

people place heritage

CONTEXT

MITCHELL SHIRE HERITAGE AMENDMENT

Review of heritage precincts

Final

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Prepared for
Mitchell Shire Council



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Report Register

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EXECUTIVE SUMMARY

Key findings and outcomes

The majority of the precincts meet the threshold for local significance and should be added to the HO, subject to changes to the citations including:

- Updates to the Description (to note buildings that have been demolished/altered etc. or to change the significance status of places).
- Converting the statement of significance into the standard Heritage Victoria format.
- Renaming the section ‘Planning Format’ as Conservation policy and updating as required.
- Revised precinct boundaries.

Revised precinct citations are provided in Appendix A.

In addition, it is considered more appropriate to treat the Mob Siding as a separate precinct in its own right rather than as a sub-precinct of the Seymour Railway precinct. A number of individually significant places within precincts have also been identified, for which separate statements of significance have been prepared. These are provided in Appendix B.

Table 1 lists the precincts that do not meet the threshold of local significance and provides a summary of reasons why.

Table 1 – Precincts that are not of local significance

Precinct	Comments
Kilmore Church	The precinct has a low level of integrity and it would be better to treat the Significant places as individual HO sites. The church and rectory, and one house at 3-5 Chapel Street are already included in the HO as individual places (Note: An error has been identified with the existing HO mapping and schedule for the church and rectory – see section 3.3).
Kilmore Outdoor Recreation	Significant features within the precinct are already protected by overlay controls and the application of the HO over such a wide area is not warranted. The former reservoir is already included in the HO, and an SLO applies to the land on the hillside surrounding the Hume & Hovell Monument. A separate citation has been prepared for the Hume & Hovell Monument, which should be added to the HO as an individual place.
Kilmore Hawthorn Hedge	Subdivision has resulted in the loss of most of the Hawthorn Hedges. Individual places within the precinct are already included in the HO.
Pyalong Rural Town	Pyalong does not meet the threshold of local significance as a precinct, but does include a number of scattered individually significant buildings, some of which are already included in the HO. The application of the HO over such a wide area is not justified, although the application of a SLO may be considered as part of future work.
Seymour Kings Park	There are better comparative examples of the houses within the Seymour High Street and Seymour Progress precincts and a demolition permit has already been issued for the only potentially individually significant house, <i>Green Gables</i> . The northern part of the precinct is already partly within HO156 (Seymour Old Town) and the mature street trees along Tallarook Street and the balance of the fence around Kings Park may be protected by extending HO156 (see below).

Recommendations

Mitchell Shire heritage database (Hermes) updates

The database records for the heritage places and precincts assessed or reviewed by this report should be updated with the information in Appendices A and B.

Planning Scheme

Table 2 provides a summary of key recommendations, which include:

- The precincts that should be added to the HO in the Mitchell Planning Scheme (and other overlays as specified)
- The places of individual significance that require a separate HO.
- Modifications to existing HOs over precincts.

In addition, a permit exemptions plan has been prepared (see Appendix C), which should apply to precincts as recommended.

Table 2 – Mitchell Planning Scheme recommendations

Precinct	Recommendations
Broadford Town Centre	Apply HO as shown on the precinct plan in Appendix A Amend Map 19HO by deleting HO13 and extending HO15 to the whole of the property at 17-23 Powlett Street, Broadford, and update the HO schedule entry Add the former house and shop at 149 High Street to the HO as an individual place with prohibited use controls.
Broadford Pre 1912 Group	Apply HO to the Pinniger Street precinct as shown on the precinct plan in Appendix A Extend HO16 to apply to the whole of St George's church site at 30 Hamilton Street and 51-53 High Street and also to the former Manse at 26 Hamilton Street
Emu Flat	Delete existing HOs and apply HO as shown on the precinct plan in Appendix A
Kilmore Town centre precinct	Extend HO99 as shown on the precinct plan in Appendix A, and delete part of existing HO99 south of Bourke Street
Kilmore Railway	Apply HO as shown on the precinct plan in Appendix A
Kilmore Society	No change to HO100.
Kilmore Church	Apply individual HOs to the houses at 6 Union Street and 9 Chapel St. Tree controls to apply to 9 Chapel Street only. Correct error with HO96 (see section 3.3)
Kilmore Creek	Extend HO102 as shown on the precinct plan in Appendix A
Kilmore Outdoor Recreation	Apply HO to Hume & Hovell Monument only. Consider applying VPO to land zoned PPRZ, with the exception of any land included in HO104 or SLO1.
Moranding Rural Settlement	Apply single HO to three individual places within the precinct.
Pyalong Rural Town	Apply individual HOs to four significant places and two weirs. Amend existing HO121 to include additional historic features.
Seymour Commercial	Extend and amend HO157 boundary as shown on the precinct plan in Appendix A.
Seymour High Street	Apply HO as shown on the precinct plan in Appendix A.

Precinct	Recommendations
Seymour King's Park	Apply HO as shown on the precinct plan in Appendix A and amend HO156 as required
Seymour Old Town	Amend HO156 boundary as shown on the precinct plan in Appendix A.
Seymour Mob Siding	Apply HO as shown on the precinct plan in Appendix A.
Seymour Progress	Apply HO as shown on the precinct plan in Appendix A. Apply individual HOs with interior controls to the two churches, and an individual HO to the house at 16 The Avenue.
Seymour Railway	Apply HO as shown on the precinct plan in Appendix A..
Tallarook Town	Extend HO181 as shown on the precinct plan in Appendix A. Apply individual HO with interior controls to the Mechanics' Institute, St Stephen's Anglican Church, 61 Main Rd and St Joseph's Catholic Church, 66 Main Rd.
Wandong Town	Apply HO as shown on the precinct plan in Appendix A. Apply individual HOs with interior controls to the two churches, and a 'serial' HO to the four 'terracotta lumber brick' houses at 14 & 16 Wandong Avenue, 37 Rail Street and 6 Dry Creek Crescent.

Victorian Heritage Register

The following places should be nominated for inclusion on the Victorian Heritage Register:

- The Mob Siding, Seymour
- Hume & Hovell monument, Kilmore

Further work

It is also recommended that further work be undertaken, as follows:

- Assess and prepare new citations, as required, for the following places and precincts:
 - Individual pre-1912 houses in Broadford, listed in Table 3.1 in Section 3.2 of this report. Note: these houses may be assessed as a serial listing in accordance with the recently updated (2012) Practice Note *Applying the Heritage Overlay*.
 - The cottages at 63 and 67 Fitzroy Street, Kilmore.
 - The High Street layout/formation in Pyalong.
 - The former Seymour Power House within the Seymour Railway precinct.
 - The Seymour RSL at 2 Station Street
 - Former Police Station (1 Railway Place), St Stephen's Anglican Church, St Joseph's Catholic Church, Tallarook Mechanics' Institute Hall, the two Hotel complexes, and the railway station in Tallarook.
 - The houses at 32 Wandong Avenue, and 10/10A and 21 Dry Creek Crescent, Wandong.
- Investigate the need for an SLO or other control or policy to protect the cultural landscape character of Pyalong.



Victorian villas, High Street, Seymour

St George's Presbyterian Church, Broadford



Edwardian bungalows, Tristan Street, Seymour



Uniting (Former Presbyterian) Church, Emu Flat



1 INTRODUCTION

1.1 Purpose

Context Pty Ltd was appointed in 2009 to undertake a review of heritage precincts originally assessed by the *Mitchell Shire Stage Two Heritage Study 2006* (the 2006 Study) in order to support an amendment to the Mitchell Planning Scheme. The key tasks are:

- To review and update the statements of significance for the precincts and prepare new statements of significance as required;
- To define the boundaries of the precinct, identify significant or contributory places, and take photos as required;
- To prepare incorporated plans which contain design guidelines and permit exemptions;

This report was prepared by David Helms, Senior Consultant, of Context. Advice and assistance was provided by Council's heritage adviser, Willys Keeble, in relation to specific places including the Mob Siding precinct, and heritage consultant Deb Kemp who provided feedback on the draft report.

The citations produced by the 2006 Study have been entered into the Hermes database and reference is made to Hermes using the relevant place ID throughout this report.

1.2 Heritage precincts

The heritage precincts reviewed by this report are:

- Broadford Town Centre and Broadford Pre 1912 Group
- Emu Flat
- Kilmore Town centre precinct
- Kilmore Railway
- Kilmore Society
- Kilmore Church
- Kilmore Creek
- Kilmore Outdoor Recreation
- Kilmore Hawthorn Hedge
- Moranding Rural Settlement
- Pyalong Rural Town
- Seymour Commercial
- Seymour High Street
- Seymour King's Park
- Seymour Old Town
- Seymour Progress
- Seymour Railway
- Tallarook Town
- Wandong Town

1.3 Approach and methodology

This report was carried out in accordance with the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (the Burra Charter) and its guidelines.

The HERCON criteria were used in the review/assessment of significance. The HERCON criteria are listed in Appendix D.

In reviewing/assessing the significance of places and precincts the information in the 2006 Study was relied upon. Additional research was carried out where required – this included a review of both primary (e.g. Land Victoria records) and secondary (e.g. local histories) sources as cited. Darren Yandle provided some anecdotal information and photographs of the 1956 Barracks at the Mob Siding precinct.

All places and precincts were inspected and re-surveyed by David Helms. A joint inspection of some buildings associated with the Mob Siding precinct was carried out by David and Willys Keeble with the assistance of John Jennings of the Seymour Historical Society and the owner, Darren Yandle. This inspection included the interior of the 1956 Barracks and attached mess hall/kitchen.

The thresholds applied in the application of significance include State significance and local significance. Local significance ‘includes those places that are important to a particular community or locality’. Further discussion about establishing thresholds is provided in section 2.2. Chapter 2 also includes discussion about what constitutes a precinct and definitions of Significant and Contributory.

2 METHODOLOGY

2.1 Introduction

This chapter provides an explanation of the methodology used in the review of significance of each precinct that is described in Chapter 3.

The methodology for this project draws on relevant guidelines for the preparation of heritage studies as well as other relevant Independent Panel reports and, in particular, the Advisory Committee report in relation to the *Review of Heritage Provisions in Planning Schemes*¹ (The Advisory Committee Report), which was completed in August 2007.

2.2 Establishing a threshold of local significance

What is a threshold?

The Heritage Victoria standard brief for Stage 2 heritage studies notes that local significance can include places of significance to a town or locality, however, whether the ‘threshold’ of local significance is achieved depends how relevant heritage criteria are applied and interpreted.

The Advisory Committee Report notes that the related questions of the application of appropriate heritage criteria and establishing ‘thresholds’ that provide practical guidance to distinguish places of ‘mere heritage interest from those of heritage significance’ have been the subject of continuing debate in recent times. While there was agreement that the AHC criteria (which were used in the 2006 Study) may be appropriate for use at the local level, the question of what establishes a threshold remains open to interpretation.

The Advisory Committee Report defines ‘threshold’ as follows:

Essentially a ‘threshold’ is the level of cultural significance that a place must have before it can be recommended for inclusion in the planning scheme. The question to be answered is ‘Is the place of sufficient import that its cultural values should be recognised in the planning scheme and taken into account in decision - making?’ Thresholds are necessary to enable a smaller group of places with special architectural values, for example, to be selected out for listing from a group of perhaps hundreds of places with similar architectural values.²

How is a threshold defined?

The Advisory Committee Report cites the Bayside C37 and C38 Panel report, which notes that:

With respect to defining thresholds of significance, it was widely agreed by different experts appearing before this Panel that there is a substantial degree of value judgment required to assess a place’s heritage value, so that there is always likely to be legitimate, differing professional views about the heritage value of some places.

