



Northern Correctional Facility, Ashley Youth Detention Centre, Deloraine Historic Heritage Assessment Report.



Figure 1: Ashley Boys home. Source: Libraries Tasmania accessed 2022.



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1 Quality assurance

Table 1 records the quality assurance for this project.

Document Version	Date	Review Reason	Prepared By	Reviewed By
Draft 1	10 th January 2023	Quality assurance	Darren Watton	John Dent
Draft 1	25 th January 2023	Returned with review comments	Darren Watton	Olivia Hill and Chris Cornell- McGleenan
Draft 2	2 nd February 2023	Sent to Gayle Plunkett for review.	Darren Watton	Gayle Plunkett
Draft 2	2 nd February 2023	Comments addressed and resent to Chris Cornell-McGleenan for second review.	Darren Watton	

Table 1: Quality assurance table.

2 Acknowledgments

Southern Archaeology (SA) appreciates the opportunity to work at the Ashley Youth Detention Centre (AYDC) and would like to thank the Aboriginal community for being able to work in their country. This area is on the boundary of the traditional lands of the North Nation and the North Midlands Nation and, more specifically the *Pallitorre and Panninher* clans.

The field team members during the historical aspect of this survey were:

- Gayle Plunkett (Conservation and Heritage Architect).
- Darren Watton (Principal Archaeologist, Southern Archaeology).
- Staff from the Northern Correctional Facility Project Team.

The contact for this project is the Department of Justice. SA would like to thank the Department of Justice for their time, support, and assistance. SA would also like to thank the Northern Correctional Facility (NCF) Project Team for their site visit and assistance providing extra information about the project.

3 Glossary & abbreviations

The following tables (Table 2 and Table 3) describe the terms and the common abbreviations used in this report.

TERM	DESCRIPTION
Artefact	means an object made by a human being, typically one of cultural or historical interest.
Due Diligence	means the detailed investigations of a proposed site to confirm its suitability for development.
GIS	means a geographic information system (GIS) that creates, manages, analyses, and maps all types of data. GIS connects data to a map, integrating location data (where things are) with all types of descriptive information (what things are like there). This provides a foundation for mapping and analysis that is used in science and almost every industry. GIS helps users understand patterns, relationships, and geographic context. The benefits include improved communication and efficiency as well as better management and decision making.

Historic Development	means changes in the unfolding of history.
Historic Heritage	means places of significance to people on account of historic, physical (i.e., technological, archaeological, architectural) and cultural values. Historic heritage is often referred to as cultural and historic heritage or simply 'historic places'.
Historic Cultural Heritage Act 1995	means an Act to promote the identification, assessment, protection and conservation of places having historic cultural heritage significance and to establish the Tasmanian Heritage Council
Proponent	means the Department of Justice (Tasmania)
Qualified Archaeologist	means an Archaeologist with at least two years' experience and/or holds a minimum of Honours at a recognised University.
QGIS software	means a GIS program.
Significant archaeology	<p>means any potential remains of human use of the land such as drains, cesspits, cellars, footings, foundations, surfaces, landscape and topographical features, materials, artefacts, post holes, road surfaces, floors, fences or the like that are of an archaeological nature. Significant archaeology requires assessment by a qualified archaeologist. Significant Archaeology in relation to materials (artefacts) in this report means over five artefacts clustered in a 2 metre by 2 metre radius – it should be noted however that any material (artefact) of a unique, rare or is completely intact should be kept by any person for analysis by a qualified archaeologist. Typical artefacts found on Tasmanian sites include but are not limited to complete and fragments of ceramics (stoneware, earthenware and porcelain), glassware (including bottles, tableware, window glass and other glass fragments), metal (barrel hoops, nails, screws, bolts, tools, harness and other metal), personal items (jewellery, buttons, buckles and clay pipes), leather (harness and belt), coins and tokens, domestic and commercial items and any other artefacts related to everyday life.</p> <p>Significant archaeology in terms of Aboriginal heritage refers to any Aboriginal heritage material (or places) as all Aboriginal relics and material are protected under the <i>Aboriginal Heritage Act (1975)</i>. The most common sites in this area are generally shell middens, isolated artefacts and artefact scatters. All these sites can contain lithic or contact materials such as worked glass and ceramics.</p>
Site and cultural site	means the part of the allotment of land on which an historic site, archaeological site or Aboriginal site is located or where a building stands or a development is to occur or is proposed. It may also refer to an area that is being assessed or surveyed in response to a particular outcome. A Cultural site means a site of archaeological, historical, cultural or ceremonial significance.
Study Area	means the entire area within the boundary of the AYDC and in this instance also refers to the area where development is proposed.

Table 2: Glossary of terms used in this report.

ABBREVIATION	DESCRIPTION
AHT	Aboriginal Heritage Tasmania
AHC	Aboriginal Heritage Council
AHR	Aboriginal Heritage Register
AYDC	Ashley Youth Detention Centre
NCF	Northern Correctional Facility
HT	Heritage Tasmania
THC	Tasmanian Heritage Council (historic)
DoJ	Department of Justice
LIST	Land Information System Tasmania
LU	Landform unit
PHAS	Potential Historic Areas of Sensitivity
SA	Southern Archaeology
THR	Tasmanian Heritage Register

AHAR	Aboriginal Heritage Assessment Report
HHAR	Historic Heritage Assessment Report

Table 3: Abbreviations used in this report.

4 Preamble

The study area is on the boundary of the traditional lands of the North Nation and the North Midlands Nation and, more specifically the *Pallitorre and Panninher* clans. The study area also has a rich European history dating to the 1820s. This report is primarily concerned with the historical European history of the study area. A separate Aboriginal Heritage Assessment Report (AHAR) has also been prepared by Southern Archaeology (2023) overviewing Aboriginal occupation of the area. These two reports should be read in conjunction with each other for a fuller understanding of the study area.

Figure 2 and Figure 3 below are early plans of the study area and will be referenced frequently in this report.

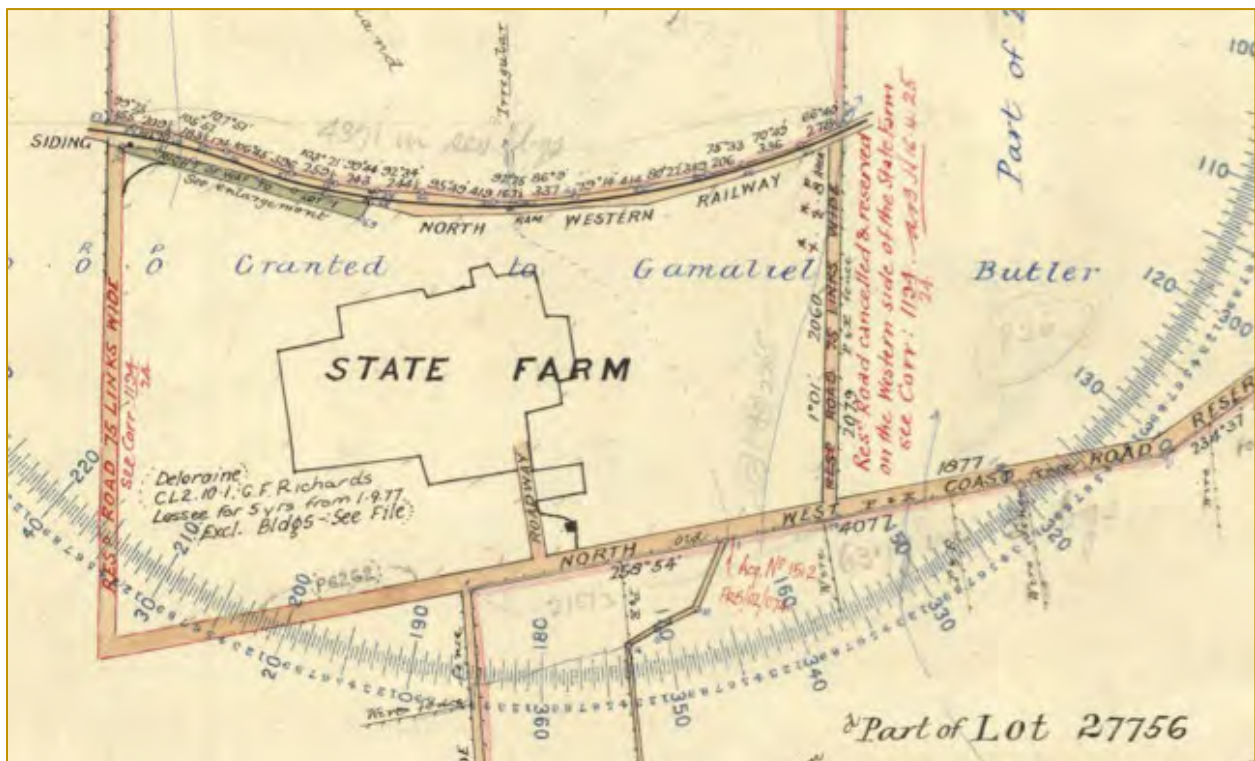


Figure 2: Section 1924/1925 Westmorland 91 plan showing State Farm. Source: Survey Search Ref: CPO Plan - WES91 v3 accessed 2022.



Figure 3: Section of Cornwall 52 plan showing the study area granted to Gamaliel Butler. Source: Libraries Tasmania Cornwall 52 plan Ref: AF396-1-1376 accessed 2022.



5 Executive summary

5.1 Project summary

SA has been engaged by the Department of Justice (DoJ) to undertake a Historic (European) Heritage Assessment Report (HHAR) for a proposed NCF redevelopment at the AYDC site near Deloraine Tasmania - the project investigation area (hereafter called the study area). A site assessment (survey) was conducted on 3rd August and the 23rd August 2022. This HHAR presents the findings of this assessment.

5.2 Historical Heritage Assessment Report aim

The primary aim of this assessment is to identify any potential Historic (European) Heritage that may be impacted by a proposed development at the AYDC site and to make recommendations regarding mitigation, or management of this impact. This assessment represents best practice regarding historic heritage management and due diligence on the part of the client. The property is not listed on the Tasmanian Heritage Register (THR).

In summary, the aim of this historical heritage survey and HHAR is to:

- Identify any Historic (European) Heritage within or near the proposed development.
- To determine if the proposed development will impact any historic sites.
- To determine the site extent of any historic heritage sites identified at the study area and whether the proposed development will impact these sites.
- To identify any Potential Historic Areas of Sensitivity (PHAS) within the landscape based upon survey results and background research.
- To inform and make recommendations to the DoJ with regards to management of Historic Heritage or PHAS at the study area, especially regarding the current proposed development.
- To provide recommendations and considerations regarding Historic Heritage management at the site in the future.

5.3 Limitations and constraints

5.3.1 General considerations

This report considers European historic archaeological values within the confines of the statutory requirements of the *Burra Charter* (2013), *Historic Cultural Heritage Act* 1995.

The proposed works at the AYDC site are not within an area listed on the Tasmanian Heritage Register (THR) or any other recognised heritage at both a state or national level (i.e. Commonwealth Heritage registers or World Heritage listings).

While SA makes every effort in its investigations to research all aspects of a site's historical development, it cannot be held accountable for previous work inaccuracies and limited accessibility to data leading to omissions or oversights in this report.



All maps orientate north to the top of the page unless otherwise stated.

5.3.2 Special notes in relation to historic plans and overlays

SA uses QGIS software for all overlays and GIS work. This is the most updated version at the time of writing this report. Datum relates to GDA94, Zone 55.

There are considerations (limitations and constraints) in relation to the use of overlays and historic plans. Early plans can be difficult to overlay and rely upon various georeferenced points that are consistent with known points in modern times. The main points, in order of preference, used in overlays are:

1. Common boundaries – these are the most accurate especially if correctly surveyed on old plans.
2. Coastal, Rivers or other known landscape features – these may, however, vary over time.
3. Common houses and other structures – these may, however, vary over time and may not have been correctly surveyed at the time being placed as a general feature for identification by the surveyor on old plans.
4. Other features such as fences and wells etc as may appear on plans.

It must also be remembered that survey conditions in the 1800s were not always ideal and mistakes were made. For this reason, overlays are treated as a guide only (albeit usually a very good guide).

5.4 Significant archaeology

Reference is made in this report to significant archaeology. The following text box defines significant archaeology (and typical artefact examples) in relation to this report and usual archaeological practices (**Figure 4**). It is, of course, not a definitive definition as sometimes items of a rare, unusual, or surprising nature arise. This definition, however, is a reasonable guide to what may be recovered on Tasmanian sites and serves within this report.

What is significant archaeology?

Significant archaeology in terms of European heritage refers to any potential remains of human use of the land such as drains, cesspits, cellars, footings, foundations, surfaces, landscape and topographical features, materials, artefacts, post holes, road surfaces, floors, fences or the like that are of an archaeological nature. Significant archaeology requires assessment by a qualified archaeologist. Significant Archaeology in relation to materials (artefacts) in this report means over five artefacts clustered in a 2 metre by 2 metre radius – it should be noted however that any material (artefact) of a unique, rare or is completely intact should be kept by any person for analysis by a qualified archaeologist. Typical artefacts found on Tasmanian sites include but are not limited to complete and fragments of ceramics (stoneware, earthenware and porcelain), glassware (including bottles, tableware, window glass and other glass fragments), metal (barrel hoops, nails, screws, bolts, tools, harness and other metal), personal items (jewellery, buttons, buckles and clay pipes), leather (harness and belt), coins and tokens, domestic and commercial items and any other artefacts related to everyday life.

