natural vegetation (i.e., palaeobotanical and palynological remains and geology) Intact natural soil horizons	Low
Phase 1: Early subdivisions to late nineteenth century (1835–1880s)	Early subdivisions and land occupation Domestic and commercial use of the site	Possible evidence of temporary structures and related occupation deposits Possible evidence of peripheral activities and informal site use Postholes, and other ephemera such as evidence for landscaping	Low

Phase	Site formation processes and activities	Potential remnant historical archaeological resource	Likelihood of survival
		Artefact bearing occupation deposits (internal and yard) Other ephemera showing evidence of occupation at the site	
Phase 2: Establishment of the Little Sisters of the Poor, Northcote (1880s–1910s)	Demolition of previous wooden buildings Development of extensive new brick buildings Further expansion of new premises and installation new drainage system Expansion and modification of existing structures	Evidence of natural vegetation and soils (if not removed by historic development) Bluestone and brick footings Stone cesspits and services Postholes, and other ephemera such as evidence for landscaping Artefact bearing occupation deposits (internal and yard) Demolition cuts and fills Extant buildings	Moderate to high
Phase 3: Present	Restoration works to extant building within study area	Extant buildings	Extant

EXTENT

HERITAGE ADVISORS

7 Hartington Street, Northcote

- Study area
- Cadastral boundary
- 1907 Building footprints

Drawn by: Alexander Murphy
Checked by: Anastasia Klasen
Date: 4/06/2024
Projection: GDA 1994 MGA Zone 55
Data sources: Extent, Nearmap, DEECA
LGA: Darebin
Parish: Jika Jika

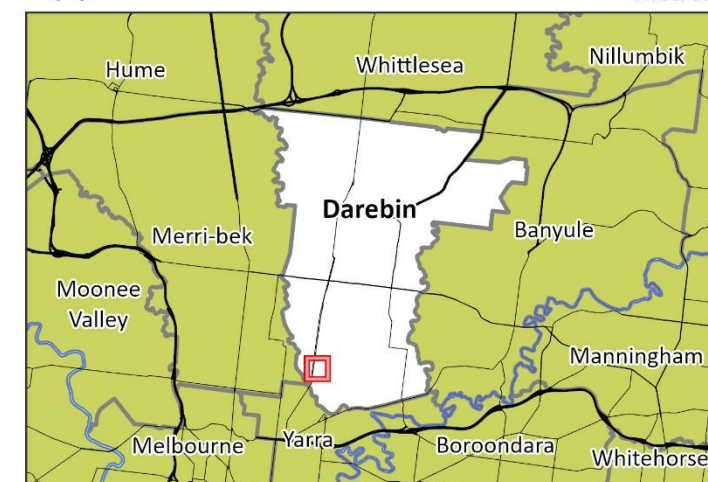


Figure 20. Outline of the buildings and areas of interest as illustrated on the 1907 MMBW Plan.

EXTENT

HERITAGE ADVISORS

7 Hartington Street, Northcote

- Study area
- Cadastral boundary
- 1907 Building footprints
- Archaeological potential**
- High
- Moderate
- Low

Drawn by: Alexander Murphy
Checked by: Anastasia Klasen
Date: 5/06/2024
Projection: GDA 1994 MGA Zone 55
Data sources: Extent, Nearmap, DEECA
LGA: Darebin
Parish: Jika Jika

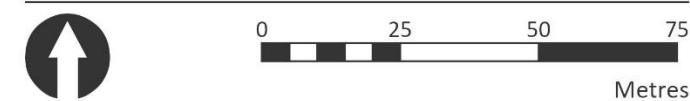


Figure 21. Assessed levels of historical archaeological potential within the study area.

5. HISTORICAL ARCHAEOLOGICAL SIGNIFICANCE

Archaeological significance refers to the heritage significance of known or potential archaeological remains. While they remain an integral component of the overall significance of a place, it is necessary to assess the archaeological resources of a site independently from above-ground heritage elements. Assessment of archaeological significance is more challenging as the extent and nature of the archaeological features is often unknown and judgment is made on the basis of anticipated or potential attributes.

This desktop assessment follows principles established by the Australia ICOMOS Charter for Places of Cultural Significance ('The Burra Charter', 2013) on understanding what is significant about a place as an essential precursor to managing any change that may impact on that cultural significance.

It is accepted best practice that the assessment of an archaeological site's significance should be gradually refined through successive stages of investigation, should these be necessary (see below).