There is a wide range of matters that can be taken into account in making any assessment (e.g. a place’s value in relation to historic, social, aesthetic, cultural factors, its fabric’s integrity and so on), leading to further grounds for differences between judgments.³

While there are application guidelines for the use of the AHC criteria (Developed in 1990 these are known as the *AHC Criteria for the Register of the National Estate: Application*

¹ *Review of Heritage Provisions in Planning Schemes. Advisory Committee Report. The way forward for heritage* (The Advisory Committee Report), August 2007 (viewed online on 7 June 2009 at <http://www.dse.vic.gov.au/DSE/nrenpl.nsf/LinkView/954D4DD9314DF831CA256D480003CED9E82B85B30B18B0A4CA2572FF00270933#heritage>)

² Advisory Committee Report, p.2-41

³ Advisory Committee Report, p.2-32

Guidelines), they are designed for application at the regional or National level and the Advisory Committee Report cited a report prepared by Ian Wight for Heritage Victoria, which noted that they may require rewriting to 'make them clearly applicable to places of local significance'.

On this basis, the Panel made the following conclusions:

As also discussed, a fundamental threshold is whether there is something on the site or forming part of the heritage place that requires management through the planning system.

As we have commented, we see the development of thresholds as something which responds to the particular characteristics of the area under investigation and its heritage resources. Nevertheless the types of factors that might be deployed to establish local thresholds can be specified

*State - wide. They would include **rarity in the local context, condition/degree of intactness, age, design quality/aesthetic value, their importance to the development sequence documented in the thematic environmental history.** (Emphasis added)*

This process is essentially a comparative one within the local area. That area may not coincide with the municipal area. Its definition should be informed by the thematic environmental history.⁴

What is the role of the thematic history?

The previous comments highlight the important role played by thematic environmental histories in providing a context for the identification and assessment of places. However, while it would be expected that the majority of places of local significance would be associated with a theme in the thematic history not all places are and there may be some that are individually significant for reasons that are independent of the themes identified by the Study. The chair of the Advisory Committee Report, Jenny Moles, made the following comment in the Panel report prepared for the Warrnambool Planning Scheme Amendment C57:

*The Panel also does not see it as inimical to the significance of this building that there is currently no mention of a guest house theme in the Gap Study Thematic History. **It is simply not the case that every building typology will be mentioned in such a study.** (Emphasis added)*

The C57 Panel Report also once again highlighted that thematic histories are not 'static' documents and should be reviewed once more detailed assessments are carried out for places and precincts. This iterative approach allows a 'more complete and more pertinent history of a municipality to be developed in terms of providing a basis for managing heritage stock and allows individual buildings to be placed in their historical context'.⁵

Conclusion

In accordance with the Advisory Committee comments a series of local 'tests' have developed to determine whether a precinct meets the threshold of local significance to Mitchell Shire using the AHC criteria. It is noted that a precinct need only meet one 'test' or criteria in order to meet the threshold of local significance. Meeting more than one 'test' does not make the precinct more significant – it simply means that the precinct is significant for a variety of reasons. The tests are:

- The precinct is associated with a key theme identified in the thematic environmental history. The place will have a strong association with the theme and this will be clearly illustrated by the fabric, when compared with other places (Criterion A.4).
- The precinct may be rare within the municipality or to a township or locality. It may contain very early buildings, or be of a type that is under-represented within Mitchell Shire (Criterion B.2).

⁴ Advisory Committee Report, p.2-45

⁵ *Warrnambool Planning Scheme. Amendment C57 Panel Report*, December 2008, Jennifer A. Moles, Chair

- If it is a representative example of a precinct type it will usually have the typical range of features normally associated with that type – i.e. it will be a benchmark example – and it will usually have a high degree of integrity (i.e. a high proportion of the places will be considered to be contributory) (Criterion D.2).
- The place is an exemplar of an architectural style or represents significant technical or artistic/architectural innovation or achievement when compared to other similar places in the municipality. The places will usually have a high degree of integrity when compared to other places (Criterion F.1).
- The precinct has strong social or historic associations to a township or locality (Criterion G.1) or to an individual or organisation (Criterion H.1) and, in particular:
 - There is continuity of use or association, meanings, or symbolic importance over a period of 25 years or more (representing transition of values beyond one generation).
 - The association has resulted in a deeper attachment that goes beyond utility value.
 - The connection between a place and a person/s or organisations is not short or incidental and may have been documented – for example in local histories, other heritage studies or reports, local oral histories etc.

By comparison, precincts that do not meet the threshold of local significance will generally be those where:

- Historical associations are not well established or are not reflected in the fabric because of low integrity, or
- The precinct is common within the municipality or already well-represented in the Heritage Overlay, or
- If a precinct, it has a high proportion of non-contributory buildings, or
- It is a typical, rather than outstanding example of an architectural style or technical achievement and there are better comparative examples in the municipality.
- The social or historical associations are not well established or demonstrated.

2.3 What constitutes a precinct?

At present there are no definitive guidelines that provide assistance in identifying and defining a heritage precinct. This was acknowledged by the Advisory Committee appointed to undertake the *Review of Heritage Provisions in Planning Schemes*, which made the following comments in the final report submitted in August 2007:

*Various Ministerial Panels have considered the question of the conceptualisation of the extent of a significant heritage place, particularly in relation to heritage areas or precincts, industrial sites and large rural properties. The Greater Geelong Planning Scheme Amendment C49 Ministerial Panel (February 2004) pointed out that the Practice Note Applying the Heritage Overlay does not provide any guidance on identification of heritage precincts. It noted that practice within the profession suggested that precincts should contain a substantial proportion of buildings that were assessed as being of precinct heritage significance, as defined in the statement of significance. A statement of significance should outline what is significant, why it is significant and how the place demonstrates the heritage significance.*⁶

The Advisory Committee Report considered a number of submissions and various relevant Independent Panel reports. The final conclusions and recommendations suggested that the criteria for the definition of a precinct should take into account:

⁶ Advisory Committee Report, p.2-48

- the geographic distribution of the important elements of the place, including buildings and works, vegetation, open spaces and the broader landscape setting.
- whether the place illustrates historic themes or a particular period or type of development.
- whether it is a defined part of the municipality recognised by the community.
- whether non-built elements such as the subdivision pattern contribute to its significance.

The Panel went on to note that criteria suggested by the Hobsons Bay C34 Panel, ‘may be appropriate for inner urban, relatively homogenous precincts but appear to us to be too prescriptive for application in other situations’. It concluded that:

*Thematically related buildings or sites that do not adjoin each other or form a geographic grouping should, where appropriate, be able to **be treated as a single heritage place and share a statement of significance and HO number.***⁷ (Emphasis added)

Finally, with regard to the proportion of significant (or significant and contributory) buildings that is desirable within precincts, the Advisory Panel considered that:

*..the stress on built fabric inherent in this question is misleading. Precincts need to be coherent, thematically and/or in terms of design, and need to be justifiable in relation to protection of significant components. It is neither possible nor desirable to set hard and fast rules about percentages.*⁸

How a place is defined as either ‘Significant’, ‘Contributory’ or ‘Non-contributory’ is discussed below.

Conclusions

Section 2.2 already provides guidance for determining whether or not a precinct meets the threshold of local significance. For the purposes of this review, a precinct is considered to possess one or more of the following characteristics:

- They contain contributory places that individually or as a group illustrate important themes set out in the thematic history.
- The places within a precinct may or may not adjoin one another. Where they do not form a contiguous grouping they will have a strong and demonstrated thematic association.
- Where places form a contiguous grouping they will have largely intact or visually cohesive streetscapes that are either aesthetically or historically significant (or both). Precincts that are historically significant will include elements such as housing styles and subdivision layouts that are representative or typical of a particular era or type. Precincts of aesthetic significance will be distinguished by the high or exceptional quality of the housing design and/or estate layout and features when compared to other examples.
- They may contain a high proportion of Significant or Contributory properties (see definitions below)

2.4 When is a place Significant, Contributory or Non-contributory?

For the purposes of this Review the following definitions have been adopted, which are based upon those from *The Heritage Overlay: Guidelines for Assessing Planning Permit Applications* (2007) prepared by the Heritage Council:

- A *Significant* place is a single heritage place that has cultural heritage significance independent of its context. That is, if the precinct did not exist, they are places of local significance that could be eligible for individual inclusion in the HO. These places may also

⁷ Advisory Committee Report, p.2-55

⁸ Advisory Committee Report, p.2-54

contribute to the significance of a precinct. *Significant* places will usually have a separate citation and statement of significance.

- *Contributory* places are those that contribute to the significance of a heritage precinct, but would not be significant on their own.
- *Non-contributory* places do not contribute to the significance of a heritage precinct. In some instances, a *Significant* place may be considered *Non-contributory* within a precinct. For example, an important Modernist house within a Victorian era precinct.

Whether a place is ‘Significant’, ‘Contributory’ or ‘Non-contributory’ will depend on the reasons for significance expressed in the statement of significance. ‘Non-contributory’ places will include the places that are not associated with the reasons for significance and may include places that would otherwise be considered ‘Contributory’, except that they have been substantially altered and have a low level of integrity. On the other hand, a building may have been altered (new windows, changed colour scheme, minor additions) and still be considered Contributory. Table 3.1 provides a broad outline of how the integrity of a building affects the level of significance of a place within a precinct.

Table 3.1 – Integrity and level of significance within a precinct

Integrity	Comments	Level
High	The building appears to be very intact externally with little change to the principal elevations (i.e. façade and side walls) – i.e. weatherboards and/or roofing iron may be original, windows and front door are original. Most if not all of other original detailing is intact. Other features that contribute to the setting of the place such as fences, garden plantings etc. may be intact. Note: This term may be applicable to a building where an addition/s has been made, but the form and detailing of the original section of the building remains intact.	Contributory or Significant
Moderate	Minor alterations have been made, but much of the original form and detailing remain intact. Where materials or detailing have been replaced, similar or ‘like for like’ materials have often been used. Where changes have been made they are often reversible - such as the replacement of windows and doors within existing openings. Where additions have been made they are sited or of such a scale that they do not overwhelm the original building – e.g. they have been made to rear or secondary elevations and do not affect the principal or primary elevations of the building or are smaller freestanding structures.	Contributory
Low	Major alterations or additions have been made to the building, often to the extent that the original form and style is hard to recognise. Cladding materials have been replaced using different materials. The roof has been significantly modified or removed entirely. Chimneys have been removed, windows and door have been replaced, and the form/size may also have been altered. Many of the changes are not readily reversible.	Non-contributory

Conclusions

In accordance with the above definitions the majority of places within each precinct will be assessed as ‘Contributory’ unless:

- They are a place of individual significance that has an individual citation and/or is individually listed in the HO Schedule
- They have low integrity or are Non-contributory for other reasons.

3 PRECINCT REVIEW

3.1 Format of citations

Precincts

As a general comment the statements of significance for each precinct could be improved by the adopting the standard Heritage Victoria format of *'What is significant?'*, *'How is it significant?'* and *'Why is it significant?'*, as follows:

- 'What is significant' will contain a brief description of the places/features that contribute to the significance of the precinct. It will distinguish between Significant, Contributory and non-Contributory places within the precinct and may refer to the precinct map. Places will be, wherever possible, listed by address for ease of reference.
- 'How is it significant?' will provide a list of cultural heritage values that are demonstrated by the precinct – historic, aesthetic/architectural, social, scientific/technical, or spiritual.
- 'Why is it significant?' will describe the reasons why the place is significant and will essentially contain the information in the existing statement of significance.

The specific changes for each precinct citation are discussed in the following sections for each precinct.

In addition, each precinct citation includes a section entitled 'Planning Scheme format'. This in fact contains the conservation policy guidelines and should be renamed as such. Minor editing and other changes as discussed in the following sections for each precinct.

Individual places

The format of citations for individual places is the same as that for the precincts, with one exception. Rather than an individual conservation policy for each place, a standard conservation policy has been prepared for the individual places assessed by this review, which is included in Appendix E.