Significant archaeology in terms of Aboriginal heritage refers to any Aboriginal heritage material (or places) as all Aboriginal relics and material are protected under the *Aboriginal Heritage Act (1975)*. The most common sites in this area are generally shell middens, isolated artefacts and artefact scatters. All these sites can contain lithic or contact materials such as worked glass and ceramics.

Figure 4: Definition of significant archaeology.

5.5 Proposed development

At present there are no plans available for the new facility and because of the nature of the development there are strict discretionary requirements around the reproduction or discussion of the facility plans. As a result, the whole of the property was thoroughly searched for historical and Aboriginal heritage material to allow for development anywhere on the property. However, as a general overview the development is expected to be focussed around existing infrastructure and to the western side of the property. This report deals with historical heritage material only.

6 Impact statement – historic archaeology

This report determines that the proposed development is unlikely to impact significant archaeology during works.

However, it should be noted that due to the age of the property, there is some potential for early buildings to be uncovered during works and this should be considered during planning for proposed works. Therefore, some recommendations (below) have been made accordingly for the study area.



7 Recommendations

The following recommendations have been made for the study area regarding significant archaeology:

Recommendation 1: The c1930s hut and associated infrastructure

- Special care should be taken in the general vicinity of the c1830s hut in the northeast of the study area.
- If significant archaeology is uncovered during these works in this area, works should:
 - Cease in the immediate area.
 - A qualified archaeologist engaged to inspect and record the find/s.
 - Work should not recommence until approved by the qualified archaeologist.

Recommendation 2: The balance of the study area property

- Works may be undertaken with an Unanticipated Finds (Call Back Protocol) in place for all significant archaeology as follows:
 - If any unanticipated significant archaeology finds are uncovered during proposed works, works should:
 - Cease in the immediate area.
 - A qualified archaeologist engaged to inspect and record the find.
 - Work should not recommence until approved by the qualified archaeologist.



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8 Project outline

8.1 Introduction

The study area has a long history of occupation. Before Europeans arrived, Aboriginal people lived and travelled through the region on a regular basis. This area is on the boundary of the traditional lands of the North Nation and the North Midlands Nation and, more specifically the *Pallitorre and Panninher* clans. Aboriginal occupation has been addressed in a separate Aboriginal Heritage Assessment Report (AHAR) report (Southern Archaeology 2023).

European settlers arrived in the area prior to 1830, attracted by the rich agricultural opportunities and links to areas further to the west. Soils in the region are generally very fertile and the first grants were agricultural in nature and allocated in the 1820s.

The new NCF will be a major development and has been planned for some time. It will include infrastructure associated with the facility including buildings, administration and support infrastructure, roads and security fencing.

8.2 The aim and purpose of this report

The aim of this report is to provide advice around potential historical developments at the site and make recommendations for mitigation of risk if historical material may be impacted by the development. This work will potentially result in extensive sub-surface work, vibration, machinery action and bulking out. Works have the potential to impact significant archaeology at the study area. The exact location and extent of archaeology in the study area is not well known and the impact the development will have on potential archaeology is difficult to predict. In the first instance, avoidance of this archaeology is considered the best solution but given the size of the development and the confined nature of the site (relative to the potential requirements of a development such as this), avoidance may not be possible.

8.3 Site visits - 3rd August and 29th August 2022

On the 3rd and 29th August 2022, site visits were conducted at the AYDC by Gayle Plunkett and SA. The visit on the 3rd August 2022 included walking the AYDC facility itself and a survey of some of the wider property especially to the southwest. A follow up survey of the rest of the wider property was conducted on the 29th August 2022. While the focus of both these surveys was the identification of Aboriginal heritage material for the AHAR, potential historic sites were also considered.

The main purpose of the site visits was to familiarise everyone with the site, to discuss specifics in relation to the development of the site and to complete necessary surveys of landforms associated with the site. This report is an overview of the historical (European) heritage aspects of the site. A separate AHAR (Southern Archaeology 2023) was also prepared and compliments this report.

This report considers European historical archaeological values within the confines of the statutory requirements of the *Burra Charter* (2013), *Historic Cultural Heritage Act* 1995.



8.4 Limitations and constraints

8.4.1 General considerations

The study area is not listed on the THR. It is also not listed on any other recognised heritage register at a state or national level.

While SA makes every effort in its investigations to research all aspects of a site's historic development, it cannot be held accountable for previous work inaccuracies and limited accessibility to data leading to omissions or oversights in this report.

All maps orientate north to the top of the page unless otherwise stated.

8.4.2 Special notes in relation to historic plans and overlays

SA uses QGIS software for all overlays and GIS work. This is the most updated version at the time of writing this report. Datum relates to GDA94, Zone 55.

There are considerations (limitations and constraints) in relation to the use of overlays and historic plans, specifically the Cornwall 52 plan (undated but probably early to mid 1830s).

Early plans can be difficult to overlay and rely upon various georeferenced points that are consistent with known points in modern times. The main points, in order of preference, used in overlays are:

1. Common boundaries – these are the most accurate especially if correctly surveyed on old plans.
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3. Common houses and other structures – these may, however, vary over time and may not have been correctly surveyed at the time being placed as a general feature for identification by the surveyor on old plans.
4. Other features such as fences and wells etc as may appear on plans.

It must also be remembered that survey conditions in the 1800s were not always ideal and mistakes were made. For this reason, overlays are treated as a guide only (albeit usually a very good guide).

8.4.3 Special considerations

Previous experience has indicated a strong community response to developments such as this and especially those associated with historical (European) heritage and Aboriginal heritage.

The DoJ have engaged SA to understand any potential obligations or protection needs regarding the study area and the associated infrastructure identified at the site.

This assessment represents due diligence and a response to legislative requirements on behalf of the DoJ, the potential archaeological and historical heritage significance of the site and the potential community concern regarding the assessment and development of the site.

8.5 Acknowledgements and consultation

As part of the background research of this project the following people have been consulted:

- Gayle Plunkett – Conservation Architect and Heritage Adviser. Gayle has provided extensive historical background for the site.
- Mark Miller - ARTAS Architects.
- John Dent – Surveyor and historian. John has provided invaluable background research for this site (title searches) and assisted in editing this report. John works with Southern Archaeology on a regular basis as an historian, trench supervisor and surveyor.
- Caleb Pedder (Aboriginal Heritage Officer) – Area specific Aboriginal consultation and advice. Caleb works with SA on a regular basis and is appreciated for his extensive experience and pragmatic approach. He provides a valuable connection to community and SA defer to his advice on many aspects of Aboriginal heritage.

SA would also like to acknowledge the contribution of:

- The NCF Project Team from the DoJ.
- Kate Moody and others from Aboriginal Heritage Tasmania.

8.6 Background research approach and sources used in this report

A number of sources have been consulted in this report to establish a complete background for the study area. These are:

- Site visits, site photographs and imagery.
- Aerial images and historic photographs.
- Previous work on similar sites.
- Historic plans and maps such as the Cornwall 52 (undated but probably early to mid 1830 – see **Figure 2**) plan and specific survey plans. Some of these have been used in overlays in this report.
- Investigation of the local environment to assist in understanding the locating of occupation sites at the study area and to assist in understanding what to expect if further archaeological work occurs at the site.
- Conveyance and title documents with special thanks to John Dent who has assisted SA in these searches.
- Newspaper and other primary source documents.
- Archives, libraries and google searches.
- Sketches photographs and other images.
- Testimonials and other research by historians and others on the place.



8.7 Project activity description

8.7.1 Location and description summary

The study area is located about 3.2 kilometres east of Deloraine, Tasmania (PID6275320) and is approximately 38 hectares in size.

The study area is currently managed by the Department for Education, Children and Young People (DECYP) on behalf of the Crown in Right of the State of Tasmania and the property contains the AYDC. This area is proposed for potential redevelopment as the NCF. This redevelopment is in the very early stages but is expected to be a significant redevelopment of the site to allow for the NCF, which will enable offenders from the north of the State to be accommodated closer to their families and support networks. The current assessment is required as part of the initial assessment of the site and its feasibility as a satisfactory place for such a facility. This assessment will look at the whole AYDC site in terms of both Aboriginal (a separate report) and historic heritage (this report).

The location of the study area is shown in **Figure 5**.

The study area is roughly on the boundary of the North Nation and the North Midlands Nation, traditionally the land of the *Pallitorre and Panninher* clans. This assessment recognises that Aboriginal boundaries as we understand them today may have varied or been more fluid in previous times.

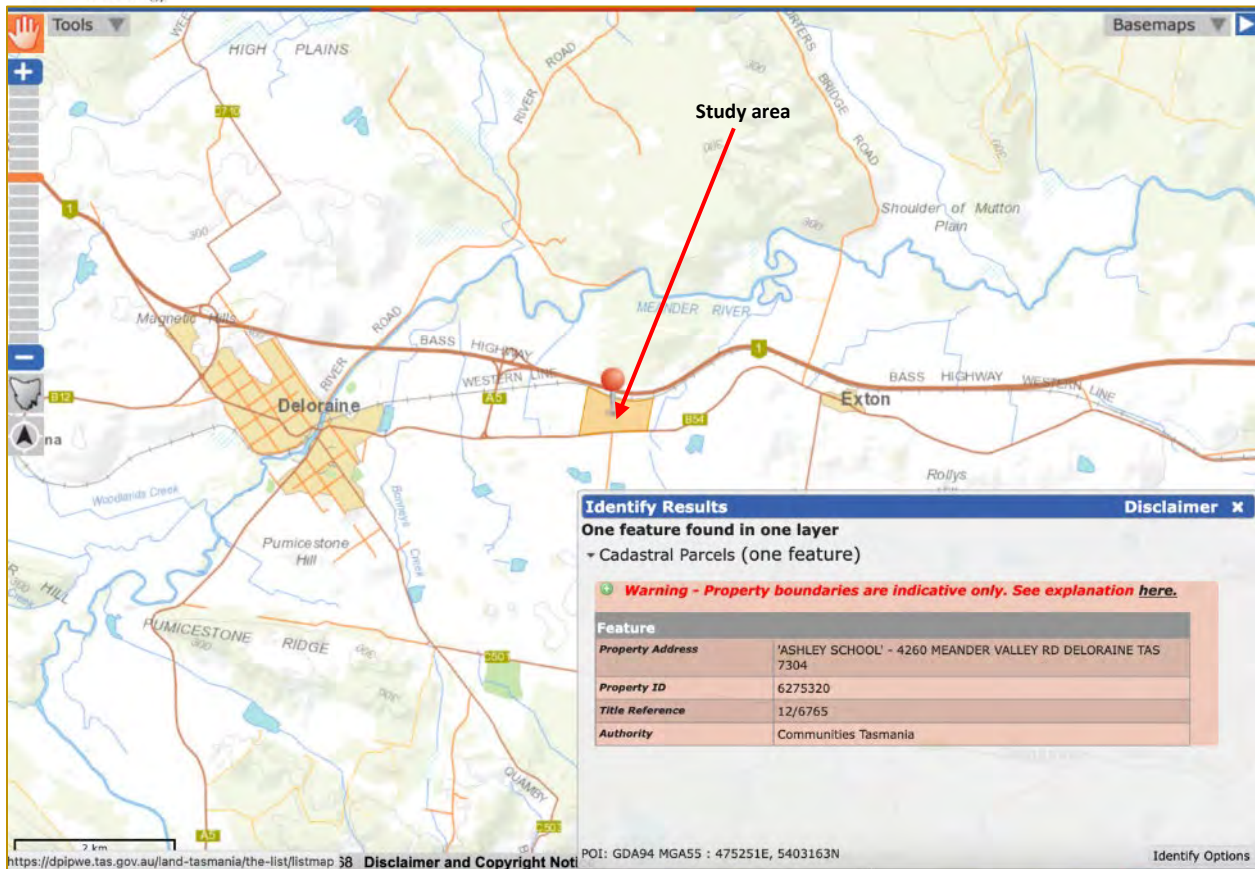


Figure 5: Location of the study area. Source: ListMap (DPIPWE) 2022.

8.8 Development

At present there are no detailed plans available for the new facility. As a result, the whole of the property was thoroughly searched for historic material to allow for development anywhere on the property. However, as a general overview the development is expected to be focussed around the current facility area and to the western side of the property.

8.9 Site photographs

Site photographs assist in understanding and contextualising an assessment and development within the landscape. However, due to the sensitive nature of the site only some general site photographs have been reproduced here. No photographs from within the AYDC facility were allowed. There was also no opportunity to take drone aerial photographs.

Some photographs of the study area are shown below in **Figure 6**.





i. Day 2 survey.



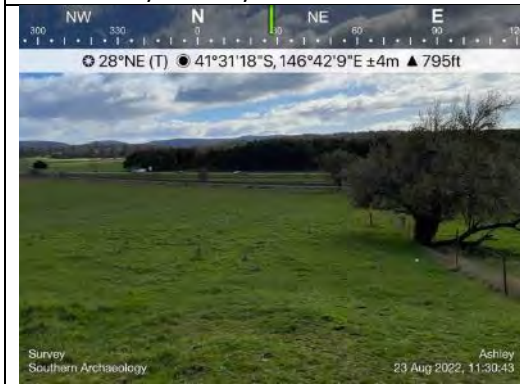
j. Day 2 survey.



k. Day 2 survey



l. Day 2 survey.



m. Day 2 survey.



n. Day 2 survey.



o. Day 2 survey.



p. Day 2 survey.



