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# I.Y.U PRE-EMPTIVE RIGHT HOMESTEAD SITE



i y u pre emptive right  
homestead site



i y u pre emptive right  
homestead site 2



I Y U Pre Emptive Right  
Homestead Site & Trees

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## Location

245 MCGREGOR ROAD, PAKENHAM, CARDINIA SHIRE

## Municipality

CARDINIA SHIRE

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO229

## Heritage Listing

Cardinia Shire

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## Statement of Significance

Last updated on - October 18, 2006

**2007 Study By** *Context Pty Ltd*

What is significant?

The I.Y.U. Pre-emptive Right Homestead site, constructed in the 1850s, at 245 McGregor Road, Pakenham, including mature exotic trees (three oaks, two elms, three stone pines), hawthorn hedges, the homestead site, ruins of stockyards, a sheep dip, outbuildings, a well with a concrete dome, and brick feed silos.

How is it significant?

The I.Y.U. Pre-emptive Right Homestead site is of local historic and scientific significance to Cardinia Shire.

Why is it significant? The homestead site, trees, silos, wells of the I.Y.U. Pre-emptive Right, held in the 1850s by the Waddell family and later by the Kitchens, is of significance to the Shire of Cardinia because it provides evidence of one of the earliest pastoral properties in the shire and early farming endeavours in the area, as well as later dairying activities (RNE criteria H.1, A.4). While the Shire once had an unusually large number of pastoral run properties, their physical remains are now very rare (RNE B.2).

The mature exotic trees on this site and remnants of hedges and other features which may indicate the location of the original homestead are also significant, along with the collection of yards, outbuildings, brick tanks and brick stock feed silos, which may have been connected with the I.Y.U.'s use for dairying by the Kitchen brothers in the late 19th century. The site has historical significance for its associations with one of the earliest properties within the shire dating from the pastoral era. The site also has potential archaeological significance (RNE criterion C.2).

**1996 Study By:** *Graeme Butler & Associates*

The homestead site, trees, silos, wells of the I.Y.U. Pre-emptive Right, held in the 1850s by the Waddell family and later by the Kitchens, is of significance to the locality of Pakenham South because it provides some evidence of pastoral and early farming endeavours in the area, as well as later dairying activities.

This mature exotic trees on this site and remnants of hedges and other features which may indicate the location of the original homestead are also significant, along with the collection of yards, outbuildings, brick tanks and brick stock feed silos, which may have been connected with the I.Y.U.'s use for dairying by the Kitchen brothers in the late 19th century.

The site has historical significance for its associations with one of the earliest properties within the shire dating from the pastoral era.

The site also has potential archaeological significance.

Heritage Study/Consultant	Cardinia - Cardinia Local Heritage Study Review, Context P/L, 2007; Cardinia - Cardinia Shire Heritage Study 1996, Graeme Butler & Associates, 1996;
Construction dates	1850,
Other Names	245 McGregor Road, Pakenham,
Hermes Number	29938
Property Number	

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## Physical Description 1

Sited on the east banks of the Toomuc Creek, the house site (Gregorich block) includes a still recognisable clearing where the house stood, mature oaks (3) and elms (2), stone pines (3), and other mature exotics. On the block to the south are Hawthorn hedges, the remains of a collection of yards, outbuildings and brick wells and brick stock feed silos which may have been connected with the I.Y.U.'s use for dairying in the late 19th century by the Kitchen brothers.

Elements include: one silo of about 10m diameter (handmade bricks) with a high sand content render; a well with a 9-inch brick rendered dome; a sheep dip; another tall brick silo. The bricks vary from soft unburnt bricks to clinkers.

## Physical Conditions

**2007 Study By:** *Context Pty Ltd* - Ruins

**1996 Study By:** *Graeme Butler & Associates*

The wells or tank stands are still relatively complete but the mature trees are the main evidence of the house site. Archaeological examination would yield more.

## Physical Description 2

Key elements - Ruins/Remnants & Tree(s)

## Historical Australian Themes

Themes

**2007 Study by:** *Context Pty Ltd*

National theme - 3.5 Developing primary production

**1996 Study by:** *Graeme Butler & Associates*

Regional Theme 3.1 Squatters/pastoralists and grazing

## Physical Description 3

Associations - Waddell family; Jackson, EV

*(1996 Study by: Graeme Butler & Associates)*

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*