3.2 Broadford

Broadford Town Centre precinct

Existing HO status

The Broadford Town Centre precinct is affected by the existing HOs:

- HO11 - applies to buildings and features situated within the Broadford Historic Reserve, although the site shown on the HO map appears to exclude some of the listed features such as the straw boiler.
- HO13 - Hume and Hovell memorial - this is indicated by a 'star' on the HO map, which is approximately situated in the position of the memorial, but also extends across some adjoining properties on the north side of High Street.
- HO16 - St George's Presbyterian Church - this applies only to 30 Hamilton Street, which is only part of the church site. The church is actually situated partly on 30 Hamilton Street and 51-53 High Street.

Summary of findings

All of the contributory buildings identified by the 2006 Study are extant and the condition and integrity of the buildings appears to be the same. Accordingly, the overall condition and integrity of the precinct has not changed since the 2006 Study was completed.

On the basis of the history and extant physical fabric it is concluded the precinct meets the threshold of local significance. However, it is considered that the boundaries of the precinct should be adjusted slightly to exclude a number of non-contributory buildings:

- At the north-eastern end, to exclude Nos. 125-135 High Street
- At the south-western end to exclude Nos. 57-67 High Street.

In addition, the house and former shop at 37 Powlett Street and the Salvation Army Hall (Both of which the 2006 Study identified as part of the pre-1912 group) logically form part of the Town Centre precinct and have been included within it.

St George's Presbyterian Church is already subject to an individual HO, however, this HO only applies to part of the church site and it should be amended to include the whole of the site including the church and also the former Manse on the site at 26 Hamilton Street (the former Manse is one of the houses identified in the pre-1912 houses group).

Recommendations

It is recommended that:

- The statement of significance and conservation policy for Broadford Town Centre precinct from the 2006 Study is replaced with the new SoS and policy as shown in Appendix A and the Hermes record is updated as required.
- The HO is applied to the Broadford Town Centre precinct as shown on the precinct map in Appendix A. This comprises a slightly smaller area than recommended by the 2006 Study with the addition of two individual places formerly part of the pre-1912 houses group. As a result, it is also recommended that HO13 applying to the Hume & Hovell memorial be deleted as there is no variation between the precinct controls and the specific controls applying to the memorial (this will also correct the anomaly where HO13 applies to part of the non-significant residential properties on the north side of High Street). HO11, on the other hand, should be retained as it includes external paint controls and prohibited use controls.
- The Hermes record for St George's Presbyterian Church is updated using the information contained in Appendix B.
- Map 19HO is amended to apply HO16 to the whole of the church site at 30 Hamilton Street and 51-53 High Street and also to the former Manse at 26 Hamilton Street.

Broadford Pre 1912 Group precinct

Existing HO status

The Broadford Primary School No.1125 is included in HO15 - this is indicated by a 'star' on the HO map in the location of the school. The HO schedule, however, does not include a description of what features are included in the heritage place.

Summary of findings

This precinct as identified by the 2006 Study comprises 46 individual places, the majority being houses, which are shown on a 1912 map of Broadford. The non-residential places are the Broadford Primary School and the Salvation Army Hall and the former shop at 37 Powlett Street. The places are scattered throughout Broadford township, mostly on individual sites, and some in groups of two or three on adjoining sites. The condition and integrity of the places varies.

The review has found that the history provides evidence that confirms the strong thematic link between these places as a 'snap shot' of the historic development of Broadford in the early twentieth century. Accordingly, the definition of this group as a 'precinct' may be justified in terms of the comments made in section 2.3. However, the field inspection found that some of the houses have been altered and do not justify inclusion in the HO either individually or part

of a group and this somewhat undermines the integrity of the group. In addition, there are a number of houses that appear to be of pre-1912 date (e.g. in Ferguson Street and on the south side of High Street between Short Street and Jamieson Street) that are not included on the list compiled in the 2006 Study.

Following further review, the following conclusions were made:

- About 6 of the houses in Pinniger (north-east side only) and Gavan streets, as well as the house at 39 High Street (corner Pinniger) and some intervening inter-war houses, form a small contiguous precinct in those streets.
- As previously noted, the house at 37 Powlett Street and the Salvation Army Hall logically form part of the Town Centre precinct.
- As previously noted the former Presbyterian Manse at 26 Hamilton Street, logically forms part of the individual heritage place that also includes the nearby church.

Of the balance of houses, Table 3.1 lists the places that are of potential individual significance and require further research, while Table 3.2 lists the places that do not meet the threshold for local significance with a summary of reasons why.

Table 3.1 – Potential individual significance

Place	Comments
1. House, Castles 42 Hamilton Street	Probable individual significance. Relatively intact house – requires research
2. <i>Brown's house and shop, 149 High Street</i>	<i>Individual significance – individual citation prepared.</i>
3. <i>Broadford Primary School</i>	<i>Individual significance – Individual citation prepared</i>
4. Symon's, 175 High Street	Probable individual significance. Relatively intact brick house and shop (undergoing renovation) – requires research.
5. Hare's, 185 High Street	Probable individual significance. Relatively intact brick house – requires research.
6. Former Mill House, 206 High Street	Probable individual significance for Mill associations – requires research.
7. Williams', 11 McKenzie Street	Probable individual significance. Requires research
8. Cottage, 15 McKenzie Street	Probable individual significance. Requires research
9. House, 21 Murchison Street	Very intact Victorian house. Potential significance - requires research
10. Houses, 8 & 12 Rupert Street	No.12 is relatively intact, while No.8 has been altered – requires research
11. House, 1-3 The Parade	Very intact early multi-gabled cottage. Probable individual significance - requires research.

Table 3.2 – Not significant

Place	Comments
1. Houses, 52 & 56 Ferguson Street	Relatively intact, but typical rather than outstanding example. Not of individual significance
2. House, 27 Hamilton Street	As above
3. Houses, 41 & 43 Hamilton Street	Altered. Not of individual significance
4. House, 58 Hamilton Street	As above.

Place	Comments
5. Newnham's, 151 High Street	Very altered. Not of individual significance.
6. Spencer's, 153 High Street	Altered. Not of individual significance.
7. Burke's, 155 High Street	Very altered, Not of individual significance.
8. Clement's, 181 High Street	Demolished.
9. O'Brien's, 183 High Street	Very altered. Not of individual significance.
10. Alford's, 195 High Street	Very altered. Not of individual significance.
11. Mills, Lot 10 Jamieson Street	Demolished
12. Foster's, 9 Jamieson Street	House altered. Not of individual significance.
12. Mr Mill's, 11 Jamieson Street	House altered. Not of individual significance.
13. Marchbanks', 20 Last Street	House altered. Not of individual significance.
14. Theobold's, 37 Pinniger Street	Incorrectly identified as No.41 in the 2006 Study. Altered, not of individual significance
15. Foster's, 40 Pinniger Street	Very altered. Not of individual significance.
16. Foster's, 48 Pinniger Street	Very altered – appears to be an inter-war house? Not of individual significance.
17. House, 6 Rupert Street	Altered – not individual of significance.

Recommendations

It is recommended that:

- The Hermes record for the Broadford Pre-1912 group precinct is updated using the information in Appendix A.
- The HO is applied to the Pinniger precinct as shown on the precinct map in Appendix A, and the precinct is subject to the Permit Exemptions policy set out in Appendix C.
- The Hermes records for 149 High Street and the Broadford Primary School are updated on the basis of the information for each place in Appendix B.
- Map 19HO is amended to apply HO15 to the whole of the property at 17-23 Powlett Street, Broadford, and the HO schedule entry is changed to:
*Broadford Primary School No.1125
 17-23 Powlett Street, Broadford
 The heritage place is the 1873 brick school, the c.1892 weatherboard school and the inter-war era one room rural school.*
- 149 High Street is added to the HO as an individual place with prohibited use controls.
- The former Manse at No.26 Hamilton Street is included in the HO as part of St George's church as noted previously.
- The Salvation Army Hall and the former house and shop at 37 Powlett Street are included in the Broadford Town Centre precinct HO as noted previously.
- Further research and assessment is carried out of the other places of potential individual significance in Table 3.1.

3.3 Emu Flat Rural precinct

Existing HO status

The Presbyterian Church and the former school are included in the HO as HO40 and HO41 respectively. A 'star' on the planning scheme map indicates the location of both places.

Summary of findings

Significance

The 2006 Study citation for the Emu Flat Rural precinct provides an appropriate assessment of significance, which includes a history, description, statement of significance and conservation policy guidelines. The inspection carried out for this review confirmed that both the school and the church are still extant. While the church is in the same condition, the condition of the school (which is unoccupied) has continued to deteriorate, although its integrity remains about the same.

The site inspection also revealed that there are above ground archaeological remains just to the west of the church, comprising a ruined chimney and some walls and rubble. Nearby are some remnant fruit trees. While the existing citation makes no reference to these features that are considered to be historically related to the church and school and should form part of this precinct.

Precinct boundaries and statutory controls

According to Land Victoria the church and nearby ruins appears to be situated on what is described as 1685 Lancefield-Tooboorac Road, Nulla Vale. This is a large property on the south and east of Baynton-Emu Flat Road extending from Zig Zag Road in the west to Lancefield-Tooborac Road in the east. The adjacent school appears to be located on a smaller adjacent property described as 55 Baynton-Emu Flat Road, Nulla Vale.

The 2006 Study noted that the church and school are surrounded by 'an exceptional landscape that evokes the historic setting in which these places were built and used'. On this basis, it made the following recommendation in relation to the boundary of the precinct:

The boundary of the precinct includes all the land visibly connected to the significant places and will require future work by a licensed surveyor to delineate the exact position relative to the contours of the land and the site (sic) lines.

The precinct is situated at a right angle bend where the Baynton-Emu Flat Road turns from approximately east-west to north-south. Looking to the west from this corner the road rises up and disappears over a hill, limiting views in this direction. Looking to the north-east, the land rises again and more distant views are limited by the alignment of Lancefield-Tooborac Road. Looking to north and west the land falls away and there are expansive views to the hills in the distance. A group of farm buildings is situated to the north on the west side of Baynton-Emu Flat Road in that direction.

While it is agreed that the setting of the precinct contributes to its significance, it is important to ensure that the precinct boundary is both logical and justified having regard to Heritage Victoria guidelines. Accordingly, it is considered that the HO should apply only to the land on the south/east side of Baynton-Emu Flat Road including an appropriate curtilage around the two buildings and ruins. This is shown on the precinct map in Appendix A.

The school building is vacant and deteriorating. It is imperative that a suitable new use is found for this building to encourage its conservation. For this reason it is considered appropriate to continue to allow prohibited uses to be considered if they will enable the conservation of the building. This provision should continue to apply to the church in the event that the use of this building as a church should cease in the future.

Recommendations

It is recommended that:

- The Hermes record for the Emu Flat Rural precinct is updated with the new SoS and policy as shown in Appendix A.
- The HO with tree controls and prohibited use controls is applied as shown on the Emu Flat Rural precinct plan in Appendix A. This includes a slightly smaller area than recommended by the 2006 Study.
- The existing HO40 and HO41 are deleted from the HO schedule and maps.
- The Emu Flat Rural precinct is subject to the Permit Exemptions policy set out in Appendix C.