Figure 6: Site photographs for study area. Photographs by Darren Watton 2022.

8.10 Aerials

8.10.1 Introduction

Historic aerials can be very useful in understanding a place. Often these aerials show changes in landscapes and land use that assist in knowing how a place has changed over time. A series of four aerials have been sourced for the study area:

- An aerial from 1948.
- An aerial from 1969.
- An aerial from 1986.
- An aerial from 2017.

These provide a good overview of the changes that have occurred at the study area over this time.

8.10.2 1948 aerial

Figure 7 is a section of the 1948 aerial showing the study area and the surrounding landscape. Farming is the main land use in the area (as it is today). **Figure 8** is a close-up section from the 1948 aerial showing the study area. The study area is divided into various farm paddocks and an artificial drain line can be seen to the right of the aerial. This was identified in the current assessment but may have followed an original wetter area. The main road runs to the south of the study area and the current (existing) highway to the

north, is not yet constructed. The railway can be seen to the north. The Ashley Farm itself is large with a great deal of infrastructure. This is the original early 1900s facility before it burnt down. Infrastructure extends all the way to the main road to the south.

There are numerous buildings on this property that mostly disappear as the years go by. Most of these are probably buildings associated with the original state farm from the early 1900s.



Figure 7: Section 1948 aerial showing study area and surrounding landscape. Source: DNRET 2022.



Figure 8: Section of 1948 aerial showing the study area. Source: The LIST Aerial Viewer DNRET 2022.

8.10.3 1969 aerial

Figure 9 shows the study area in 1969. There has been some expansion to the west and changes to the main building to the north. Some infrastructure has disappeared along the driveway to the east.



Figure 9: Section of 1969 aerial showing the study area. Source: The LIST Aerial Viewer DNRET 2022.

8.10.4 1986 aerial

The 1986 aerial in **Figure 10**. There is a large oval section to the west but there have been a few other changes and essentially the footprint is similar to the 1969 aerial above.



Figure 10: Section of 1986 aerial showing the study area. Source: The LIST Aerial Viewer DNRET 2022.

8.10.5 2000 aerial

The late 1990s and early 2000s are a period of big change at the study area. Many buildings are demolished, and new ones built. The 2000 aerial in **Figure 11** shows the changes occurring. The site is clearly quite different from the 1986 aerial above.



Figure 11: Section of 2000 aerial showing the study area. Source: The LIST Aerial Viewer DNRET 2022.

8.10.6 2017 aerial

The 2017 aerial in **Figure 12** is the most recent available on the LIST and shows the facility as it is today. There have been a lot of changes in the facilities since 1986 (as shown in the 2000 aerial above).



Figure 12: Section of 2017 aerial showing the study area as it is today. Source: The LIST Aerial Viewer DNRET 2022.

8.10.7 Additional early 2000s construction aerial

Figure 13 shows the study area during the construction and remodeling period in the early 2000s. This aerial gives some idea of the extent of changes in the early 2000 period.



Figure 13: Ashley during a more recent construction phase in c2000's. Source: Courtesy Ashley Youth Detention Centre Records accessed 2022.

9 Environmental setting

9.1 Introduction

In order to understand the location and characteristics of the study area it is necessary to provide a brief overview of the area's environmental and geographical setting. This includes an assessment of local geomorphology, geography, climatic factors, geology, soils and flora/fauna. Analysis of the local environmental and geographical features help to contextualize the location and assist in understanding where European heritage sites may be located in the landscape. Geomorphology is important in the context of these sites as it accounts for landform changes over time. What we see today may be quite different to a landscape at the time of earlier occupation. Environmental analysis also assists in defining landform units, to help understand the site holistically by dividing it into manageable sections.

9.1.1 Climate

Tasmania has a modified marine Mediterranean climate, where heat absorption and storage by the surrounding ocean produces abnormally mild winters and cool summers (Reid et al. 2005:14). On the coast, maximum temperatures rarely fall below 10°C but in the mountains (above 1000m) temperatures can fall below 10°C for greater than six months of the year (Reid et al. 2005:14). Tasmania lies near the upper margin of the zonal wind system, the 'Roaring Forties' and this produces a marked precipitation gradient from west to east (Reid et al. 2005:15). Mountains in both the east and the west produce a rain shadow effect for the midland's region with some areas in the west receiving over 3600mm of rain per year and some areas in the east receiving less than 500mm per year. Rainfall in the east is highly variable, while in the west it is more reliable. The study area is classified as warm temperate and receives around 900mm of rain per year and the average temperature around 10.8°C.

9.1.2 Geography and geomorphology

The geographical setting of the site is important in establishing setting. Geomorphology helps understand the significant aspects of site formation and change over time, essential to the present-day understanding and interpretation of sites.

The study area is primarily, surrounded by open farmland and these are mostly smallish holdings (around 50-200 acres – the study area property is 38ha or about 93 acres). Deloraine is a rural town (population just over 3000 people) to the west of the study area on the Meander River. The Meander River is a large river located about 800 to 1000 metres to the north and there are river flats located from the study area towards this river. The area where the assessment was undertaken (the study area) is on a low rise above these river flats (with the flats beginning in the north portion of the property where the railway is located) and the immediate surrounding is gently undulating. Further to the south the landscape increases to hills with Quamby Bluff at 1227 metres asl the first larger rise before the Great Western Tiers and the Central Plateau (see **Figure 16** below).

Historical farming activity here (including cattle and sheep grazing and cropping within the study area) for almost 200 years has impacted this landscape. Most of the region is now completely cleared of vegetation and has been heavily ploughed. The location of the area within fertile agricultural land and its proximity to the Meander River was the initial attraction to the area for Europeans.

The study area is has been occupied by Europeans (or at least granted to Europeans) since at least the late 1820s and the Ashley facility has had a farming focus since the late 1800s to early 1900s (see **Figure 14 and Figure 15**). The aerials above also show that the facility itself has had a big impact on the landscape over time with infrastructure constantly evolving. Currently the farming activities are generally restricted to pasture and cattle grazing.



Figure 14: Section of Westmorland 65 1837 plan showing grant to Butler which includes study area. Source: Libraries Tasmania Westmorland 65 ref: AF396-1-1292(2).

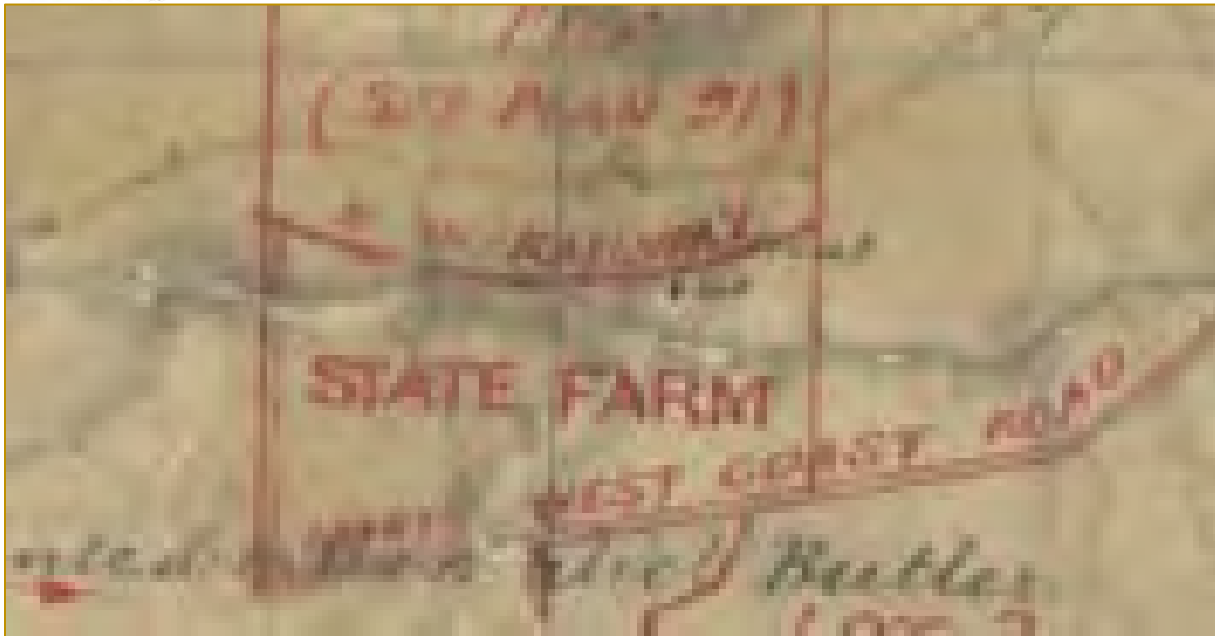


Figure 15: Section of c1830s plan showing the study area. Source: Lands Titles Westmorland and Devon 20 Ref: CPO Plan - WES20 v3.

Several areas within the study area are low-lying and water often forms ponds or boggy sections especially to the north and east (see **Figure 17** and **Figure 18**). These areas can be significantly disturbed by animals as they have been by cattle currently at the study area. To the east there is an artificial drain that has been constructed to drain water from these paddocks and at the time of survey this was flowing vigorously across the property (**Figure 18**). This drain has been in place since at least 1948 (**Figure 8**). Prior to its construction, the land was probably quite wet here with a natural drainage line possibly existing. These areas may have been accessed by both Aboriginal and European people in previous times but with the significant more recent changes (such as the altering and interruption of natural water flows and vegetation clearance) it is difficult to establish how the landscape may have looked. Soil deposition, soil movement, changes in water flow and drainage patterns and erosion as a result of farming and vegetation clearance can have significant effect on the landscape and historical European sites - destroying previously stratified material, exposing buried (or re-burying) sites and material and causing movement of artefacts.

The study area also contains some higher natural rises (although these are thought to have been altered due to farming and vegetation clearance) especially to the west of the property. In these areas, bedrock is sometimes exposed (see **Figure 19** below) and there is a spur of this landform type along the western boundary.



Figure 16: Undulating land to the south with Quamby Bluff in the background. Photograph by Darren Watton 2022.



Figure 17: Standing water in a low-lying basin at the study area. Photograph by Darren Watton 2022.



Figure 18: Wetter areas of the study area including the artificial drain(right) in the eastern portion of the property. Photographs by Darren Watton 2022.



Figure 19: Spur of higher ground on the western side of the study area. Exposed sections of bedrock can be seen in the background. Photograph by Darren Watton 2022.

9.1.3 Geology and soils

The study area geology is relatively newly formed (in geological terms). Tertiary Basalt (Trilobite Solutions Tas geology Maps 2022) formed around 65 to 1.8 million years ago. To the north and along the higher ridges is Jurassic dolerite formed around 200-141 million years ago. (Trilobite Solutions Tas Geology Maps

2022). There are also isolated pockets of Laterite derived Tertiary Basalt near the study area that formed around 65 to 1.8 million years ago. The basalt geology is a remnant of a time when seismic and volcanic activity was more common. Along the Meander River to the west Quaternary stream alluvium deposits have formed in the last 1.8 million years. These are the river flats and some of this geology may be present in the far northwest of the study area. To the south, the geology is a complex mix of volcanic, sandstone, dolerite and alluvial rocks and deposits adding an interesting dimension to the formation of the area.

The basalt geology within the study area has given rise to Ferrosol soils which are high in iron and clay. These deep soils are typical of the area and are considered rich soils, very suited to farming. A typical profile of this soil can be seen in **Figure 20** below (a section of eroded bank on the eastern side of the study area near the boundary). Around the area are Semiaquic Podosols, Brown Kurosols, Yellow Dermosols, Chromosols and Hydrosols (in wetter areas) but these are located well outside the study area/development area.



Figure 20: Typical soil profile for the study area. Photograph by Darren Watton 2022.

9.1.4 Flora and Fauna

The study area is mostly undulating land with some higher rises (the spur to the west) and low-lying areas where water collects. There are river flats around the Meander River to the north.

Today the area is cleared open pasture consisting of introduced grasses and isolated pockets of native and introduced trees and plants, but this is very different to what would have been here prior to European occupation. The area would have been dominated by dry sclerophyll forests containing eucalypts, wattles and scrub varieties but was probably also burnt frequently by Aboriginal people.



The most likely animals living in this area would have been small mammals and birds, wallabies, possums, possibly emus and wombats.

9.2 Landform units

The following landform units were identified at the study area:

- LU1 – Open pasture and grasslands on flat to undulating land 100%.



10 Historical Background – Gayle Plunkett, John Dent and Darren Watton

10.1 Overview

Aboriginal people have occupied Tasmania for at least the last 35,000 to 40,000 years. There have been significant changes in the landscape and environment over this time as climatic conditions and sea levels have fluctuated (Lourandos 1997; Brimfield 2010). Tasmanian Aboriginal people have also employed burning as a way of modifying and managing the Tasmanian landscape for hunting and other activities (Gammage 2012).

The strong link between Tasmania and the mainland of Australia, across the former Bassian Plain, ended around 8000 years ago and the Tasmanian people became isolated. Sea levels stabilised around the current level about 6000 years ago. The Tasmanian climate has become generally cooler and drier. Focus shifted from Alpine areas to the resource rich coastal environments in the Holocene with Tasmanian Aboriginal people moving seasonally between the higher altitude areas for hunting to the coastal areas in response to resource availability and seasonal changes.