5.1. Statement of significance

The following preliminary statement of significance for the study area's potential archaeological resource is presented in accordance with the Victorian Heritage Council significance assessment guidelines and is derived from its VHR and current VHI listing.²

What is significant?

Historical archaeological remains and deposits associated with late-nineteenth to early twentieth century occupation and use of the study area as a convent and care home, including extant buildings.

How is it significant?

Potential late nineteenth and early twentieth century archaeological deposits and remains associated with the study area are of historical, archaeological, architectural and social significance, both locally and to the State of Victoria.

Why is it significant?

Historically

The study area encompasses the first religious institution established in Victoria for the care of the aged poor and the first permanent home established by the Little Sisters of the Poor in Australia.

² See <https://heritagecouncil.vic.gov.au/heritage-protection/criteria-and-thresholds-for-inclusion/>

The use of the site reflects the reliance on religious and other private charitable institutions during the late-19th-20th centuries and corresponds with the ageing of the colonial gold-rush population.

Archaeologically

The study area has the potential for archaeological evidence resulting from the occupation of the site from 1839 as an agricultural unit, although there is higher potential for evidence resulting from the occupation of the site from the late 19th century, which would relate to early Melbourne residents' lifestyles, both economic and social (criterion C). The information that may be derived from the site's archaeological resources may be able to address both specific research questions about the religious and residential development of the site, as well as broader research questions associated with the social, charitable, and religious development of early Melbourne.

Archaeological evidence associated with the construction and occupation of the convent building and mortuary within the study area would provide insight into the early provision of charitable services for the poor in Melbourne. Structural remains and the extant layout of the structures may provide evidence of construction techniques, and seals artefact deposits would provide insight into the daily life of the nuns who operated the home and the residents who lived there. These insights may provide information into the life and death of the elderly housed at the property, and the lived of the nuns who travelled the world to settle in Melbourne.

Architecturally

The Former Little Sisters of the Poor Home for the Aged is architecturally significant as one of the state's largest 19th century charitable buildings designed in a medieval style (Criterion E). The imposing monastic or convent form of the building and its relatively austere detailing reflects the Little Sisters of the Poor's simple integrity and lack of ostentation. It is a large and plain example of the work of architect Leonard Flannagan who conceived the original design and was involved in construction of the first stage. The landmark qualities of the main structures - the fact that it could be seen and that it provided an outlook to the surrounding countryside - contribute to this significance.

Socially

One of the most visible and influential institutions of Catholic charity in Victoria from the late nineteenth to early twentieth centuries (Criterion G).

National Trust B5179 Statement of Significance

The former Little Sisters of the Poor complex, constructed in stages between 1885 and 1912, is of state historical significance as the first religious institution to be specially formed in Australia for the care of the aged poor. It is also significant as the first permanent house established by the Little Sisters of the Poor in Australia. Founded in France in the early nineteenth century, the Little Sisters became helpers of the aged poor on a global scale and were active in the local community over a long period. The construction of an institution specifically accommodating the aged poor reflects the demographic composition of the colony with the aging of the gold-rush population, as well as

the government's failure to provide any form of social security in the nineteenth century. The main building of the complex (1889-1909) is of architectural significance in the State as among the largest single 19th century charitable buildings to be inspired by Medieval architecture, in this case of Anglo-French origin. It is among the largest surviving structures erected for charitable purposes. It is one of the few nineteenth century buildings surviving in an externally near original condition of this use-type in the State, religious or otherwise. It also contributes to a locally important 19th and early 20th century residential precinct, being prominent in the locality and a landmark, visible from as far away as Essendon. It is a large and plain example of the work of the architect John Flannagan (designer of the 1888-90 first stage of the building) and the work of the architects Kempson and Conolly who were responsible for the 1908-1909 additions which followed Flannagan's original plan, despite changes in detail. The early farm buildings are of local significance as representative of the early rural stage of Northcote's development, and the first stage of the Home for the aged. The nearby timber chapel is notable for its picturesque detailing.

Classification includes the whole complex, including the grounds, the buildings, and the perimeter walls and gates.

5.2. Summary of significance

Archaeological remains within the study area have the potential to provide insight into the establishment of religious institutions in Victoria in the late-19th century. Structural remains and artefactual evidence have the potential to provide insight into a changing social fabric of post-Gold Rush Melbourne. It has the potential to provide information on the daily lives of a group of international nuns, their subsequent sisters, and the reality of the aging poor. Historical archaeological evidence associated with the construction and occupation of the convent and home at 7 Hartington Street, Northcote in Phase 2, would be of local and state significance for their historical and archaeological values.