3.4 Kilmore

Kilmore Town centre precinct

Existing HO status

The Kilmore Town Centre precinct comprises properties fronting Sydney Street between Mitchell Street and Foote Street. It is affected by the existing HOs:

- HO99, which applies to the properties (except for those covered by an individual HO – see below) on both sides of Sydney Street between Union Street and Bourke Street and on the west side of Sydney Street between Bourke Street and Foote Street.
- HO102, which applies to Hudson Park and adjoining parkland south of Foote Street.
- Individual HOs that apply to the properties in the following table:

HO no.	Name and address of property
HO86	Former Town Hall, 16 Sydney Street
HO87	Royal Oak Hotel, 29-31 Sydney Street
HO88	Wallders Butchery, 30 Sydney Street
HO89	Ian B Still & Co. Building
HO90	Former All Nations Hotel, 38 Sydney Street
HO91	Former Colonial Bank, 39 Sydney Street
HO92	Red Lion Hotel, 43-45 Sydney Street
HO93	London Mart, 52 Sydney Street
HO94	Former Hay & Grain Store (Macs Hotel), 57-9 Sydney Street
HO95	Former Hudson's Warehouse, 85 Sydney Street

Summary of findings

The 2006 Study citation for the Kilmore Town Centre precinct provides an appropriate assessment of significance, which includes a history, description, statement of significance and conservation policy guidelines. On this basis, the significance of this precinct at the local level is confirmed. As previously noted, the SoS should be rewritten in the Heritage Victoria format, and minor changes should be made to the conservation policy guidelines.

The precinct boundary recommended by the 2006 Study includes the area currently included in HO99 and partly within HO102 and proposes an extension of the HO99 area to the north to encompass the properties on both sides of Sydney Street between Union Street and Mitchell

Street. This area includes the former Hudson's Warehouse at 85 Sydney Street, which is already included in the HO as an individual place (HO95) as noted above.

The Kilmore Town Centre precinct within the existing HO99 has a moderate level of integrity overall with approximately 50% of the buildings within the existing HO99 being Contributory or Significant. However, the proposed precinct extension area has a low level of integrity, particularly on the east side. Out of approximately 20 buildings in the extension area only 6 or 30% are Contributory or Significant. Of these, 5 are located on the west side.

It is also noted that the existing HO99 south of Bourke Street contains no Contributory place - one place at No.9 Sydney Street was identified by the 2006 Study as being of potential individual significance - however, this is an inter-war house that is not deemed to be 'Contributory' within the predominantly 19th century context of the Town Centre precinct.

As such, it is considered that the application of the HO over the whole area is not justified in terms of the historic fabric. A reduced area comprising the west side only and the single contributory building at No.70-72 on the east side would provide an appropriate level of control. It is also considered that HO99 may be removed from the area south of Bourke Street.

Recommendations

It is recommended that:

- The statement of significance and conservation policy for Kilmore Town Centre precinct from the 2006 Study is replaced with the new SoS and policy as shown in Appendix A and the Hermes record is updated as required.
- HO99, which applies to the Kilmore Town Centre precinct, is amended as shown on the precinct map in Appendix A to:
 - delete the part of HO99 south of Bourke Street.
 - extend HO99 to the north of Union Street to include a slightly smaller area than recommended by the 2006 Study.

Kilmore Railway precinct

Existing HO status

Not included in the HO.

Summary of findings

The 2006 Study citation for the Kilmore Railway precinct provides an appropriate assessment of significance, which includes a history, description, statement of significance and conservation policy guidelines. On this basis, the significance of this precinct at the local level is confirmed.

The precinct boundary recommended by the 2006 includes the former station ground and environs and extends south following the line of the former railway reservation. It crosses Rutledge Street and includes a small amount of land on the south side of that street.

However, it is considered that the key features associated with the railway and that demonstrate its history are limited to around the former station ground site and there is no extant fabric outside of that immediate area. The features are:

- The mature pine and cypress trees
- The cutting and formations that indicate the site of the station
- Two early twentieth century railway houses facing toward the former railway reserve.
- Other features including early fences.

Accordingly, it is considered that the area included in the HO should be reduced to include only these features.

As previously noted, the SoS should be rewritten in the Heritage Victoria format, and minor changes should be made to the conservation policy guidelines.

Recommendations

It is recommended that:

- The statement of significance and conservation policy for Kilmore Railway precinct from the 2006 Study is replaced with the new SoS and policy as shown in Appendix A and the Hermes record is updated as required.
- The HO with tree controls is applied to the Kilmore Railway precinct as shown on the precinct map in Appendix A. This includes a slightly smaller area than recommended by the 2006 Study.
- The Kilmore Railway precinct is subject to the Permit Exemptions policy set out in Appendix C.

Kilmore Society precinct

Existing HO status

The Kilmore Society precinct is an early residential area that comprises properties fronting Albert Street, Fitzroy Street, Society Street, Union Street and Victoria Parade. The precinct is contained within HO100, which includes external painting and tree controls. It is also affected by the following individual HOs:

HO no.	Name and address	Specific controls
HO58	Kirkbrae, 60-64 Fitzroy Street	External paint, internal, trees
HO59	House, 63 Fitzroy Street	External paint, trees
HO60	House, 67 Fitzroy Street	External paint, trees
HO98	The Towers House, 48-50 Victoria Parade	VHR

Summary of findings

The 2006 Study citation for the Kilmore Society precinct provides an appropriate assessment of significance, which includes a history, description, statement of significance and conservation policy guidelines. On this basis, the significance of this precinct at the local level is confirmed.

The existing specific HO controls over external paint colours and trees is appropriate having regard to the significant features within the precinct, which include early weatherboard cottages and mature Oaks and other trees. There have been minor changes to the integrity of the precinct, and these have been reflected on the new precinct map (See Appendix A). However, the existing boundary of HO100 is appropriate.

As previously noted, the SoS should be rewritten in the Heritage Victoria format, and minor changes should be made to the conservation policy guidelines. In addition, a new history has been prepared on the basis of additional research carried out by Willys Keeble, and Helen Knight of the Kilmore Historical Society. The SoS has also been updated on this basis.

It would also be desirable to prepare individual citations for the individually significant cottages at 63 and 67 Fitzroy Street. Both places have draft histories and descriptions derived from other sources so it would be a matter of reviewing and updating this information and preparing a statement of significance.

Recommendations

It is recommended that:

- The precinct history, statement of significance and conservation policy for the Kilmore Society precinct from the 2006 Study is replaced with the new SoS and policy as shown in Appendix A and the Hermes record is updated as required.
- Individual citations and statements of significance are prepared for the cottages at 63 and 67 Fitzroy Street.
- The Kilmore Society precinct is subject to the Permit Exemptions policy set out in Appendix C.

Kilmore Church precinct

Existing HO status

The Kilmore Church precinct as defined by the 2006 Study comprises Christ Church and its former rectory and surrounding properties fronting Union Street, Church Street and Chapel Street. It is affected by the existing HOs:

HO no.	Name and address	Specific HO controls
HO55	House, 5 Chapel Street*	External paint
HO96	Former Church of England Rectory, 7-11 Union Street	Trees
HO97	Christ Church Anglican Church & Cypress Trees, 7-11 Union Street	Internal, trees

*Note: This is the address in the HO Schedule, however, the Land Victoria address is 3 Chapel Street.

Summary of findings

The 2006 Study citation for the Kilmore Church precinct provides an assessment of significance, which includes a history, description, statement of significance and conservation policy guidelines. This includes a detailed history for the church and manse, as well as the three places of individual significance within the precinct.

However, the proposed precinct has a low level of integrity – of the 20 properties only 7 or 35% are Contributory or Significant. Rather than a precinct, it is considered that this area comprises a number of individually significant places being Christ Church and the Rectory and the houses at 6 Union Street, 3-5 Chapel Street and 9 Chapel Street. The Contributory houses at 18 and 20 Union Street are altered Victorian/Federation era houses that are of much later date than the other houses. They do not meet the threshold for local significance.

Accordingly, it is considered that it would be more appropriate to apply individual HOs to the two individually significant houses at 6 Union Street and 9 Chapel Street that are not currently in the HO (this could be with a single HO number or individual HO numbers) rather than an area control that would result in many Non-contributory buildings being subject to an unnecessary level of control.

On this basis, individual citations have been prepared for each individually significant house within the precinct. The new SoSs have been written in the Heritage Victoria format, and new conservation policy guidelines have been created as required.

It has also been discovered that HO96 – listed in the HO schedule as the former Church of England Rectory - has been incorrectly applied to the property at 13 Union Street. The former Rectory is actually within the area included in HO97, which applies to 3-5 and 7-11 Union Street.

Recommendations

It is recommended that:

- Hermes records #110138 (Christ Church & Rectory), #111122 (House, 6 Union St), #110101 (House, 3-5 Chapel Street), and #110235 (House, 9 Chapel Street) are updated using the information in the new citations for each place in Appendix B.
- HO96 is removed from the property at 13 Union Street and from the HO schedule, and the HO schedule entry for HO97 is amended to read:
*Christ Anglican Church, former Rectory and Cypress trees
3-11 Union Street, Kilmore*
- Individual HOs are applied to 6 Union Street and 9 Chapel Street to the extent of the whole of the properties. Tree controls should apply to 9 Chapel Street.

Kilmore Creek precinct

Existing HO status

The Kilmore Creek precinct as defined by the 2006 Study comprises land within the Public Conservation & Resource Zone along Kilmore Creek between Union Street and Monument Road, as well as properties on the east side of Victoria Parade facing toward the Creek reserve. It is affected by the existing HOs:

HO no.	Name and address	Specific HO controls
HO98	The Towers House, 48-50 Victoria Parade	VHR
HO100	That part of the Kilmore Society precinct in Victoria Parade between Union and Gipps streets. Includes the contributory place at 56 Victoria Parade.	External paint, Trees
HO102	Kilmore Creek precinct – applies to the whole of Hudson Park bounded by Bourke Street to the north and extends to the south of Foote Street	External paint, Trees

Summary of findings

HO102 contains most of the significant cultural landscape features associated with the precinct that are situated within the Kilmore Creek reserve. To the south of Foote Street the part of the reserve not in the HO does not contain any significant trees or other features that would warrant the extension of HO102.

To the north of Bourke Street there are a number of mature exotic trees that are evidence of the historic development of the park and extension of HO102 to encompass all the land within the PCRZ zone extending to Union Street would be warranted.

In relation to the housing on the east side of Victoria Parade it is noted that the level of integrity is low – out of 27 properties only 8 or about 30% are Significant or Contributory. Of these, two places (The Towers at No.48-50 and No.56) are already included in the HO as noted above. The property at 10 Victoria Parade, noted as Contributory in the 2006 Study has been significantly altered and so has been re-assessed as Non-contributory.

On this basis, the inclusion of the whole of Victoria Parade in the HO may not be warranted. However, the Significant and Contributory places may be picked up individually as part of the extension of HO102.

Recommendations

It is recommended that:

- The statement of significance and conservation policy for the Kilmore Creek precinct from the 2006 Study is replaced with the new SoS and policy as shown in Appendix A and the Hermes record is updated as required.
- HO102 is extended to include the whole of the land zoned PCRZ extending north to Union Street and to include the contributory properties at 1 Gipps Street, and 4, 6, 18, 32a, and 32b Victoria Parade as shown on the precinct map in Appendix A.
- HO102 as extended be subject to the Permit Exemptions policy set out in Appendix C.

Kilmore Outdoor Recreation precinct**Existing HO status**

The Kilmore Outdoor Recreation precinct as defined by the 2006 Study includes a large area of land on the north side of Monument Road comprising the former reservoir/lake, cricket ground, golf links, and Monument Hill reserve, which is zoned either PPRZ or PCRZ. HO104 applies to that part of the Kilmore Outdoor Recreation precinct comprising the reservoir/lake and environs.

In addition, the whole of the Monument Hill Reserve is contained within SLO1, while land on either side of the access road leading to the monument is also included in the VPO.

Summary of findings

Much of the historic fabric is contained within the area already included in HO104 – this includes the remains of swimming baths and significant trees around the lake. Outside of this area the significant features mostly comprise exotic and some remnant trees. The key exception is the Hume & Hovell Monument itself. While the Wandong Railway Shed is of interest, it has been significantly modified and its relocation to this site has diminished its significance.

As such, the application of the HO over such a wide area is not warranted. It would be better to include the Monument in an individual HO, and it is noted that the SLO1 will provide appropriate protection for the setting of the monument and its environs, as well as many of the key views from the golf course, cricket ground and other vantage points within the precinct.