Tasmania was settled by Europeans from late 1803 and into early 1804. The study area probably had settlers at least as early as the 1820s and certainly by the early 1830s. Since that time the area has grown and is now mostly open agricultural land surrounding the township of Deloraine.

10.2 Historic chronology

The following is a general timeline (mostly from historical newspaper articles) for European settlement of the area:

1825 - Gamaliel Butler (1783-1852) (GB) a Hobart solicitor was granted 1000 acres in the County of Westmorland, near Westbury. He owned an enormous amount of land all over Van Diemen's Land (VDL) and became very wealthy. His country home was at "Shene", near Brighton (ADB) (see **Figure 21** and **Figure 22** below).

1830 - Gamaliel Butler granted another 1000 acres adjoining his first grant. The 2000-acre grant was bounded by the Meander River, and grants to A Rose, M McLeod and P Carlin.

29th October 1830 (the Tasmanian) Patrick McCasker is reported as killed by Aborigines - he is the overseer at Mr Butler's farm at The Retreat (the study area). It is reported that he leaves a wife and a large family, is well known to many and will be hard to replace¹. However, this story is incorrect as he did not die till 22nd March 1845, but his wife was killed in a similar way 4 months later. Patrick McCasker (1777-1845) arrived as a convict in NSW on the *Chapman* then went to VDL on the *Jupiter* arriving on 23rd August 1817; he died on 22 Mar 1845².

¹ The Tasmanian 29th Oct 1830.

² Web search 29/8/2022.

1831 - Mrs McCasker, was killed by Aborigines at The Retreat, Mr Butler's farm. She was Mary Ann Hobson who married Patrick McCasker on 23 Jul 1827 in Launceston³. Mrs McCasker was speared 4 or 5 times as she ran out from her house at The Retreat. Mr Richards and another man took her children and hid them in a crop of corn. The other man was convict Samuel James (Dromedary) and he was granted a conditional pardon for saving three of Mrs McCasker's children when she died⁴. The hut shown in **Figure 21** below (and in **Figure 3** at the beginning of this report) is most likely the house referred to in this newspaper article.



Figure 21: Section of Cornwall 52 plan showing the study area granted to Gamaliel Butler. Note an early hut is shown on the property. Source: Libraries Tasmania Ref: Cornwall 52 AF396-1-1376 accessed 2022.

³ Hobart Town Courier 5th Feb 1831 and Launceston Advertiser 7th Feb 1831; Web search 29/8/2022.

⁴ Launceston Advertiser 3rd Mar 1831.



Figure 22: Section of Westmorland 65 1837 showing the study area granted to Gamaliel Butler. Source: Libraries Tasmania Ref: AF396-1-1292(2) accessed 2022.

1837 - To let 2000 acres near Westbury (**Figure 22**). The proprietor will complete the fencing of the boundaries and the tenant will be required to sow 150 acres of English grass, Gamaliel Butler, Hobart Town. This was probably taken up by AF Rooke, see below⁵.

1840 - Wanted a free or ticket woman, apply to **Mrs Rooke** at The Retreat near Westbury or Mrs J Archer at Killafada⁶.

1842 - Insolvency of Adolphus Frederick Rooke of The Retreat, near Deloraine; Alexander Clerke was assigned his estate⁷. Adolphus F Rooke (1814-1881) emigrated to VDL from Cheshire around 1836. He was a farmer and brewer and had a large amount of land in the Deloraine area. He was elected as the member for Deloraine in the first Tasmanian parliament and he had two more stints in Parliament till 1872. He was a director of the Launceston Western Railway and was a magistrate⁸. Rooke married Susan Kinder Archer on 13th March 1838 in Launceston and had at least three children. In the 1848 census he was at The Retreat with 20 other people in a wood and brick-nogged house owned by Gamaliel Butler (possibly the same hut shown in **Figure 21** above). On 17th March 1863 Rooke married Maria Butler, daughter of Gamaliel Butler in Hobart. He died at The Retreat on 10th December 1881⁹.

⁵ Hobart Town Courier 1st Sept 1837.

⁶ Colonial Courier 25th Nov 1840.

⁷ Hobart Town Advertiser 28th Oct 1842.

⁸ Australian Dictionary of Biography accessed 2022.

⁹ Tas Archives Names Index accessed 2022.

1851 – Lease of 2000 acres from Gamaliel Butler of Hobart, gentleman to Adolphus Frederick Rooke of The Retreat near Westbury, gentleman for 19 years from 1 May 1850 of the 2000 acres already in the occupation of AF Rooke, rent for the first 8 years to be 300 pds pa and thereafter 325 pds pa¹⁰.

1852 - Gamaliel Butler dies. Butler’s sons are his executors - Charles, Henry and Francis Butler and they manage his estate.

1875 – Gamaliel Butler’s estate subdivides the land, and it is put it up for auction¹¹. There were at least 5 lots from 282 acres to 678 acres in size. Adolphus Rooke bought 286 acres on the southern side of the highway that adjoined 640 acres he had owned since 1854 on the southern boundary of Gamaliel Butler’s grant. It adjoined a road to “Paddy’s Scrub” possibly named after Paddy McCaskey.

c1879 - Walter Newton Cresswell bought “Ferndale” (the study area - see **Figure 23** below).



Figure 23: Section of Westmorland and Devon plan showing the study area now part of a block owned by G. Cresswell. Source: Survey Dept. CPO Plan - WES20 v3 accessed 2022.

c1895 - Walter Newton Cresswell sold to Thirkell¹². His farm was now called Ferndale. Thirkell’s wife was Jane Evangeline and they married in 1890. They moved to The Retreat. Only part of The Retreat was sold as the Cresswell and Hall families lived on property called The Retreat in 1950s and 60s. The Thirkell’s had

¹⁰ 8th Feb 1851 conv 3/5764.

¹¹ 2nd March 1875 conv 6/1056.

¹² Historic Titles Book 24 Page 86 – Alfred Robert Thirkell (Farmer of the Retreat Farm near Deloraine in 1895).



two daughters – Geraldine Thompson Thirkell (Spinster) and Jean Winifred Johnston (nee Thirkell) (wife of Thomas Gray Johnston).

1911 - Property sold for State Farm.

1913 - Original two storey building for the State Farm built in 1913 (has 1913 on the façade - see **Figure 1** at the beginning of this report). Known as State Farm from 1912. Was a Farm School similar to Hagley Boys Training School 1913-1925/6¹³.

1924 - Plan Westmorland 91 surveyed to create a “State Farm” from land owned by George Cresswell. This plan is shown below in **Figure 24**.

¹³ Memories of Ashley and Other Ramblings, Charles Camden, 2004:40 – “the wind pump stood over a well on top of the hill near the dairy”.



Figure 25: Section 1957 Westmorland 130 plan showing the study area. Source: Libraries Tasmania Ref: Westmorland 130 AF820-1-133(1) accessed 2022.

1957 - 22,000 Pounds allocated for re-build of farm in 1953¹⁴. Mercury, 12 Sept 1953, p. 14.

10.3 Additional summary tables by Gayle Plunkett and John Dent

The early history of the study area is summarised below in **Figure 26**. This summary has been completed for this project by John Dent.

¹⁴ The Mercury 12th Sept 1953:14.

Ashley, near Westbury (now near Exton) – by John Dent August 2022.

1825	Gamaliel Butler (1783-1852) (GB) a Hobart solicitor was granted 1000 acres in the County of Westmorland, near Westbury. He owned an enormous amount of land all over VDL and became very wealthy. His country home was at “Shene”, near Brighton (ADB).
1830	GB granted another 1000 acres adjoining his first grant. The 2000-acre grant was bounded by the Meander River, and grants to A Rose, M McLeod and P Carlin.
29 Oct 1830 (Tasm)	Patrick McCasker was killed by Aborigines, he is the overseer at Mr Butler’s farm at The Retreat, he leaves a wife and a large family, and he was well known to many and will be hard to replace. [This story was incorrect as he did not die till 22 Mar 1845, but his wife was killed in a similar way 4 months later]. [Patrick McCasker (1777-1845) arrived as a convict in NSW on the Chapman then to VDL on the Jupiter arriving on 23 Aug 1817; he died on 22 Mar 1845; google search 29/8/2022]
5 Feb 1831 (HTC)	A woman, Mrs McCasker, was killed by Aborigines at The Retreat, Mr Butler’s farm. [She was Mary Ann Hobson who married Patrick McCasker on 23 Jul 1827 in Launceston; google search 29/8/2022].
7 Feb 1831 (LA)	The wife of Patrick McCasker was speared 4 or 5 times as she ran out from her house at The Retreat. Mr Richards and another man took her children and hid them in a crop of corn. The other man was convict Samuel James (Dromedary and he was granted a conditional pardon for saving 3 of Mrs McCasker’s children when she died (5 Mar 1831 LA)).
1 Sep 1837 (HTC)	To let 2000 acres near Westbury. The proprietor will complete the fencing of the boundaries and the tenant will be required to sow 150 acres of English grass, G Butler, Hobart Town. [This was probably taken up by AF Rooke, see below].
25 Nov 1840 (CC)	Wanted a free or ticket woman, apply to Mrs Rooke at The Retreat near Westbury or Mrs J Archer at Killafada.
28 Oct 1842 (HTA)	Insolvency of Adolphus Frederick Rooke (AFR) of The Retreat, near Deloraine; Alexander Clerke was assigned his estate. AF ROOKE (1814-1881) emigrated to VDL from Cheshire around 1836. He was a farmer and brewer and had a large amount of land in the Deloraine area. He was elected as the member for Deloraine in the first Tasmanian parliament and he had two more stints in Parliament till 1872. He was a director of the Launceston Western Railway and was a magistrate. He died at his residence, The Retreat in 1881 (ADB). AFR married Susan Kinder Archer on 13 Mar 1838 in Launceston and had at least 3 children. In the 1848 census he was at the Retreat with 20 other people in a wood and brick-nogged house owned by GB. On 17 Mar 1863 AFR married Maria Butler, daughter of GB in Hobart. He died at The Retreat on 10 Dec 1881 (Tas Archives Names Index).
8 Feb 1851	Lease of 2000 acres from G Butler of Hobart, gentleman to Adolphus Frederick Rooke of The Retreat near Westbury, gentleman for 19 years from 1 May 1850 of the 2000 acres already in the occupation of AF Rooke, rent for the first 8 years to be 300 pds pa and thereafter 325 pds pa (conv 3/5764).
1852 GB dies	GBs sons are his executors; Charles, Henry and Francis Butler and they manage his estate.
2 Mar 1875	GBs estate subdivide the land and put it up for auction (conv 6/1056). There were at least 5 lots from 282 acres to 678 acres in size. AFR bought 286 acres on the southern side of the highway that adjoined 640 acres he owned since 1854 on the southern boundary of GBs grant. It adjoined a road to “Paddy’s Scrub” possibly named after Paddy McCaskey?
c1879	Walter Newton Cresswell bought “Ferndale”
1924	Plan Westmorland 91 surveyed to create a “State Farm” from land owned by George Cresswell.

Figure 26: Early history of study area (by John Dent 2022).

Table 2 is a summary table of historical land dealings and other information provided by Gayle Plunkett. It should be read in conjunction with the above section and information (focused on the earlier pre-1900 period - **Figure 26** by John Dent) and the following plans of the state facility. This section provides more detail for the later post 1900 chronology of the site.

Year	Historic Detail and/or Occupants	Notes/Sources
1837	Gamaliel Butler 2000 acres grant shown	Map-Westmoreland 1837 AF396-1-1292
	On Historic Deed 10-0213 – land noted as part of 640 acres granted to Adolphus Frederick Rooke on title enrolled 1854.	
1859	Shows the State Farm with 270 acres 3 roods 29 perches to G Cresswell on the other side of the Meander Valley Road, and 300 acres across on the other side of the Launceston and Western Railway. This is an early plan with State Farm added later.	Map- Westmoreland 130 Mole Creek Deloraine AF820-1-133
1877	Note on map – CL 2.10.1 G. F. Richards Lessee for 5 years from 1-9-77 (arrow into the State Farm area).	Map- Westmoreland 130 Mole Creek Deloraine AF820-1-133
1899	Sale of land from Walter Newton Cresswell of Ferndale Deloraine Farmer to Alfred Robert Thirkell of the Retreat near Deloraine Farmer 281 acres 2 roods 16 perches	Historic Deed 10-0213
1901	Mortgage by Thirkell	Historic Deed 10-2810
1908	June – Appears in the List books as a contract from W N Cresswell and A R Thirkell to Leigh G. Hancock for the 281 acres.	Historic Deed 11-8426
1908	June – Memorialising Indenture	Historic Deed 11-8476
1910	1 April 1910 Albert Benson appointed Director of Agriculture.	Public Service Record for Albert Henry Benson
1911	State Farm – Land purchased to establish an experimental farm. Interesting article with more in the Daily Post 21 Oct 1911, p.5.	Trove: Examiner 17 Oct 1911, p 7.
1912	Surrender of land by Thirkell to the Minister of Lands and Works and The King – 277 acres + 401 acres = 678 acres	Historic Deed 12-6765
1912	Combination of farm and school	Trove: The Mercury 27 March 1912, p 4.
1912	Underlined notes on photocopy of report by Albert H. Benson Director of Agriculture. Generally the article about the intended farming practices, detail of the farm purchase, budgets and aims, etc. Accommodation to be for 20 students @ 25 Pounds per year for board and tuition.	Agricultural Gazette Vol 20 (1912) Issue No 10 pp 393-405 (Referred to in notation in Experiment Station Record Vol 28 1913, p 598
1913	Retreat State Farm and School - Report by A. H Benson which references a report in the Agricultural Gazette Tasmania.	Experiment Station Record, Vol 28, 1913 pp 598
1913	Main School and Dormitory Building constructed.	Photo with date on building – Main School Building Built 1913. Drawings on file courtesy Tasmanian Archives – Libraries .
1913	Tenders called for construction of buildings April 1913 (The North West Post, 12 Apr 1913, p 2). State Farm administration building foundation stone laid 21 June 1913. More on foundation stone – The Mercury 23 Jun 1913, p 4. More about other farm buildings – The Mercury 6 May 1913, p. 4. + Daily Post 11 Dec 1913, p 2.	Trove: The Mercury 13 Jun 1913, p. 4.