The study area is considered to be of high heritage significance.

6. IMPACT ASSESSMENT

6.1. Proposed development

Hub Development Group has proposed a refurbishment and new development of the Holy Monastery of Axion Estin, located at 7 Hartington Street, Northcote. The objective is to restore the existing heritage building and develop new multi-purpose spaces within the study area. This will involve refurbishment works and fit outs to the existing heritage building in compliance with a Conservation Management Plan and the proposed demolition of later extensions.

The proposed development includes 28 townhouses and 39 apartments, an Early Learning Centre, an indoor and outdoor amphitheatre, and a bookstore and office building. This comprises new ground, first storey, second storey and three basement level carpark within the study area.

6.2. Development impacts and requirements

The proposed development would result in the partial removal of the study area's significant historical and archaeological resources. The VHI listing identifies the probability of archaeological underfloor deposits associated with the current monastery building, however there is also the potential for archaeological deposits and features associated with the mortuary and outbuildings.

The proposed works include extensive excavation across the site for basement level development including residential and commercial (ELC) levels and carparking with bike storage and communications rooms and other stores, contingent on approvals. The proposed impacts include the demolition of later additions to the main convent building, these impacts to the built heritage fabric will require permit, although that is not the purpose of this HAA. Impacts within the curtilage of the VHI site H7822-0922 will require a Consent to Damage prior to any works being done. However, Heritage Victoria has indicated that the VHI may be delisted and that the archaeological values of the site are to be recognised under the VHR listing. If this is to occur, works would require a permit, and archaeological investigations would likely be a condition under the proposed works to the heritage building and surrounding property.

On the basis of the assessed potential and significance for the study area, it is considered likely that additional investigations will be required, with the relevant consents or permit to be issued by Heritage Victoria to enable redevelopment of the study area.

Part 7 below sets out relevant recommendations and a projected sequence of required works on that basis.

EXTENT

HERITAGE ADVISORS

7 Hartington Street, Northcote

Study area

Cadastral boundary

Drawn by: Alexander Murphy
 Checked by: Anastasia Klasen
 Date: 1/05/2024
 Projection: GDA 1994 MGA Zone 55
 Data sources: Extent, Nearmap, DEECA, Hub Property Group
 LGA: Darebin
 Parish: Jika Jika



Figure 22. Proposed developments.

7. RECOMMENDATIONS

Based on the historical information and conclusions above, and additional consultation with Heritage Victoria, the following recommendations have been made for the study area.

7.1. Recommended next steps

The study area has been assessed as having moderate to high potential for historical archaeological remains of local and state significance. The process below has been determined based on communication with HV that the VHI site will likely be delisted, and the archaeological resources of the site recognised in the VHR listing. Therefore, a permit will be required prior to any works. The steps for obtaining the appropriate permit and the associated archaeological mitigation measures, are outlined below.

Application for a Permit for VHR H1950

As part of the wider works planned at the site, a permit is required. Based on communications with Heritage Victoria, the archaeological values are anticipated to be included in the VHR listing rather than a separate VHI site. Thus, the management of the archaeological resources would be recognised and mitigated through the same permit process required for the wider development works, and subject to planning approvals. It is anticipated that the management of the archaeological resources will be integrated as conditions of the permit.

Following approvals of the development designs, areas designated for subsurface impacts will need to be carefully considered and a site visit recommended.

As part of the Permit application, it is recommended that an Archaeological Assessment and Research Design (AARD) is completed. The AARD will include the research completed as part of this HAA and an additional development of an archaeological methodology for the management of the potential archaeological resources.

AARD and further archaeological investigations

As determined by this desktop assessment, the study area is likely to contain significant archaeological features and deposits. It is likely that monitoring works and a program of archaeological investigation in select areas will be required to comprehensively assess the historical archaeological significance of the site as part of Heritage Victoria's Permit Conditions prior to development.

An Archaeological Assessment and Research Design (AARD) drawing on the conclusions of this desktop assessment and preliminary monitoring results should be prepared to formulate a research design for archaeological excavations. The AARD will include specific research questions, excavation methodology, artefact management and conservation policies and a revised archaeological assessment of the study area.

Archaeological Consents

In the event that HV do not complete the delisting process for VHI site H7822-0922, the following steps are recommended:

- **Application for Consent to Uncover**

A Consent to Uncover is intended to enable removal of slabs or other hard standing in a way that enables any underlying deposits to be revealed without risking undue impact on these deposits – such consents therefore generally require that this work be subject to archaeological monitoring (see below).