In order to protect significant trees a VPO over the areas within the precinct not included in either HO102 or SLO1 may be considered (this is generally the land zoned PPRZ).

Recommendations

It is recommended that:

- The statement of significance and conservation policy for the Kilmore Outdoor Recreation precinct from the 2006 Study is replaced with the new SoS and policy as shown in Appendix A and the Hermes record is updated as required.
- Hermes record #110290 (Monument Hill and Hume & Hovell Monument) is updated using the information in Appendix B.
- The HO is applied to the Hume & Hovell Monument and land within a minimum distance of 10 metres.
- The Hume & Hovell Monument is nominated to the Heritage Council for inclusion on the Victorian Heritage Register.
- Consideration is given to the application of the VPO to land zoned PPRZ within the precinct, with the exception of any land included in HO104 or SLO1.

Kilmore Hawthorn Hedge precinct

Existing HO status

The Kilmore Hawthorn Hedge precinct as defined by the 2006 Study comprises semi-rural land on the northern edge of Kilmore surrounding Mitchell Street extending from Andrew Street across to George Street and Burgess Road. It is affected by the existing HOs:

HO no.	Name and address	Specific HO controls
HO50	House, 86 Albert Street	External paint
HO52	House, 44 Andrew Street	External paint
HO62	The Rocks, House & Cypress Trees, 78-82 George Street	External paint, Trees

Summary of findings

Since the completion of the study there appears to have been a subdivision of part of the land within the precinct. This has resulted in the destruction of most of the hedges described in the citation. The only hedge to survive relatively unscathed is the one that surrounds the house at 86 Albert Street, which is already included in the HO as noted above.

As noted in the 2006 Study, the tree controls in the HO technically do not apply to shrubby plants such as Hawthorn Hedges (even though a number of hedges are identified by the HO with tree controls in other planning schemes). In any event, it is considered that the changes within the precinct since the 2006 Study mean that it no longer meets the threshold as a precinct. As noted above Significant places within the precinct are already protected by individual HOs.

Recommendations

There are no recommendations arising for this precinct.

3.5 Moranding Rural Settlement

Existing HO status

Not included in HO.

Summary of findings

All but one of the Significant/Contributory buildings identified by the 2006 Study are still extant. According to the 2006 Study Somerset cottage at 445 Forbes-Moranding Road was removed in c.2003, however, 'timber outbuildings, large exotic trees remain as a guide to the location and setting of the cottage'. The outbuildings have now also been removed, while the mature exotic trees appear to comprise mostly mid-twentieth century plantings. Accordingly, this property is no longer considered to be contributory to the precinct.

It is noted that the condition of the ruins of the Harvest Home Hotel have also deteriorated - walls that appear to have been fully standing in c.2006 are now partially collapsed. This appears to be due to natural decay rather than active demolition or vandalism. The surviving buildings form a related and distinctive grouping along this section of Forbes-Moranding Road and the precinct is considered to meet the threshold for local significance.

While views of the broader landscape setting, seen from a distance when approaching the precinct from the south are quite dramatic when within the precinct the actual views are limited by the vegetation along the roadside, and on adjoining properties. Accordingly the views to the nearby hills are not considered to be an integral part of the significance of the precinct.

The actual formation of Forbes-Moranding Road is also not considered to be significant as it is unlikely that the road would have been sealed with asphalt at the time the precinct developed, however, the informal landscape setting and the gravel verges are contributory to the rural character of the precinct. Accordingly, it is considered that the HO should be limited to the extent of the buildings, an area of surrounding land to protect the views to and the immediate context of the buildings. This should include all the land between the building and the road frontage.

Recommendations

It is recommended that:

- The statement of significance and conservation policy for Moranding Rural Settlement precinct from the 2006 Study is replaced with the new SoS and policy as shown in Appendix A and the Hermes record is updated as required.
- The HO is applied to the three individual places within Moranding Rural Settlement precinct. The extent of registration should include the whole of No.520 Forbes-Moranding Road, and for the other sites the buildings and surrounding land to a minimum extent of 10 metres including all the land between the building and the road frontage.
- The Moranding Rural Settlement precinct is subject to the Permit Exemptions policy set out in Appendix C.

3.6 Pyalong Rural Town

Existing HO status

The Pyalong Rural Town precinct as defined by the 2006 Study comprises almost the whole of Pyalong township. It is affected by the existing individual HOs:

HO no.	Name and address	Specific HO controls
HO121	Former Hotel (Whitehart) and outbuildings, 4145 corner Northern Highway, Sutherland Street	External paint, outbuildings or fences
HO123	Rail Bridge over Mollisons Creek, Wandong-Bendigo Line	VHR
HO125	Former Shire Offices (now Pyalong Community Centre), 13 High Street	External paint
HO126	State School No. 2005, 16 Bourke Street	External paint
HO127	Catholic Church, Tallarook/Seymour Rd (Mollison Street)	External paint

Summary of findings

Since the 2006 Study a major deviation of the Northern Highway has been completed. This has had a significant impact upon the landscape setting of the town and now effectively divides the southern section of the town from the north, as well as creating a barrier between the east and west sections, north of the creek. It also appears that the Catholic Church has been demolished or removed. As a result of the highway deviation and the loss of the church some of the key views identified by the 2006 Study no longer exist.

The proportion of Significant/Contributory buildings within Pyalong is low and they are scattered throughout the township - i.e. they do not form any particular groupings. This, in itself, is interesting as it indicates the sprawling nature of the township in the nineteenth

century and suggests that it may have been larger than it is today. However, while this landscape setting is of interest, it is not integral to the significance of the place. High Street is, however, potentially significant as an early very wide street layout.

Accordingly, the application of the HO over the whole of the township area may not be the most appropriate form of control, particularly given the changes that have occurred recently as noted above. It is considered that the application of the HO to individually significant properties will provide the most effective combination to conserve the heritage places within Pyalong.

Recommendations

It is recommended that:

- The Hermes records for the four individually significant places being the former Doogan's Hotel and outbuildings, Anglican Church of the Transfiguration, White Hart Hotel slaughterhouse, former Zoch House at 21-33 Mollison Street and Coronation Hotel water tank are updated on the basis of the information in Appendix B.
- HO121 is extended to include all of the land at 4145 Northern Highway (it currently only applies to one section at the east end) including the slaughterhouse.
- Individual HOs are applied to the other individual buildings and features listed above and to the stone weirs on Mollison's Creek (The significance of the weirs is described in the Pyalong township citation). The extent of registration should be:
 - the whole of the property as defined by the title boundaries for buildings
 - the water tank and surrounding land to a minimum distance of 5 metres surrounding it for the water tank (if this is too difficult to map, then the whole of the property should be used as above)
 - For the weirs, to the extent of the structure and adjoining land within the ESO3 area generally between the Northern Highway and the southern end of the roadway extending south from the western end of Sutherland Street as shown on Map 8ESO.
- An assessment is made of the potential significance of High Street as a rare surviving street layout/formation.
- The Pyalong Catholic Church is removed from the HO schedule and map.

3.7 Seymour

Seymour Commercial precinct

Existing HO status

The Seymour Commercial precinct as defined by the 2006 Study comprises properties on the north side of Station Street from No.2 at the corner of Crawford to No.74. The precinct is partly included within HO157, which includes the properties at Nos. 26-44 as well as part of the Seymour Station Reserve. It is also affected by the existing individual HOs:

HO no.	Name and address	Specific HO controls
HO148	Railway Club Hotel, 28 Station Street	External paint
HO149	Terminus Hotel, 26 Station Street	External paint

Summary of findings

The extension of the precinct encompasses a number of Contributory places that are presently outside of HO157 and will provide a more logical boundary to the precinct. However, it is considered that the RSL building (and adjoining non-contributory sites at nos. 6 and 10 Station Street) should be excluded from the precinct as they are not historically related to the otherwise commercial development. The RSL may be assessed for potential individual significance.

The existing inclusion of part of the Seymour Station reserve in HO157 is inappropriate as this does not form a logical part of the Commercial precinct. It would be better to include this area as part of the Seymour Railway precinct (see below).

Recommendations

It is recommended that:

- The statement of significance and conservation policy for Seymour Commercial precinct from the 2006 Study is replaced with the new SoS and policy as shown in Appendix A and the Hermes record is updated as required.
- HO157, which applies to the Seymour Commercial precinct, is amended as shown on the precinct map in Appendix A. This includes the removal of part of HO157 that currently applies to the Seymour Station precinct. This area should be added to the Seymour Railway precinct as noted below.
- The RSL building at 2 Station Street is assessed for potential individual significance.

Seymour High Street precinct**Existing HO status**

Not included in the HO. The Pioneer Cemetery Park is included in the HO as HO153.

Summary of findings

This residential precinct comprises housing from the late nineteenth to the mid-twentieth century and has for the most part a high degree of integrity. However, three houses have been demolished in Villers Street and this has significantly compromised the integrity of this street. Brettoneaux Street has also been altered as part of the extension of the Hospital. As a consequence, it is considered that the precinct boundary should be altered to exclude these areas. Other minor adjustments at the edges of the precinct are also considered appropriate to exclude Non-contributory places. It is also considered that:

- The Catholic Church complex should be treated as an individual place with its own HO.
- The Pioneer Cemetery should be excluded from this precinct as it is individually significant and not related to the development of the precinct itself and is already included in the HO.

Recommendations

It is recommended that:

- The statement of significance and conservation policy for Seymour High Street precinct from the 2006 Study is replaced with the new SoS and policy as shown in Appendix A and the Hermes record is updated as required.
- The Hermes records for the Catholic church, and Convent are updated using the information in Appendix B.
- The HO is applied to the Seymour High Street precinct as shown on the precinct plan in Appendix A to include a slightly smaller area than recommended by the 2006 Study as noted above.

- The memorial gates, the Catholic church, and the convent are included in separate individual HOs.
- The Seymour High Street precinct is subject to the Permit Exemptions policy set out in Appendix C.

Seymour King's Park precinct

Existing HO status

The Seymour King's Park precinct as defined by the 2006 Study includes the whole of Kings Park, Tallarook Street south of Edward Street and its avenue of Plane Trees, as well as some early commercial and residential properties situated in two groups facing Tallarook Street, one on the east side near the centre and one on the west side toward the southern end.

The precinct is partially included within HO156 (Old Town Centre Historic Precinct), which applies to part of Kings Park and Tallarook Street between Edward Street and Elizabeth Street, including properties on the east side.

Summary of findings

While Kings Park is historically significant very little of the extant fabric (buildings trees etc.) demonstrates this history, as many of the buildings and plantings are recent. One old Eucalypt formerly situated near the Pioneer Library has been removed. The most impressive feature comprises the boundary fence and entrance gates, which are partially included in HO156.

With the exception of *Green Gables* at No.32 none of the houses are of individual significance and, as a precinct, they illustrate a period of development in Seymour that is better illustrated in the High Street and Progress precincts. However, a demolition permit has already been issued for *Green Gables* (it has now been demolished) and so it is too late to consider this place for potential individual HO listing.

Of the commercial buildings, the former Seymour Express Office is of historic interest, but has been so altered that any historic connections have been lost.

The avenue of Plane trees is an impressive feature that has few comparisons in the Shire.

Recommendations

It is recommended that:

- HO156 is extended to apply to part of the Seymour King's Park precinct as shown on the precinct map in Appendix A (included as part of the Seymour Old Town section). This includes a slightly smaller area than recommended by the 2006 Study. Specifically it includes only the street trees within the road reservation and the fence along the boundary of Kings Park.

Seymour Old Town precinct

Existing HO status

The Seymour Old Town precinct is currently included in HO156.