1914	Contract let to Wilson Bros. for erection of farm buildings. 3750 Pounds.	Trove: Examiner 18 Mar 1914, p 4.
1914	State Manager's House; Farm Cottage; Foreman/Superintendent Cottage; Dairy	
1915	7 April 1915 – Opening of the Tasmanian State Agricultural College at Deloraine. Hon James Belton, Minister of Agriculture.	Trove: The North West Post 7 Apr 1915, p 2. & Daily Telegraph 7 Apr 1915, p 4.
1916	Interesting article – the State Farm described as an expensive farce.	Trove: Examiner 1 Jun 1916, p 3.
1918	Mr A. T. Bonney appointed as farm manager.	Trove: The North Western Advocate and the Emu Bay Times 23 Feb 1918, p 1.
1920	Admission of failure of State Farm	Trove: Daily Telegraph 13 Nov 1920, p 6.
1920	Drawings showing possible future extension to the main building and the arrangement of buildings at that time.	Site Plan 1920 courtesy Tasmanian Archives – Libraries Tasmania
1922	Land subdivided leaving the main area + 90 acres approx.	Meander Valley Heritage Study: Thematic History, 2004 by Paul Davies Pty Ltd , p 93
1922	Boys Training School established in Deloraine when boys sent from Newtown (Hobart Training School) to Deloraine. Article in Examiner 10 Jan 1922, p 4, notes conversion to school for boys at present at Training School, New Town. Planning for conversion began in 1921 – The Mercury 11 Feb 1921, p 4. But was discussed publicly in 1920 – see above for 1920	Trove: Advocate 1 Apr 1922, p 9 & Examiner 25 Mar 1922, p 12.
1922	40 boys arrived at Deloraine to start at the school. Many improvements to college buildings and new school being erected on the grounds.	Trove: Daily Telegraph 1 Feb 1922, p 3.
1923	Article about Christmas function which boys attended. And one for year before Daily Telegraph 29 Dec 1922, p 3.	Trove: Daily Telegraph 5 Jan 1923, p 3.
1924	Large part of State Farm sold at public auction for upset price of 7125 Pounds. 570 acres sold off leaving 92 acres and the farm buildings in the ownership of the Crown for use as home for boys.	Trove: The News 18 Oct 1924, p 1. + larger article Examiner 27 Sep 1924, p 5.
1926 - 1999	Ashley Home for Boys new name for the Training School. Previously Boys' Training School. Refer file for full summary.	Website "Find & Connect" (https://www.findandconnect.gov.au/guide/tas/TEO0031)– Ashley Home for Boys - Summary
1928	Drawings for additions to the main 1913 building.	Drawings on file but not especially relevant as building gone.
1930	Farm reduced to the main area of about 90 acres by 1930.	Trove – Examiner 18 Aug 1930, p 4
1935	Fire in kitchen (?) – referred to but no specific documents.	
1948	Aerial picture of Ashley Boys Home	Photo 0126_894 - DNRET (The LIST) accessed 2022.
1948 to 1952	Stables behind former State Manager's House, Forge and Old Barn demolished. Dairy also becomes Grain Store	Refer Site Plans 1948 and 1952 – Courtesy Tasmanian Archives – Libraries Tasmania.
1950	23 May 1950 - Fire in Main Building – destroyed 18 of the 24 rooms in the Main Building. Proposals in July to keep just one storey.	Advocate 11 Jul 1950, pg 3; Examiner 11 Jul 1950, pg 3

1950	New classroom to be finished by June 1950. See Plans 1949.	Trove – Examiner 24 May 1950, p 4
1952	12 Sept 1952 – Proposal to rebuild Ashley Boys Home referred to Parliamentary Standing Committee on Public Works.	Trove – Advocate 13 Sept 1952, p 3
1952	Sketch Plans for a new Administration Building with Dining and Kitchen.	Drawing on file courtesy Tasmanian Archives – Libraries Tasmania.
1953	Mar 1953 First section of re-building to be started soon. Tender from G. J. Luck been accepted – 17,650 Pounds – dormitories and amenities for 30 boys. Oct 1953 Committee still recommending rebuilding of burnt-out block. Sept 1953 22,000 Pounds allowed for new buildings at Ashley.	Trove – Examiner 5 Mar 1953, p 6 Trove – Advocate 2 Oct 1953, p 6 Trove – Construction 23 Sept 1953, p 12
1953	It does appear from the Reconstruct Burnt Building drawings 1952 that the ground floor had additions and alterations made to it instead of a new dormitory build. Tenders called for Reconstruction of Burnt-out Building	Drawing on file courtesy Tasmanian Archives – Libraries Tasmania. Trove – The Mercury 17 January 1953, pg 15
1954	Tenders called for Dep. Superintendents Res.	Trove – Saturday Evening Express 10 Apr 1954, p 14 and Examiner 3 Apr 1954, p 20
1954	Tenders called for New Administration and Dining Block	Trove – Examiner 13 Nov 1954, pg 23
1955	Sketches for further additions to the Main Building.	Drawing on file courtesy Tasmanian Archives – Libraries Tasmania.
1955/56	Implement Shed/Craft Rooms/Carpentry Building demolished for new Admin/Dining.	Drawing on file is proposal only, not ‘as built’ – Courtesy Tasmanian Archives – Libraries Tasmania.
1955-1960	New Milking Shed constructed.	
1956	New Home for Boys established at Wybra Hall, Mangalore near Hobart for boys to the age of 14.	Website “Find & Connect” – Referenced only to determine wider history.
1958	A Privilege Cottage built for 7-8 boys and staffed by a Matron and Housemaster.	
1960s	St Christopher’s Chapel constructed out of old toilet block with the help of the boys. From the photo of the Chapel it does seem as though it was the old Engine /Boiler Room and WCs building that was next to the Dairy. Refer file for full summary from Churches of Tasmania.	Website Churches of Tasmania https://www.churchesoftasmania.com/ – No. 315 – St Christopher’s as Ashley Boys Home – ‘A Toilet Block, A Cross and Candlesticks’
1960s-1980s	Gymnasium added next to Dairy.	Note record from discussions at AYDC and ARTAS
1988	Wybra Hall closed and all residents moved to Ashley. New facilities began to be built for boys and girls.	Website “Find & Connect” – Referenced only to determine wider history.
Abt 1999	Chapel demolished.	Website “Find & Connect”- No 315 as noted above + Note

		record from discussions at AYDC and ARTAS
1999	Fire in the dormitory building. Catalyst for construction of the Centre as it was developed currently. Chapel demolished as part of new works.	Note record from discussions at AYDC and ARTAS
1999-2000	Cow Stables/Milking Shed demolished; previous dormitories demolished; Classroom demolished.	Note record from discussions at AYDC and ARTAS
Abt 2003	Matron's Residence demolished.	Note record from discussions at AYDC and ARTAS
2022	1913 Dairy – remaining but altered internally; Abt 1952-55 Administration Building – remaining but altered internally and additions; Abt 1955-60 Milking Shed outside main compound – remaining.	Deductions made from site investigations, discussions, drawing records and research.

Table 4: Summary of land dealings and other information by Gayle Plunkett 2022.

10.4 Study Area and state farm plans

The following plans have been sourced by Gayle Plunkett during her historical research for this project (**Figure 27 to Figure 38**). They show the early 1912 plans of the farm buildings and the buildings that replaced this building when it burnt down in 1952. There is also a site plan from 1920 for the property.

These and others collected during this assessment provide a valuable record of the site. Copies of all the drawings held on file by Gayle Plunkett can be provided for Ashley Detention Centre Records on request.

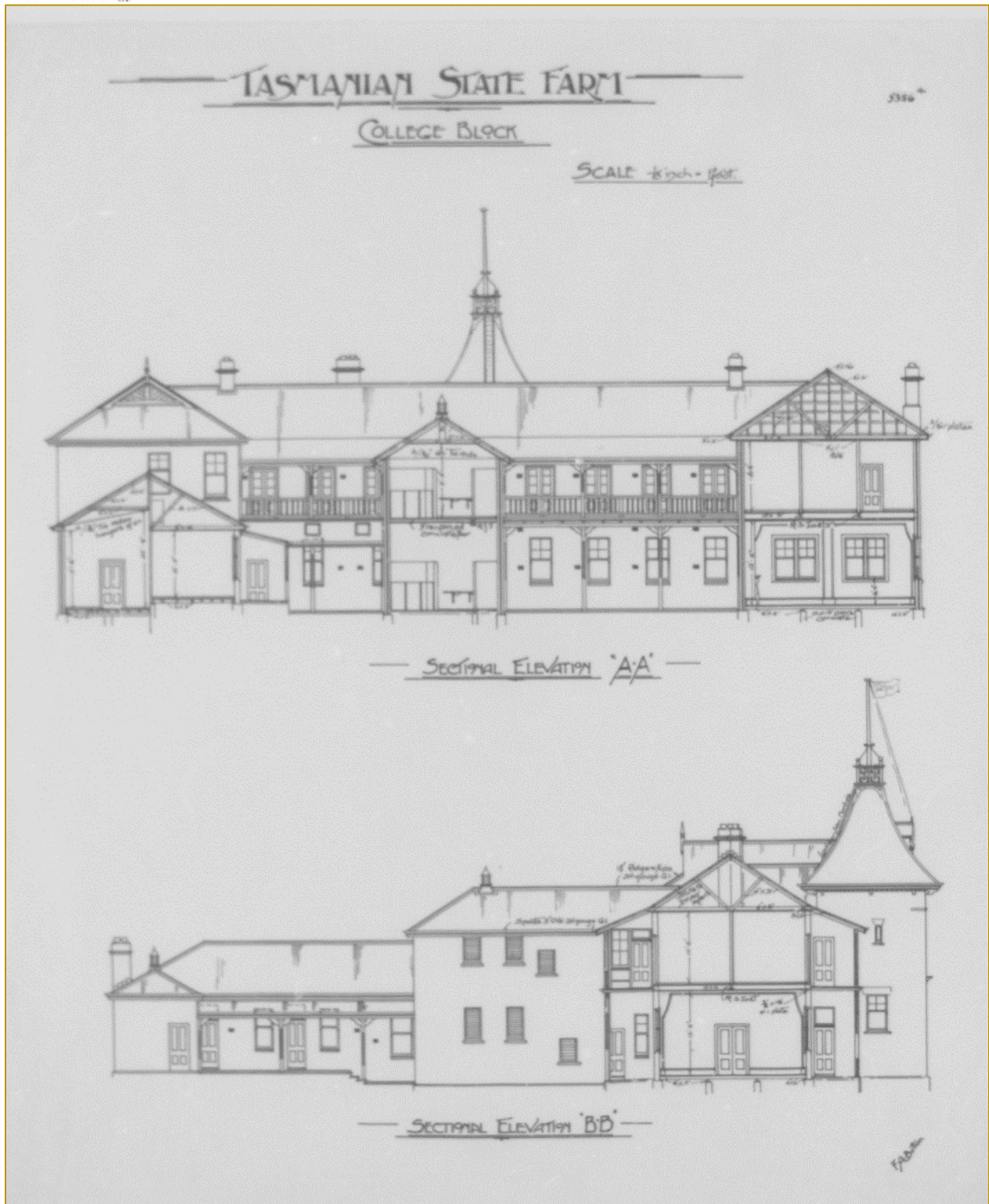


Figure 27: 1912 plan of the farm building. Source: Courtesy Tasmanian Archives – Libraries Tasmania 2022.