An application for a Consent to Uncover under Section 124 of the Heritage Act should be prepared for VHI site H7822-0922 and lodged with Heritage Victoria to allow further archaeological investigation of this part of the study area. Copies of this Desktop Historical Archaeology Assessment should be submitted as part of the consent application.

Note that ground disturbance in areas of archaeological potential should not commence prior to the issue of a Consent to Uncover for the study area.

- **Archaeological monitoring of exposure of deposits**

Once the Consent to Uncover is obtained, a programme of archaeological monitoring will likely be required to assess the nature and extent of archaeological resources within the study area as they are revealed through demolition of slabs/hard standing.

The following methodology has been developed in line with Heritage Victoria's *Guidelines for Investigating Historical Artefacts and Sites*.

- It is recommended that following demolition of all standing structures on site, a program of archaeological monitoring is linked with the removal of demolition material and any remnant ground surface cover (concrete pads, timber floors, etc.). This monitoring work would be completed under the Consents to Uncover and overseen by qualified archaeologist(s), one of which will be the Excavation Director. A mechanical excavator (7.5t or similar) should be used to remove demolished material and expose any subfloor (or sub concrete) surfaces.
- The mechanical excavator should be fitted with a flat (toothless) bucket unless compacted modern fills or hard surfaces are encountered – a toothed bucket would be used to break up compacted modern fill deposits. Mechanical excavation would be undertaken under the supervising archaeologist(s). All of the exposed archaeological remains would be cleaned by hand.
- All areas of archaeological features or deposits encountered during this work will be exposed, but not fully excavated. Where an in situ historical feature or deposit of apparent significance (as determined by the Excavation Director) is located, mechanical excavation will cease. The exposed feature will then be cleaned up by hand, to a point that its extent and nature can be determined, and all exposed features will be recorded. It is not the

intent during this phase of archaeological work to fully excavate structures or features exposed, but work will be focussed on identifying enough of the features to allow future management decisions to be made, including the decision as to whether a detailed program of archaeological excavation will be required. The archaeologist(s) will endeavour to expose and identify all significant historical features and deposits within the trench areas. In the event that structural fabric is not located, excavation will stop when culturally sterile or natural deposits have been reached.

- The Excavation Director would have the authority to direct site works throughout all phases of ground disturbance works, as required, in order to enable all necessary investigation, detailed recording and/or preservation of the exposed artefacts.
- The need for detailed investigation and recording of specific deposits or features would be determined by the Excavation Director throughout the course of the investigation to ensure that important parts of the study area are adequately investigated and recorded, and that resources are not employed in areas that do not warrant further investigation.
- All appropriate health and safety procedures will be followed during the testing program. A Safe Work Method Statement (SWMS) will be prepared prior to the works commencing. It is recommended that the SWMS be prepared in consultation with environmental specialists so as to address the management of contaminated soil or other hazards such as asbestos. Workplace Health and Safety (WH&S) requirements will be adhered to during all stages of the project.
- A preliminary excavation report presenting the results of the monitoring program should be prepared at the completion of the onsite works and supplied to Heritage Victoria. The report should also contain a revised significance assessment and recommendations for the future management of the site's historical archaeological resource.

▪ **AARD and further archaeological investigations**

As determined by this desktop assessment, the study area is likely to contain both locally and state significant archaeological features and deposits. It is likely that following the monitoring work associated with the Consent to Uncover, a program of archaeological investigation will be required to comprehensively assess the historical archaeological significance of the site before Heritage Victoria will issue a Consent to Damage required to enable development.

An Archaeological Assessment and Research Design (AARD) drawing on the conclusions of this desktop assessment and preliminary monitoring results should be prepared to formulate a research design for archaeological excavations. The AARD will include specific research questions, excavation methodology, artefact management and conservation policies and a revised archaeological assessment of the study area.

The AARD would be used in support of the applications for a Consent to Excavate under section 124 of the Heritage Act. This consent will be required before any archaeological excavation takes place.

Summary of recommended next steps

If the archaeological potential is recognised under the VHR listing:

- Preparation of an AARD to support application for a Permit to HV; and
- Archaeological monitoring during ground stripping works, or as per conditions outlined in the Permit conditions.

If the archaeological potential remains under the VHI listing:

- Application for a Consent to Uncover;
- Archaeological monitoring during uncover works;
- Preparation of an AARD to support application of a Consent to Excavate;
- Archaeological investigations and testing as determined by the AARD and/or conditions of the Consent to Excavate.

APPENDIX A. REFERENCES

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