Summary of findings

The precinct has been diminished somewhat by the recent demolition of a hotel on the north side of Tooborac Road and a house on the south side (the latter now replaced by a McDonalds). Nonetheless the precinct contains a number of Significant and Contributory buildings that provide important evidence of the early beginnings of Seymour and it is considered to meet the threshold of local significance.

However, it is also noted that there are buildings on the edge of the precinct, which are historically related, that appear to have been inadvertently omitted. In addition, there are contiguous areas of non-contributory places that could be removed.

On this basis, it is considered that the precinct boundaries could be amended as follows:

- To *exclude* some non-Contributory places at the edges of the precinct, such as on the south side of Emily Street at nos. 49-53 (occupied by car yards) and the north side of High Street at nos. 11-17 (occupied by non-descript post-war housing).
- To *include* four places on the edge of the precinct being 74 Emily Street (a double gabled Victorian era cottage), 2 Hanna Street (a Victorian weatherboard house), 4 Hanna Street (a c.1900s house) and 10 High Street (A double storey Victorian bi-chromatic brick building).
- To include the significant parts of the Kings Park precinct in Tallarook Street as noted above.

The proposed conservation guidelines should support the future conservation of the precinct and hopefully avoid any more demolitions that may further undermine its integrity.

Recommendations

It is recommended that:

- The statement of significance and conservation policy for the Seymour Old Town precinct from the 2006 Study is replaced with the new SoS and policy as shown in Appendix A and the Hermes record is updated as required.
- The boundaries of HO156 are amended as shown on the precinct map in Appendix A.

Seymour Progress precinct

Existing HO status

Not included in HO.

Summary of findings

This residential precinct provides evidence of the development of Seymour from the late nineteenth to mid-twentieth centuries. It compares with the High Street precinct. While the precinct boundaries are generally appropriate, it is considered that the Recreation Reserve does not warrant inclusion in the HO as there is insufficient historic fabric that requires protection. Archaeological sites within the park are protected under the *Heritage Act 1995*.

The following places are of individual significance:

- John Guild's Goulburn Park homestead at 16 The Avenue.
- Christ Church of England.
- St Andrew's Presbyterian Church.

Recommendations

It is recommended that:

- The statement of significance and conservation policy for Seymour Progress precinct from the 2006 Study is replaced with the new SoS and policy as shown in Appendix A and the Hermes record is updated as required.
- The Hermes records for John Guild's house and the two churches are updated using the information in Appendix B.
- The HO is applied to the Seymour Progress Precinct as shown on the precinct map in Appendix A to include a slightly smaller area than recommended by the 2006 Study and excluding the reserve.
- Individual HOs are applied to the two churches with interior controls, and to John Guild's house at 16 The Avenue. The extent of the HO is the whole of the property as defined by the title boundaries.

- The Seymour Progress Precinct is subject to the Permit Exemptions policy set out in Appendix C.

Seymour Railway precinct

Existing HO status

The Seymour Railway precinct as defined by the 2006 Study included three distinct sub-precincts comprising the Station sub-precinct around the station, the Industrial sub-precinct being the area between the station and the Oak Street overpass and the Mob Siding sub-precinct. The precinct is affected by HO150, which applies to the Station building and other features listed on the VHR and the HO158, which applies to the Victorian Railway Institute Building at 14 Railway Reserve, Anzac Ave.

Summary of findings

While the historic connection of the railway that forms the basis of this precinct in the 2006 Study is understood, it is considered that the Seymour Railway precinct actually comprises two distinct precincts.

The first is the precinct surrounding the railway station itself that comprises land, railway infrastructure, open space and various buildings including railway employee residences that is directly associated with the development of the railway. While the railway residence at 7 Anzac Avenue is specifically cited, the other railway residences in Dowling Street are only mentioned in passing. The citation should be amended to more specifically identify these houses as contributing to the significance of the precinct. The significance of this area in demonstrating the importance of Seymour as a railway centre is confirmed at the local level. The only building within this precinct that is not directly associated with the railway is the former Electricity Supply building - however, this is of probable individual significance and should be treated as such.

The second precinct comprises the buildings and infrastructure associated with the development of the Mob Siding. The Mob Siding was once connected by a spur line, which branched off the main line just to the north of the Seymour Station. Until recently, this existed as a vacant reserve that provided a visual connection between the two places. However, houses have been developed on one section of the reserve effectively disrupting the sense of visual and physical connection between the two precincts.

An inspection of the buildings associated with the Mob Siding has also revealed that although it owed its existence to the railway, which provided an essential transport link it is of particular significance in its own right as a place that played an essential role in the development of Australia's defence forces in the twentieth century and as such should be treated as a separate and quite distinct precinct.

The inspection of the Mob Siding also revealed a number of additional buildings and features associated with the development of the place that were not identified in the 2006 Study. They include:

- The former RAEME building situated at the North-West end of Worrrough Road
- The former c.1956 Army Barracks at the North-East end of Worrrough Road
- The caretaker's residence associated with the Ordnance Magazine west of Delatite Road.
- The c.1960s cricket ground and pavilion to the north of the main storage warehouses and adjacent to the Barracks.
- Landscaping typical of inter-War government facilities such as the Sugar Gums planted in a double row along Worrrough Road.

The significance of the whole of the Mob Siding complex as a precinct in its own right at the local level is confirmed. It is also considered that the Mob Siding may be of potential State

significance and should be nominated to Heritage Victoria for inclusion on the Victorian Heritage Register.

Recommendations

It is recommended that:

- The statement of significance and conservation policy for Seymour Railway precinct from the 2006 Study is replaced with the new SoS and policy as shown in Appendix A and the Hermes record is updated as required.
- The two existing Hermes records for the Mob Siding (#110854 and #110336) are updated using information in Appendix B.
- The former Seymour Power House is assessed to determine whether it meets the threshold of local significance as an individual place.
- A HO with tree controls is applied to the Seymour Railway precinct as shown in the precinct plan in Appendix A. This includes the Station sub-precinct and Industrial buildings sub-precinct as defined by the 2006 Study, with the exception of the former Seymour Power Station.
- A separate HO with tree controls and prohibited use controls is applied to the Mob Siding as shown in the map in Appendix B. This includes the features identified by the 2006 Study as well as the additional buildings and features identified by this Review.
- The Mob Siding is nominated for inclusion on the Victorian Heritage Register.

3.8 Tallarook Town

Existing HO status

As defined by the 2006 Study the Tallarook Town precinct comprises almost the whole of the township between the railway line and Dabyminga Creek extending from the cemetery reserve in the south to the railway overpass in the north. It also includes Nos. 1-29 Sanctuary Road on the west side of the railway. Part of the Tallarook Town precinct is currently included in the HO as HO181.

Summary of findings

The existing HO181 applies to the historic core of the town, but excludes some notable buildings including the school and two churches. In addition, the 2006 Study notes that it is “probable that houses for railway employees at Tallarook were also erected on the same side as the Station, in this case the western side of the line along Sanctuary Road”. In fact there are two groups of railway employee houses - one comprising four houses in Railway Place and the other of 3 houses at 5-9 Sanctuary Road. The Railway Place group includes a variety of houses dating from the late nineteenth century (No.11) to the post-war era (No.5, which is identical in design to a railway house in Dowling Street, Seymour). This should be noted in the history and description section of the citation.

The houses at Nos. 5-9 Sanctuary Road are examples of the pre-cut timber houses erected by the Victorian Railways in the early 1950s, however, they have relatively low external integrity. There have been some demolitions since the 2006 Study of early cottages at 13 and 27 Sanctuary Road. Accordingly, it is considered that precinct boundary should be amended to exclude Sanctuary Road.

The Mechanics’ Institute, Anglican Church and the Catholic Church have significant interiors and so should be listed separately with interior controls. It would be desirable to prepare individual citations including statement of significance for these places as well as for the former Police Station (1 Railway Place), the two hotels, and the railway station. All of these places

have draft histories and so it would be a matter of reviewing and updating this information and preparing a statement of significance.

Recommendations

It is recommended that:

- The statement of significance and conservation policy for Tallarook Town precinct from the 2006 Study are replaced as shown in Appendix A and the Hermes record is updated as required.
- Individual citations and statements of significance are prepared for the former Police Station (1 Railway Place), St Stephen's Anglican Church, St Joseph's Catholic Church, Tallarook Mechanics' Institute, the two hotels, and the railway station.
- HO181 is extended to include the Tallarook Town precinct as shown on the precinct plan in Appendix A. This excludes areas containing Non-contributory buildings as noted above.
- Individual HOs with interior controls are applied to the following places:
 - Tallarook Mechanics' Institute, 44 Main Road
 - St Stephen's Anglican Church, 61 Main Road
 - St Joseph's Catholic Church, 66 Main Road

3.9 Wandong

Existing HO status

The Wandong precinct as defined by the 2006 Study comprises 7-37 Rail Street, 19-37 & 2-36B Wandong Avenue and 1-17 & 6-10A Dry Creek Crescent. It is not affected by any existing HOs.

Summary of findings

The 2006 Study citation for the Wandong precinct provides an assessment of significance, which includes a history, description, statement of significance and conservation policy guidelines. This includes a history of Wandong, as well as brief histories of contributory places within the precinct.

However, the proposed 2006 precinct has a low level of integrity and the Contributory and Significant properties are grouped in two areas at the north and south end of the proposed precinct. The northern area comprises the timber cottages at 7, 9, 11 & 13 Rail Street, the Hall, as well as the two 'terracotta lumber' houses at 14 & 16 Wandong Avenue, and two very altered houses at 23 Rail Street and 19 Wandong Avenue.

The southern section comprises the two 'terracotta lumber' houses at 37 Rail Street and 6 Dry Creek Crescent (these two properties abut one another), the altered timber house at 10 Dry Creek Crescent, the intact timber house at 32 Wandong Avenue and the two churches.

Accordingly, it is considered that it would be more appropriate to apply the HO to a reduced precinct focussing on the above properties rather than a broader control that would result in many Non-contributory buildings being subject to an unnecessary level of control. The recommended precinct area includes:

- The timber houses and hall at 7-19 Rail Street. These houses and the hall form a cohesive group that illustrate the early development of the township close to the railway station.
- The two 'terracotta lumber' houses at 14 & 16 Wandong Avenue, which were built c.1889 and are among six 'terracotta lumber' buildings (comprising 5 houses and the Catholic

Church) in the town. The inclusion of No.16 is recommended despite its alterations because of the rarity of these buildings and as it forms one of a pair with No.14.

- The two 'terracotta lumber' houses at 37 Rail Street and 6 Dry Creek Crescent.
- The two churches and their grounds at 33-5 (St Michaels) and 37 (St John's) Wandong Avenue.

The houses at 23 Rail Street and 19 Wandong Avenue are not recommended for inclusion in the precinct as they have been significantly altered.

The houses at 10 Dry Creek Crescent and 32 Wandong Avenue, which formed part of the 2006 precinct, are not recommended for inclusion in the HO precinct as further research is required to determine the approximate date of construction. Once further research is carried out the places should be re-considered either for inclusion in the HO as part of the precinct, or as an individual place. Accordingly, these places should be added to the list of places of potential individual significance along with a double-fronted timber cottage at 21 Dry Creek Crescent, not previously identified.

Recommendations

It is recommended that:

- The statement of significance and conservation policy for the Wandong precinct from the 2006 Study is replaced with the new SoS and policy as shown in Appendix A and the Hermes record is updated as required.
- The Wandong precinct history and description in Hermes is amended to reflect the new precinct boundaries.
- The HO is applied to the Wandong Precinct as shown on the precinct map in Appendix A to include a smaller area than recommended by the 2006 Study, which is contained in two parts.
- Individual HOs are applied to the two churches with interior controls and tree controls. The extent of the HO is the whole of the properties as defined by the title boundaries.
- The Wandong Precinct is subject to the Permit Exemptions policy set out in Appendix C.
- The houses at 32 Wandong Avenue, and 10/10A and 21 Dry Creek Crescent are added to the list of places of potential individual significance to be assessed in future.