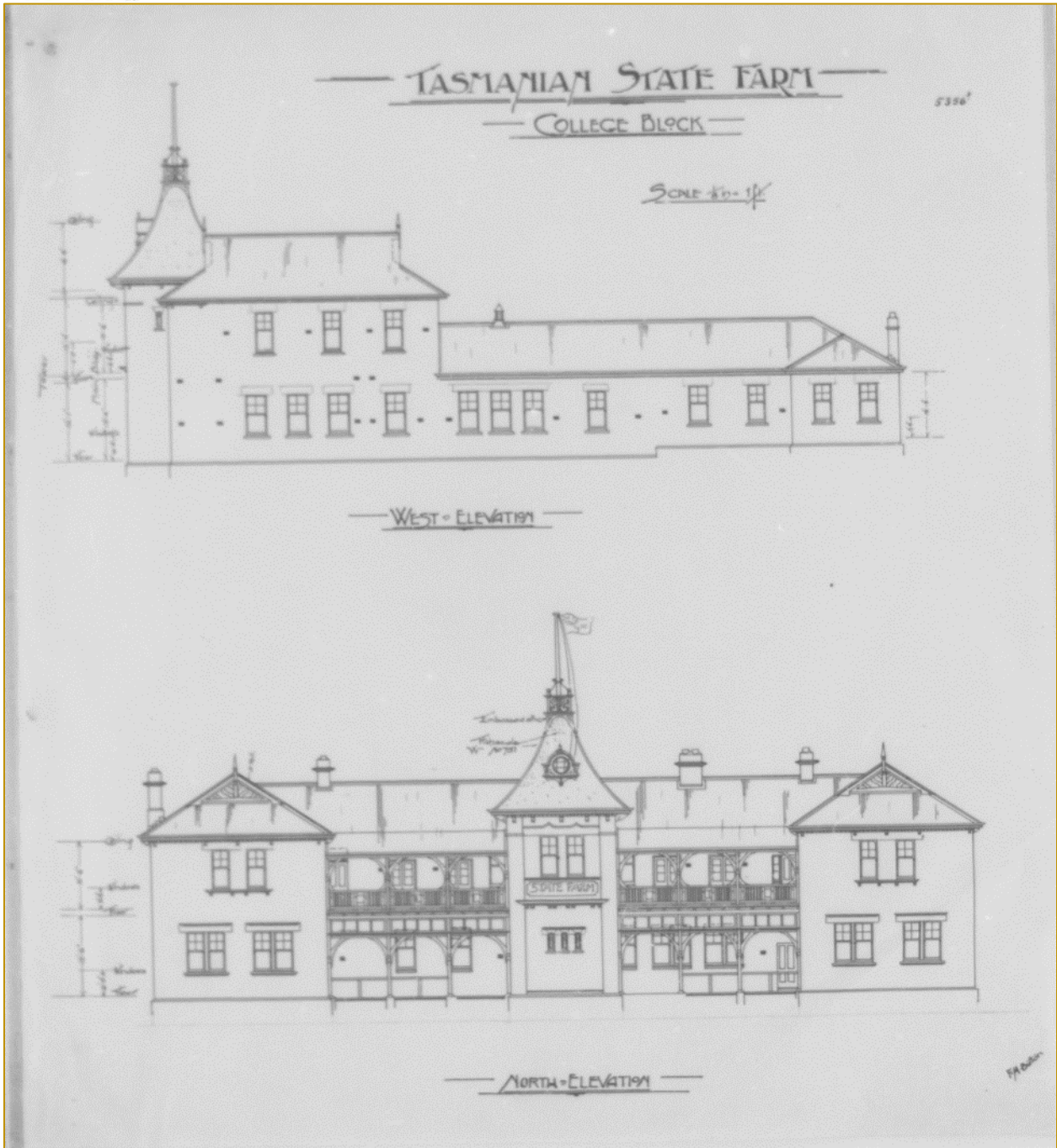


Figure 28: 1912 plan of the farm building. Source: Courtesy Tasmanian Archives – Libraries Tasmania

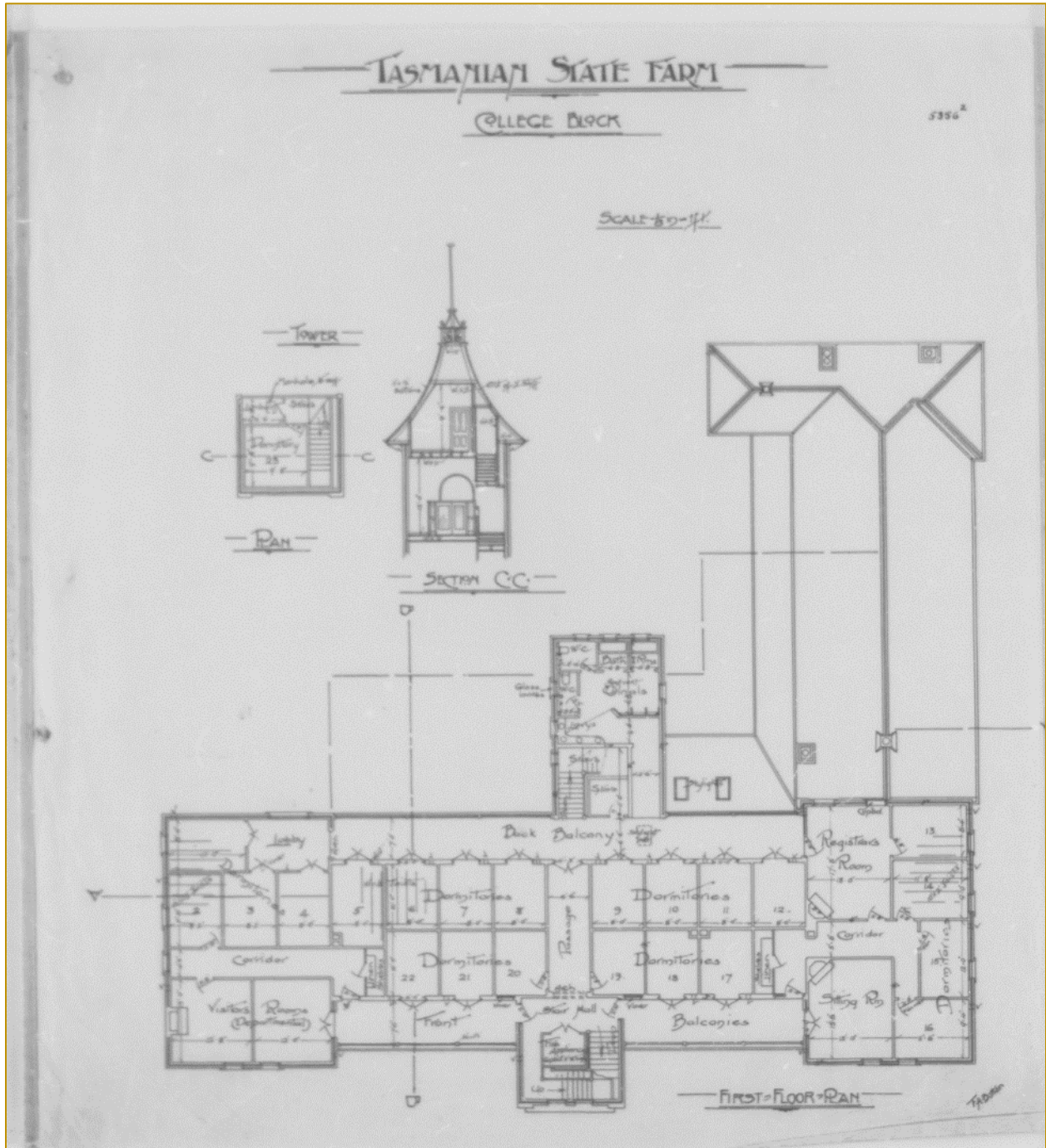


Figure 29: 1912 plan of the farm building. Source: Courtesy Tasmanian Archives – Libraries Tasmania 2022.

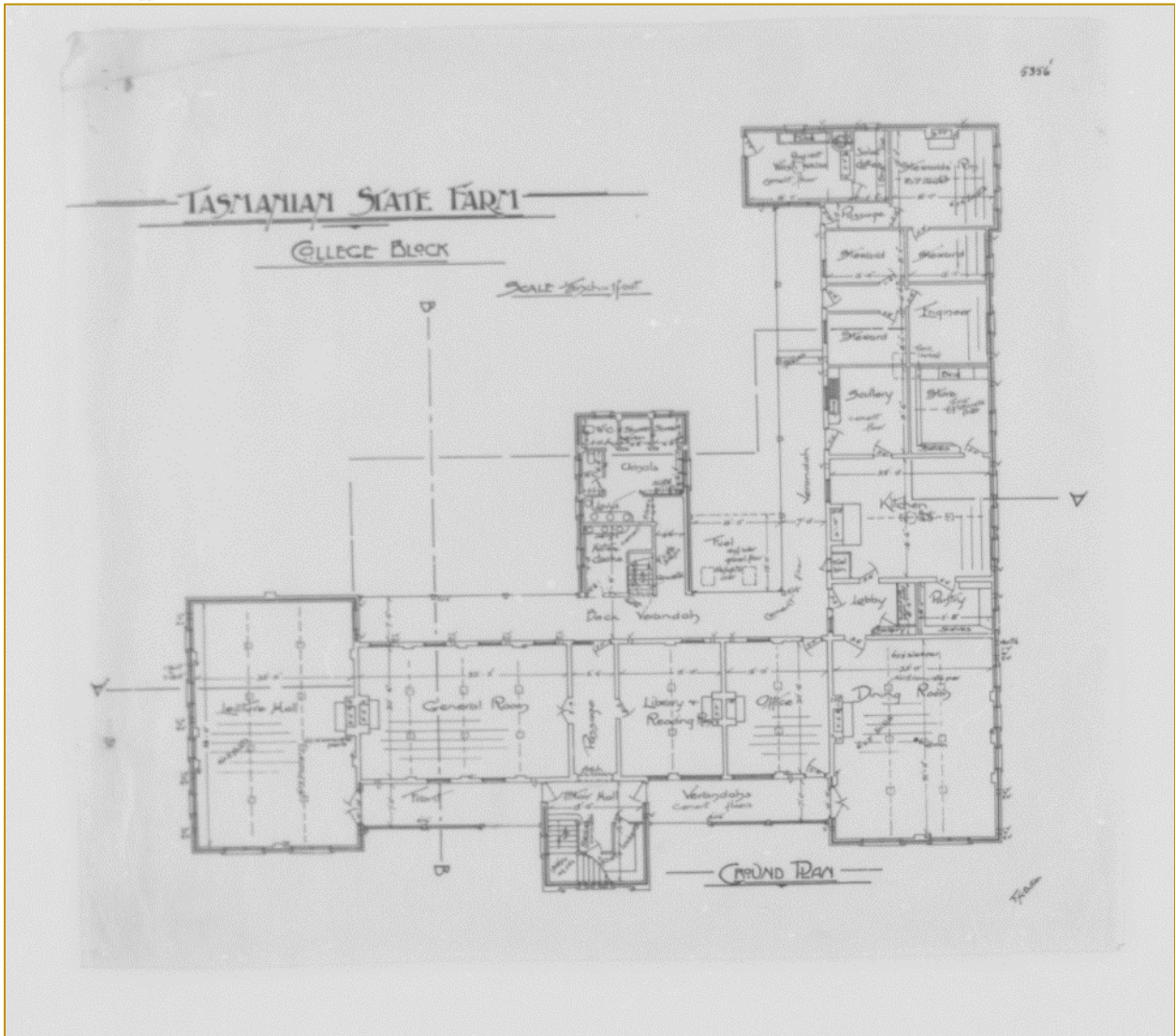


Figure 30: College Block building plan 1912. Source: Courtesy Tasmanian Archives – Libraries Tasmania 2022.

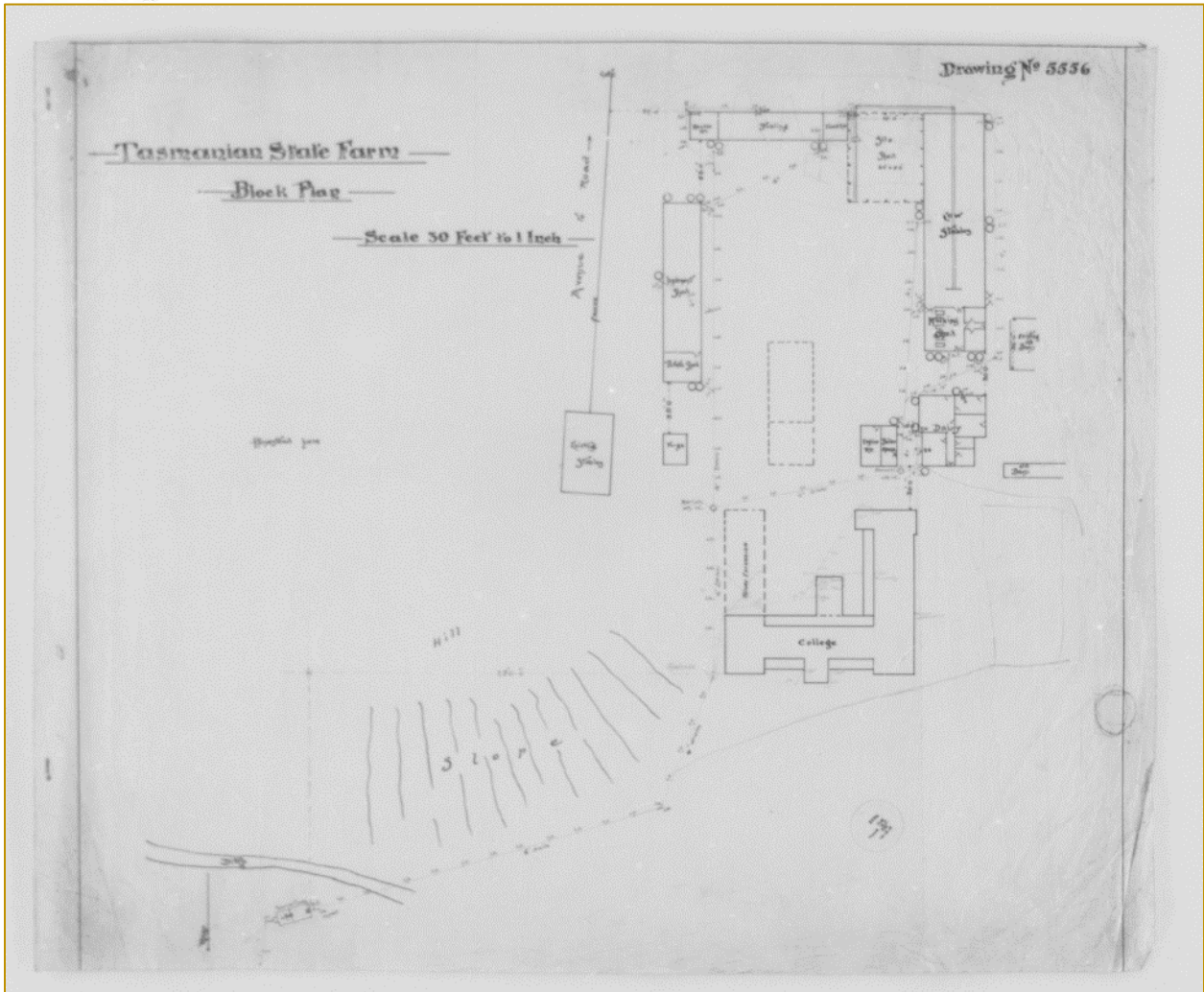


Figure 32: 1920 plan of the site. Source: Courtesy Tasmanian Archives – Libraries Tasmania 2022.

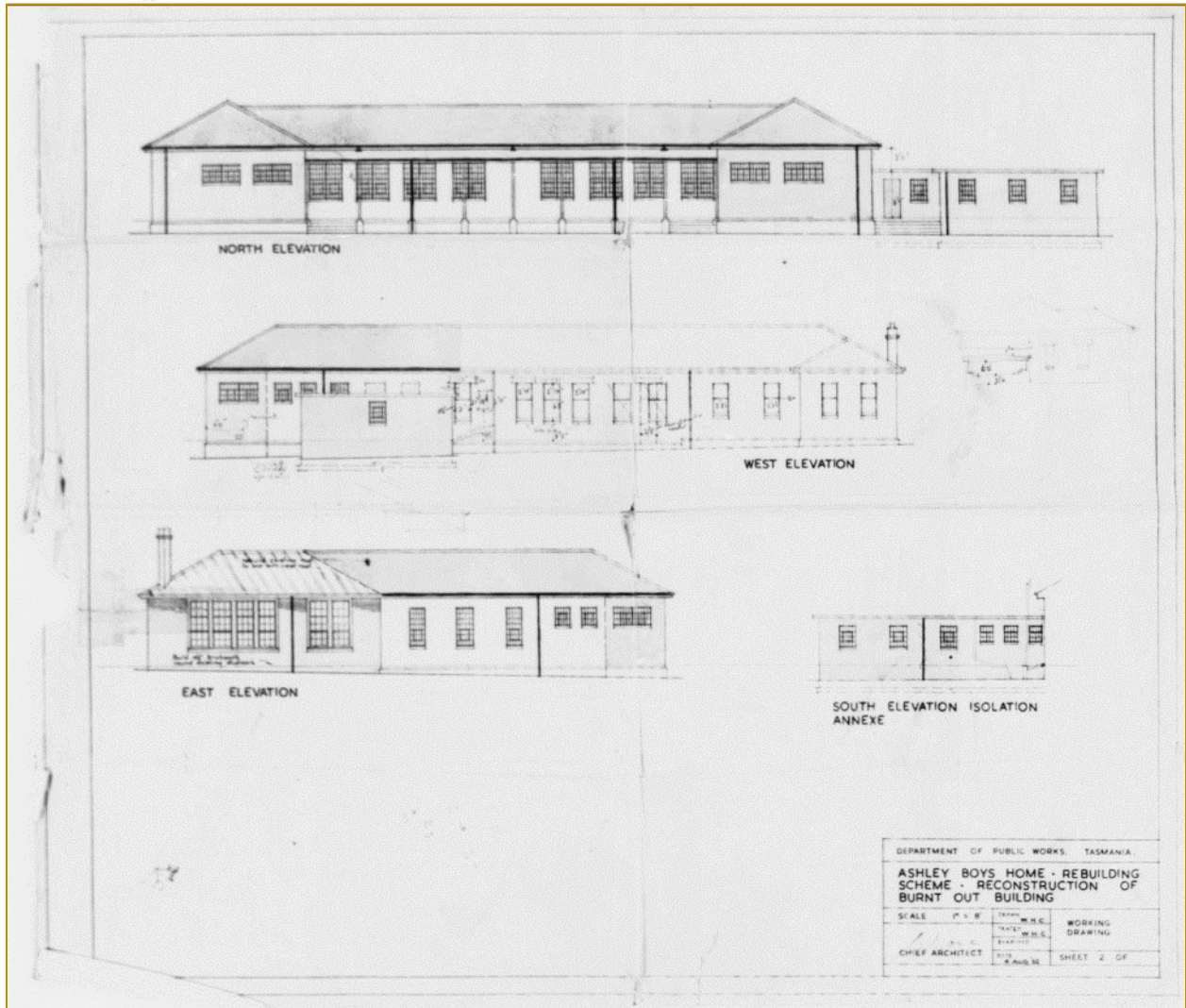


Figure 34: 1952 building replacing the 1912 farm building after it burnt down. Source: Courtesy Tasmanian Archives – Libraries Tasmania 2022. .

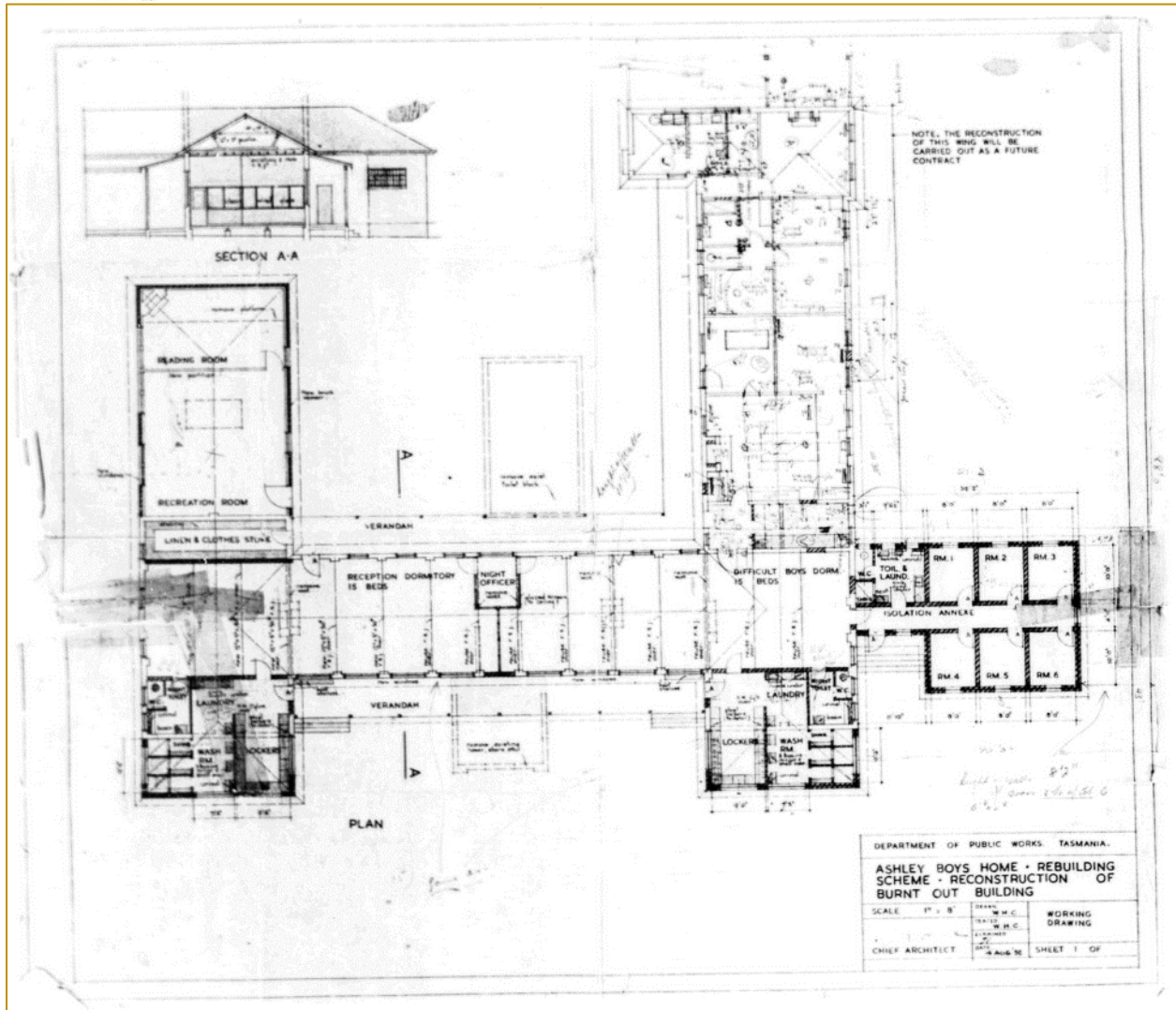


Figure 35: 1952 building replacing the 1912 farm building after it burnt down. Source: : Courtesy Tasmanian Archives – Libraries Tasmania 2022 .

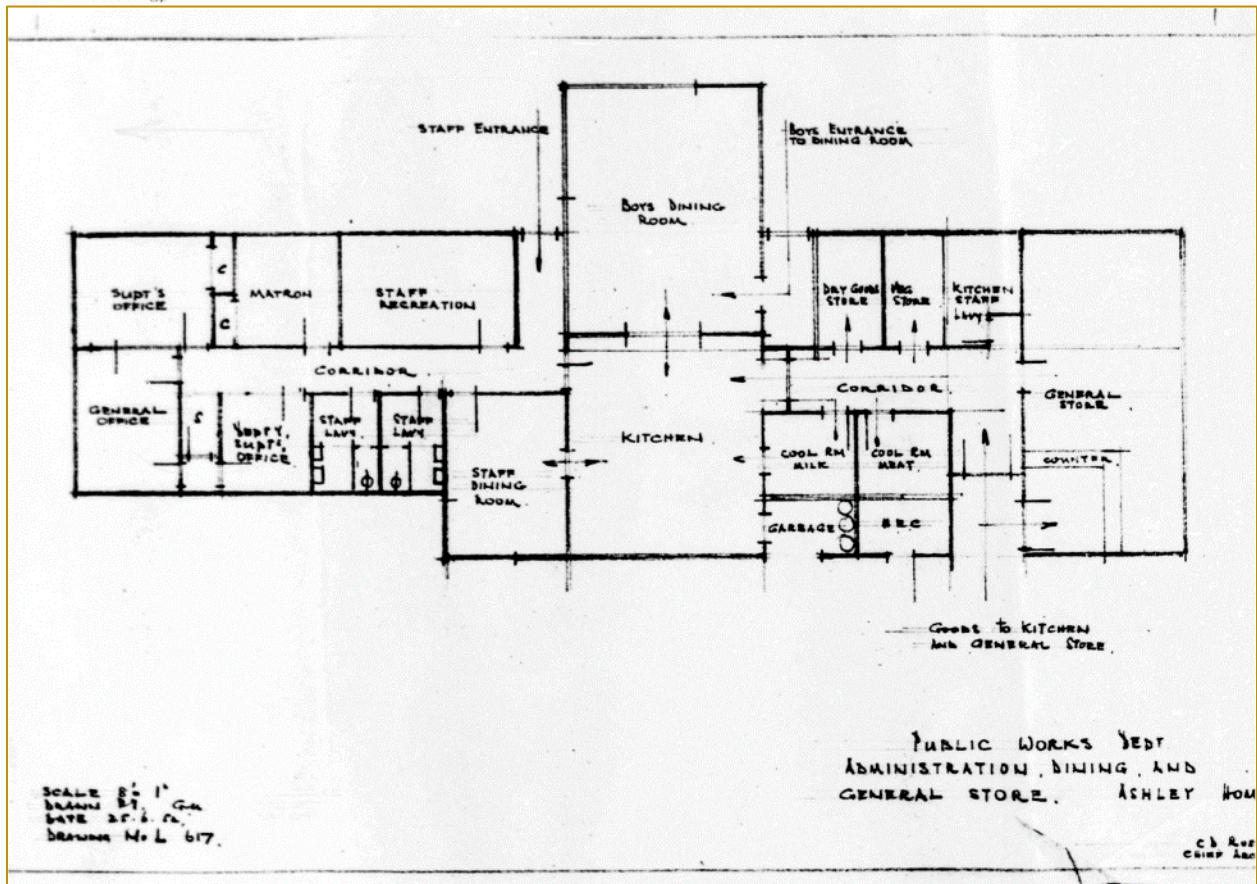


Figure 37: Administration and dining room plan from 1952. Source: : Courtesy Tasmanian Archives – Libraries Tasmania 2022 2022.