REFERENCES

- Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (the Burra Charter) (1999)
- Lorraine Huddle Pty Ltd (2006) *Mitchell Shire Stage Two Heritage Study 2006*
- Department of Sustainability and Environment, (2012) VPP Practice Note. *Applying the Heritage Overlay*
- Department of Sustainability and Environment, (1999) VPP Practice Note. *Format of Municipal Strategic Statements*
- Department of Sustainability and Environment, (1999) VPP Practice Note. *Writing a Local Planning Policy*
- Review of Heritage Provisions in Planning Schemes. Advisory Committee Report* (August 2007)

GLOSSARY

Cultural significance	<p><i>Cultural significance</i> means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.</p> <p>Cultural significance is embodied in the <i>place</i> itself, its <i>fabric, setting, use associations, meanings, records, related places</i> and <i>related objects</i>.</p>
Conservation	<p><i>Conservation</i> means all the processes of looking after a place so as to retain its <i>cultural significance</i>.</p>
Burra Charter	<p>The <i>Burra Charter</i> is the short name given to the <i>Australia ICOMOS Charter for the Conservation of Places of Cultural Significance</i>, which was developed by Australia ICOMOS at a meeting in 1979 in the historic South Australian mining town of Burra. It is now widely accepted as the basis for cultural heritage management in Australia.</p> <p>The Burra Charter may be applied to a wide range of places - an archaeological site, a town, building or landscape and defines various terms and identifies principles and procedures that must be observed in conservation work.</p> <p>Although the Burra Charter was drafted by heritage professionals, anyone involved in the care of heritage items and places may use it to guide conservation policy and practice.</p>
ICOMOS	<p><i>ICOMOS</i> (International Council on Monuments and Sites) is a non-governmental professional organisation formed in 1965. ICOMOS is primarily concerned with the philosophy, terminology, methodology and techniques of cultural heritage conservation and is closely linked to UNESCO.</p>
Hermes/VHD	<p>Hermes is the short name for the Victorian Heritage Database, which is managed by Heritage Victoria. It contains the citations for precincts and places assessed by the <i>Mitchell Shire Stage Two Heritage Study</i> 2006.</p>
Place	<p><i>Place</i> means site, area, land, landscape, building or other work, group of building or other work, and may include components, contents, spaces and views.</p>
Post contact	<p><i>Post-contact</i> means the period after first contact between indigenous and non-indigenous (sometimes referred to as 'European') individuals or communities.</p>
HERCON criteria	<p>The <i>HERCON criteria</i> are used to assess whether a place has significant cultural heritage values. A list is provided in Appendix D.</p>

APPENDIX A – CITATION AMENDMENTS

BROADFORD

BROADFORD PRE-1912 GROUP

History

The township of Broadford in the Parish of Broadford, comprised land which was part of the Mount Piper pastoral run first held by Col. Henry John White in 1840. The town was surveyed and gazetted in 1854, after which quarter acre town allotments were sold for £2 each. Although the original Melbourne to Sydney track did not go through Broadford, by the 1850s, the mail coaches were using the shorter route from Kilmore through Broadford (Huddle, 2006:59-65).

Broadford developed around the farmers' market and the Sunday Creek Inn, which catered for travellers. The town grew steadily after gold was discovered nearby at Reedy Creek in 1857. In 1861 there were 145 dwellings in Reedy Creek (including Tyaak), and a population of 520. The number of dwellings in Broadford in that year was only 29 and the population was 114 (Huddle, 2006:59-65).

In 1868, Bailliere's Victorian Directory described Broadford as a postal township with a police station and 'Cobb's Office' at the Sunday Creek Hotel. In addition to a number of farmers and labourers, a variety of occupations, trades and businesses were listed. The Broadford District Road Board was proclaimed in 1869. The board's seven elected members first met at the Sunday Creek Inn and they included Donald Ferguson, former owner of the inn, James Maxfield, flourmiller, and Henry Philbrick, a tannery proprietor. The Broadford Shire Council was proclaimed in December 1874 (Huddle, 2006:59-65).

Primary production was an important activity with wool, wheat, timber and produce being the main commodities. Two other industries, the tannery and the flour mill, also contributed to the growth of Broadford in the nineteenth century.

In 1862 James Maxfield erected what was "considered to be a large flour mill for its time" on the Sunday Creek at Broadford. It was a water-powered mill that cost approximately six thousand pounds to build and was located near the site of the present Australian Paper Manufacturers' mill. At the opposite end of the town, Henry Philbrick opened a tannery near the Dry Creek Bridge on the Sydney Road in 1868 (Huddle, 2006:59-65).

The opening of the North-eastern railway from Melbourne to Seymour by 1872 contributed to the growth of the town and no doubt influenced the decision of the Lloyd brothers, Charles Edward and Leonard Richard, to purchase and expand Philbrick's tannery in 1872. The tannery provided housing for its workers and these residences would have been located near the western end of the town. Expansion and engineering improvements resulted in a business that was considered the most "complete tanning and leather manufacturing establishment in the colonies" winning awards at the Melbourne and Paris Exhibitions and exporting a large amount of their product to London (Huddle, 2006:59-65).

By 1879 the flour mill was no longer operating however it provided a site for a another mill, originally producing strawboard, which opened on this site in 1890. This mill, which would later become known as the Australian Paper Manufacturers' mill was the major contributor to the development of Broadford for most of the twentieth century (Huddle, 2006:59-65).

The original mill burnt down in 1911, but was re-built and re-opened just six months later with innovations such as the use of electricity powered by three steam generators - surplus electricity was supplied to the town of Broadford until the Second World War. Production doubled during the First World War when the Mill's products were in high demand. Prosperity at the Mill continued after the War, as Rule (1990:31) notes:

In the decade after the war change was in the air. And, for a while in the 'roaring twenties' prosperity seemed assured as industries the world over set out to manufacture and sell goods which had been denied people in wartime. The Australian papermaking industry grew more sophisticated, and looked for economies of scale.

By 1901 Broadford boasted 107 dwellings and a population of 250 and a 1912 Residential Map of Broadford shows three concentrated areas of development: the section to the east of Sunday Creek closer to the flour mill and later paper mill; the section west of the creek and south of the railway station; and the section north of the railway line centred around the High Street and the Market Place (Huddle, 2006:59-65). As the mill expanded, so did Broadford with many new houses being constructed as mill production peaked in the 1920s and again in the 1950s, filling in many of the vacant areas shown in the 1912 map. After recording no increase between 1900 and 1910 the population of Broadford more than doubled to 650 by 1920 and 800 by 1930 (VMD).

Sources

Fletcher, B.J., *Broadford. A regional history*, Kilmore, 1975

Lorraine Huddle Pty Ltd, *Mitchell Shire Stage Two Heritage Study 2006, Volume 4 of 5*

Rule, Andrew (ed.), *Through the mill. A history of facts, figures, fancies and photographs to mark the centenary of the Broadford Mill 1890-1990*, 1990

Victorian Municipal Directory (VMD), entries for Broadford, 1900, 1910, 1920, 1930

Description

The Broadford Pre-1912 Group precinct identified by the 2006 Study comprises a number of individual places that appeared on a 1912 residential map of Broadford. Although scattered throughout the township, there are three distinct clusters - the somewhat scattered group between Sunday Creek and the APM Mill, and the two more concentrated groups, which form distinct sub-precincts; one to the north of the town centre and the other to the south of the railway line.

The group to the north of the railway line includes a number of houses extending along Pinniger Street north from High Street and adjoining properties in Gavan Street, while the group to the south of the railway line includes five houses in Hamilton and Ferguson streets.

Each sub-precinct comprises houses that are characteristic of their late nineteenth and early to mid-twentieth century origins and development. As such, they illustrate a key phase of development in Broadford that is associated with the opening of the railway and the establishment and development of key industries, particularly the APM Mill, as noted in the History.

Each sub-precinct has with a rectangular allotment pattern, with Ferguson Street modified to take account of the alignment of the North-east railway. The alignment of houses, which are detached, is parallel to the allotment boundaries and there are generous and consistent front and side setbacks. The houses are of modest scale; all are single storey with gable or hipped roofs with a pitch of between 25-33 degrees. Most are constructed of weatherboard with galvanised roofs and brick chimneys, while there are some rare examples of brick construction. Windows are predominantly double hung timber frames.

There is a variety of styles ranging from Victorian cottages to inter-war bungalows. Victorian houses generally have symmetrical facades and verandahs to the main elevation and simple M-hip or gable roofs. Edwardian and Inter-war era houses are often asymmetrical in plan with more complex hip and gable roofs.

Comparatively, the Pinniger Street Group is considered to be the best representative residential precinct within Broadford.

Statement of significance

The history and description for this precinct is the source of evidence for the following statement of significance. Places identified as Significant on the precinct map also have an individual citation in this Study, which has further information about the significance of those places.

What is significant?

The Pinniger Street precinct in Broadford is a residential area comprising modest housing dating from the late nineteenth to mid-twentieth century. As shown on the attached precinct plan the places/elements that contribute to the significance of the precinct are:

- The houses at 17, 21, 24, 25, 27, 28, 29, 31 Pinniger Street, and 29 Gavan Street.
- The consistency of siting (detached) and scale (single storey) of houses.
- Original form, detailing, materials that illustrate the style/era of each house.

The following elements are not significant:

- The houses and other buildings at 31 Gavan Street and 19, 23 & 26 Pinniger Street
- The street construction materials and landscaping.
- Other post-World War Two buildings and structures on any site.

How is it significant?

The Pinniger Street precinct in Broadford is of local historic significance to Mitchell Shire.

Why is it significant?

The precinct is historically significant as a representative example of a residential area comprising modest homes that are characteristic of rural townships in the late nineteenth and early twentieth century. The housing within the precinct provides tangible evidence of the scattered pattern of township formation of Broadford by the late nineteenth century and the infill and growth associated with the expansion of the APM Mill during the inter-war period. (Criterion A & D)



Conservation policy

Policy basis

The policy implements the findings of the Mitchell Shire Heritage Study by providing guidelines that support the conservation of significant features within the precinct whilst allowing opportunity for new development in appropriate circumstances.

Objectives

- To ensure that the significance of heritage places within the precinct is conserved or revealed.
- To conserve the historic low scale, low density character of the precinct and ensure that new development is compatible with it.
- To ensure that new development does not become a visually dominant element in the precinct.
- To conserve and enhance significant views, vistas and landmarks in the precinct.
- To ensure that archaeological remains are not inadvertently damaged or destroyed.

Policy

In considering applications under the Heritage Overlay it is policy to:

General

- Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:
 - Conserve significant features on places shown as significant or contributory on the relevant precinct map.
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.
- Encourage contemporary design and avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
- Encourage the form, scale, detailing and materials of new development including additions to be compatible with contributory building/s, but clearly contemporary in design.
- Encourage buildings to be no higher than contributory buildings on the same site or adjoining sites.
- Encourage buildings to have the same or similar front and side setbacks as contributory buildings on the same site or adjoining sites.
- Encourage fences to be constructed in a style and height that is appropriate to the era of the precinct.
- Encourage the location of services and other features such as tanks in locations that are not highly visible from the street.
- Discourage the demolition of significant buildings or features such as fences on places shown as significant or contributory on the relevant precinct map except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.

Demolition of part of a significant or contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct.

- Allow the demolition or removal of buildings or features on places identified as non-contributory on the relevant precinct map, or are situated on a significant or contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: for a significant place first consider the individual citation and then the precinct citation).
- Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.
- Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.
- Conserve or reveal views that contribute to the significance of the precinct.
- In the case of subdivision of significant or contributory places within the precinct, encourage the retention of the significant features on one lot.