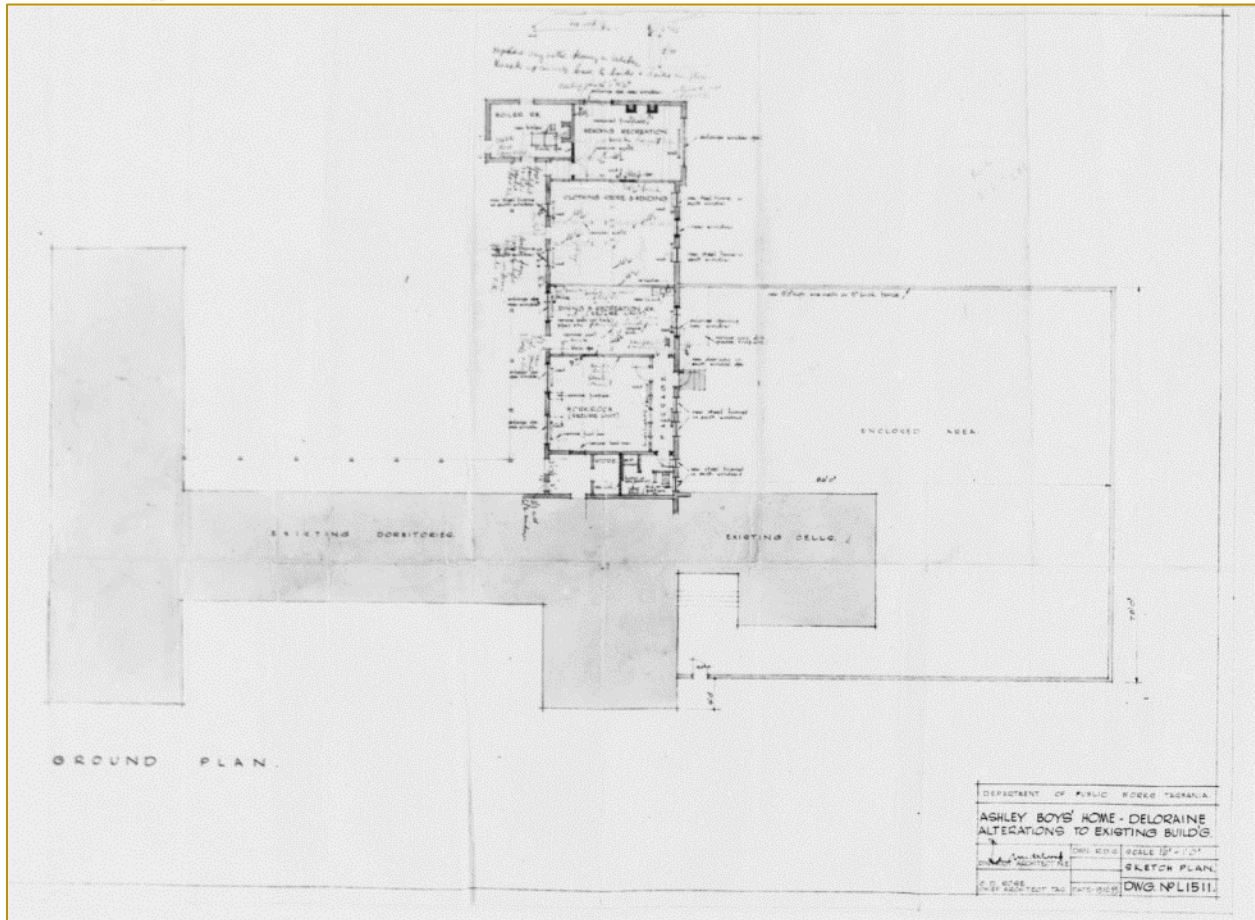


Figure 38: Alterations completed in 1955. Source: : Courtesy Tasmanian Archives – Libraries Tasmania 2022.

10.5 Discussion - Historic land use and disturbance summary

10.5.1 Introduction

This section summaries the historic (European) occupation and land use in and around the study area. It is based upon information presented in the above sections.

10.5.2 Historic land use and disturbance summary

The area was first granted to Gamaliel Butler around 1825 in a 1000-acre allotment (**Figure 3** and **Figure 14**). He was granted a further 1000 acres (bring the total to 2000acres which included the study area) around 1830. The property was named 'The Retreat' (**Figure 3**) and it is unlikely that Butler lived there but either had contractors there farming it for him or rented it to another party to farm (there is a reference he possibly rented it to Paddy McHaskell – Griffin 1893).

What is clear is that there was a hut on the property in the northeast of the study area probably in the early 1830s. A reference (noted in the sections above) describes it as Butler's shepherd's hut suggesting it may have been there to house shepherds in Butler's employ (Davis 2020). This hut is shown on the Westmorland and Devon 20 c1830s plan and the 1830s Cornwall 52 plan (**Figure 15** and **Figure 21** above).

Because this hut is very early and of potentially high significance it is the focus of the overlays in **Section 7** of this report.

The property was acquired around 1879 by Walter Newton Creswell and continued to be farmed (Davis). The Westmorland and Devon 65 plan shows Creswell on the plan in red as well as State Farm and NW railway. These must have been added after Creswell bought the land in 1879 and the NW railway went through in c1868.

Creswell sold the property in 1899 to Alfred Thirkell who sold to the Minister of Lands in 1912. From here the property became the Retreat State Farm and School. Infrastructure built including the main building shown below in **Figure 39** in 1913. The main building burnt down in 1950 and was replaced (the different buildings can be seen in the aerials in **Figure 8** to **Figure 12**).



Figure 39: Ashley Boys home early to mid 1900s. Source: Libraries Tasmania 2022.

The property has been farmed since the early 1800s and was intensively farmed after 1913 when it became a farm school. It has had many changes and additions to buildings and infrastructure over the years. The plan in **Figure 40** shows the property in 1924 soon after it became the State Farm. In the 2000s it became the Ashley Youth Detention Centre.

All this activity has altered the site significantly especially around the current facility. Significant disturbance has included:



- Vegetation clearance resulting in erosion, deposition, and alteration of drainage patterns.
- Construction of drainage lines resulting in changes in water flow.
- Building of State Farm buildings and infrastructure resulting in levelling, filling and land changes.
- Farming practices including grazing, ploughing and cropping.
- Road and railway building resulting in land changes.

11 Overlays

11.1 Aim of the overlays

The following overlays have been developed for this assessment specifically using the Cornwall 52 plan (**Figure 3**). This plan shows a very early (c1830s) hut to the northeast of the current existing structures and the purpose of these overlays is to assess whether this hut will be on land potentially impacted by the current development.

These overlays have been developed using QGIS software (datum: GDA94, Zone 55 – see **Section 3.3.2**).

11.2 Map analysis

The following overlays show the historical hut in relation to the boundary of the study area.

Figure 41 shows the Cornwall 52 plan overlaid on a modern aerial. It shows the original grant area to Gamaliel Butler and the location of the current boundary of the study area. It also shows a hut featured on the Cornwall 52 plan. This hut is probably the shepherds hut described in early references to the area. The results of this overlay situate this hut under the current highway and outside the Ashley boundary.

Figure 42 is a general map showing the location of the Gamaliel grant and the study area relative to Deloraine and other local features.

Figure 43 is a close-up image of the study area showing the Cornwall 52 hut relative to the study area boundary. This map clearly shows the hut situated outside the study area boundary.

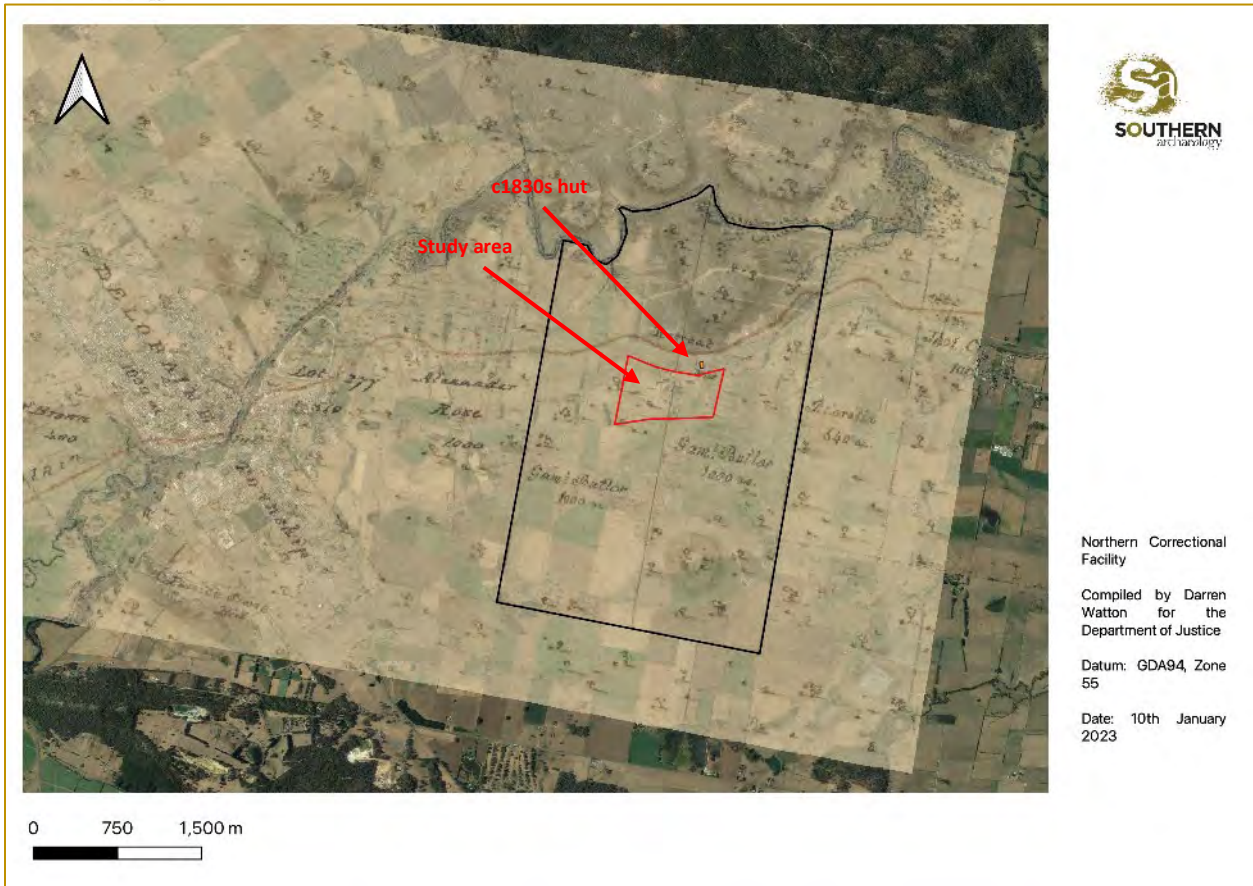


Figure 41: Overlay showing the Cornwall 52 plan over a modern aerial and the location of the historical hut. Compiled by Darren Watton using QGIS 2023.



Figure 42: Overlay showing the original grant boundary and the study area relative to Deloraine. Compiled by Darren Watton using QGIS 2023.



Figure 43: Overlay showing the study area boundary and the historical hut from the Cornwall 52 plan. Compiled by Darren Watton using QGIS 2023.

11.3 Conclusions

The maps (**Figure 41 to Figure 43**) show the study area relative to the c1830s hut from the Cornwall 52 plan. Analysis of these overlays indicates that the hut will not be impacted by the development (because it is probably outside the current boundary) and that this hut has most likely been impacted by the existing Bass Highway. However, it should be noted that this hut is potentially archaeologically significant and therefore any work in this general area should consider the potential of this hut being close by or that associated infrastructure could be located in the vicinity.

12 Interpretation, discussion and archaeological significance

The area has been occupied by Europeans from at least the 1830s. The study area was part of a grant to Gamaliel Butler from 1825. A hut was built to the northeast of the study area probably in the early 1830s. It was potentially occupied and known as 'The Retreat' until at least the 1850s after which it was demolished. The study area became the State Farm in 1912 and a large school building (and associated infrastructure) was built. This farm has undergone many changes, most notably in the 1950s when the original farm building burnt down and the early 2000s when the current Ashley building was constructed. In terms of significant archaeology:



- The early 1830s hut may be considered to be of high archaeological significance but has been shown in overlays to be outside the current AYDC boundary.
- The original 1912 farm building may be considered to be of low to moderate archaeological significance but has probably been highly disturbed and/or obscured by the current AYDC development.
- Various buildings shown in the 1900s aerials are likely to be located archaeologically at the study area, but these are thought to be of 1900s origin and considered to be of low archaeological significance.

13 Impact statement – historical archaeology

This report determines that the proposed development is unlikely to impact significant archaeology during works.

However, it should be noted that due to the age of the property, there is some potential for early buildings to be uncovered during works and this should be considered during planning for proposed works. Therefore, some recommendations (below) have been made accordingly for the study area.

14 Recommendations

The following recommendations have been made for the study area regarding significant archaeology:

Recommendation 1: The c1930s hut and associated infrastructure

- Special care should be taken in the general vicinity of the c1830s hut in the northeast of the study area.
- If significant archaeology is uncovered during these works in this area, works should:
 - Cease in the immediate area.
 - A qualified archaeologist engaged to inspect and record the find/s.
 - Work should not recommence until approved by the qualified archaeologist.

Recommendation 2: The balance of the study area property

- Works may be undertaken with an Unanticipated Finds (Call Back Protocol) in place for all significant archaeology as follows:
 - If any unanticipated significant archaeology finds are uncovered during proposed works, works should:
 - Cease in the immediate area.
 - A qualified archaeologist engaged to inspect and record the find.
 - Work should not recommence until approved by the qualified archaeologist.



15 References

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