Specific

- Maintain the predominantly single storey character of the area and avoid development that exceeds the height of adjoining buildings by more than one storey.
- Front and side setbacks should be the same as adjoining buildings or an average if the two adjoining buildings have different setbacks.
- Encourage the use of paint colours appropriate to the period of the building.
- Encourage the use of appropriate fence styles, which do not obscure the visibility of the buildings and front gardens from the street.

Trees

In order to conserve the heritage significance of significant trees, it policy to:

- Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- If the significant trees require replacement, encourage replacement with 'like with like' species

Decision guidelines

It is policy to consider, as appropriate:

- The citation/s in the Mitchell Shire Heritage Study, including the precinct and, where relevant, any individual statement of significance for the place.
- Whether the proposal may assist in revealing the significance of the place by restoring or reconstructing missing fabric or removing non-significant alterations or additions.

- Whether the proposal will assist in the conservation or maintenance of the place.
- The visual prominence of a new building or addition to a building from within or outside of the precinct.
- The impact upon any views or vistas.
- Whether the proposal will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building.
- Whether the proposal will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

BROADFORD TOWN CENTRE

Statement of significance

The history and description for this precinct is the source of evidence for the following statement of significance. Places identified as Significant on the precinct map also have an individual citation in this Study, which has further information about the significance of those places.

What is significant?

The Broadford Town Centre precinct in Broadford is a commercial and civic precinct that comprises buildings dating from the late nineteenth to mid-twentieth century. The places/elements that contribute to the significance of the precinct are:

- The commercial, civic and residential buildings at 58, 60, 64, 66, 71, 71A, 73, 78, 80, 84, 86, 87, 88, 88A, 90, 92, 95, 100, 101-103, 107, 109, 115 and 121 High Street, and 35 and 37 Powlett Street.
- The mature trees at 72-78 High Street
- The Salvation Army Hall at 25 Powlett Street
- The former Market Place reserve and memorials.
- The Alice Tomkins Reserve (also known as the Historical Reserve) and the buildings and objects contained within.

The form, detailing, scale and siting of the buildings are integral to the significance of the precinct. Views to the market place both from the southeast and the west provide an important appreciation of this significant public space while views from the bridge to the Sunday Creek of riparian woodland offers a pleasing natural articulation between the two halves of the town. The width of High Street contributes to the relaxed local character of the town's centre while the modest scale of its houses and shops gives the churches a predominant role. Gavan Hall and its treed setting, St Matthew's Church, St George's Church and the Uniting (former Methodist) Church are the most architecturally accomplished buildings in the precinct.

The following elements are not significant:

- The buildings at 62, 68, 70, 77, 79, 81, 82, 83, 91-93, 94, 96, 96A, 97-99, 98, 113, 199 & 121 High Street.
- The street construction materials and landscaping.
- Other post-World War Two buildings and structures.

How is it significant?

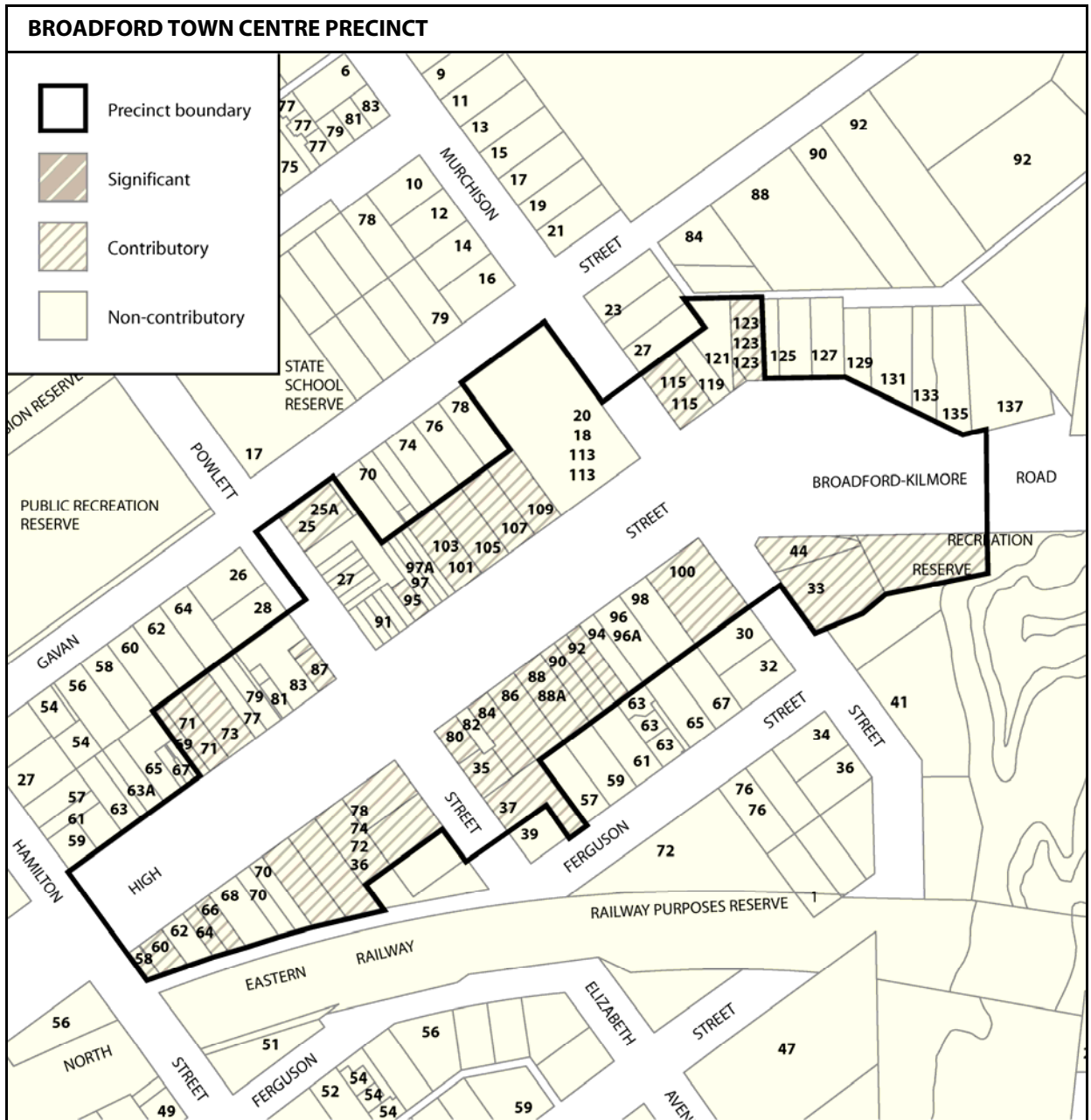
The Broadford Town Centre precinct is of local historic and social significance to Mitchell Shire.

Why is it significant?

The Broadford Town Centre Precinct is historically significant as it provides tangible evidence of the early beginnings of Broadford and its development into a regional centre by the mid-twentieth century. It is also significant as a representative example of a rural town centre with a mixture of commercial, residential and civic/community buildings that is typical of rural township development in the late nineteenth century and illustrates key phases in the town's growth associated with the development of local industries. The incorporation of a 'market

place' reserve is notable as an illustration of the influence of English ideals upon early township layout in Victoria. (Criterion A & D)

The Broadford Town Centre Precinct is socially significant for the continuing use of its historic market place as a civic public space in which important events have been memorialised and for its Historic Reserve open air museum which represents the efforts of members of the community to conserve and document buildings and objects of local significance at a time when there was little community or legislative support for conserving these places *in situ*. The Historical Reserve contains buildings and objects that contribute to an understanding of the history of the town and district, and of the activities that sustained its economy. (Criterion G)



Conservation policy

Policy basis

The policy implements the findings of the Mitchell Shire Heritage Study by providing guidelines that support the conservation of significant features within the precinct whilst allowing opportunity for new development in appropriate circumstances.

Objectives

- To ensure that the significance of heritage places within the precinct is conserved or revealed.
- To conserve the historic low scale, low density character of the precinct and ensure that new development is compatible with it.
- To ensure that new development does not become a visually dominant element in the precinct.
- To conserve and enhance significant views, vistas and landmarks in the precinct.
- To conserve the treed setting of and visual relationship between St Matthew's Church and Gavan Hall.
- To ensure that archaeological remains are not inadvertently damaged or destroyed.

Policy

In considering applications under the Heritage Overlay it is policy to:

General

- Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:
 - Conserve significant features on places shown as significant or contributory on the relevant precinct map.
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.
- Encourage contemporary design and avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
- Encourage the form, scale, detailing and materials of new development including additions to be compatible with contributory building/s, but clearly contemporary in design.
- Encourage buildings to be no higher than contributory buildings on the same site or adjoining sites.
- Encourage buildings to have the same or similar front and side setbacks as contributory buildings on the same site or adjoining sites.
- Encourage fences to be constructed in a style and height that is appropriate to the era of the precinct.
- Encourage the location of services and other features such as tanks in locations that are not highly visible from the street.

- Discourage the demolition of significant buildings or features such as fences on places shown as significant or contributory on the relevant precinct map except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.

Demolition of part of a significant or contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct.

- Allow the demolition or removal of buildings or features on places identified as non-contributory on the relevant precinct map, or are situated on a significant or contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: for a significant place first consider the individual citation and then the precinct citation).
- Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.
- Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.
- Conserve or reveal views that contribute to the significance of the precinct.
- In the case of subdivision of significant or contributory places within the precinct, encourage the retention of the significant features on one lot.

Specific

- Encourage the creation of gaps in the planting along the High Street reserves to improve the visual connection between historic buildings along the street.
- Maintain the predominantly single storey character of the area and avoid development that exceeds the height of adjoining buildings by more than one storey.
- Discourage the removal or alteration of historic shopfronts.
- Encourage reconstruction of shop fronts and verandahs, where sufficient information exists to enable this, or the construction of sympathetic typical shop fronts and verandahs (preferably with simplified detailing, so that they are not construed as original)
- Encourage the use of paint colours appropriate to the period of the building.
- Encourage signage that is compatible with the style, scale and location of late nineteenth century and early twentieth century signage.
- Encourage the use of appropriate fence styles, which do not obscure the visibility of the buildings and front gardens from the street.
- Support the continuing use of the Market Place as a public park and avoid further development within it.
- Support the continuing use of the Historic Reserve as an open air museum.

Trees

In order to conserve the heritage significance of significant trees, it policy to:

- Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.

- Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- If the significant trees require replacement, encourage replacement with 'like with like' species

Decision guidelines

It is policy to consider, as appropriate:

- The citation/s in the Mitchell Shire Heritage Study, including the precinct and, where relevant, any individual statement of significance for the place.
- Whether the proposal may assist in revealing the significance of the place by restoring or reconstructing missing fabric or removing non-significant alterations or additions.
- Whether the proposal will assist in the conservation or maintenance of the place.
- The visual prominence of a new building or addition to a building from within or outside of the precinct.
- The impact upon any views or vistas.
- Whether the proposal will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building.
- Whether the proposal will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

EMU FLAT

Statement of significance

The history and description for this precinct is the source of evidence for the following statement of significance. Places identified as Significant on the precinct map also have an individual citation in this Study, which has further information about the significance of those places.

What is significant?

The Emu Flat Rural precinct comprises two remnant buildings, ruins, mature trees and the surrounding rural landscape setting. The following places/elements contribute to the significance of the precinct:

- The Uniting (former Presbyterian) Church at 1685 Lancefield-Tooboora Road, Nulla Vale.
- The former Emu Flat School No.1232 at 55 Baynton-Emu Flat Road, Nulla Vale.
- Mature Pine and Gum trees (*Pinus* and *Eucalyptus* sp.) surrounding the church and school.
- Building ruins to the west of the church and remnant fruit trees at 1685 Lancefield-Tooboora Road.

The isolated setting of the hand-hewn granite stone church and the small timber school within a mixture of a mature pine and gum trees, and large granite outcrops and pastures is integral to the significance of the place.

How is it significant?

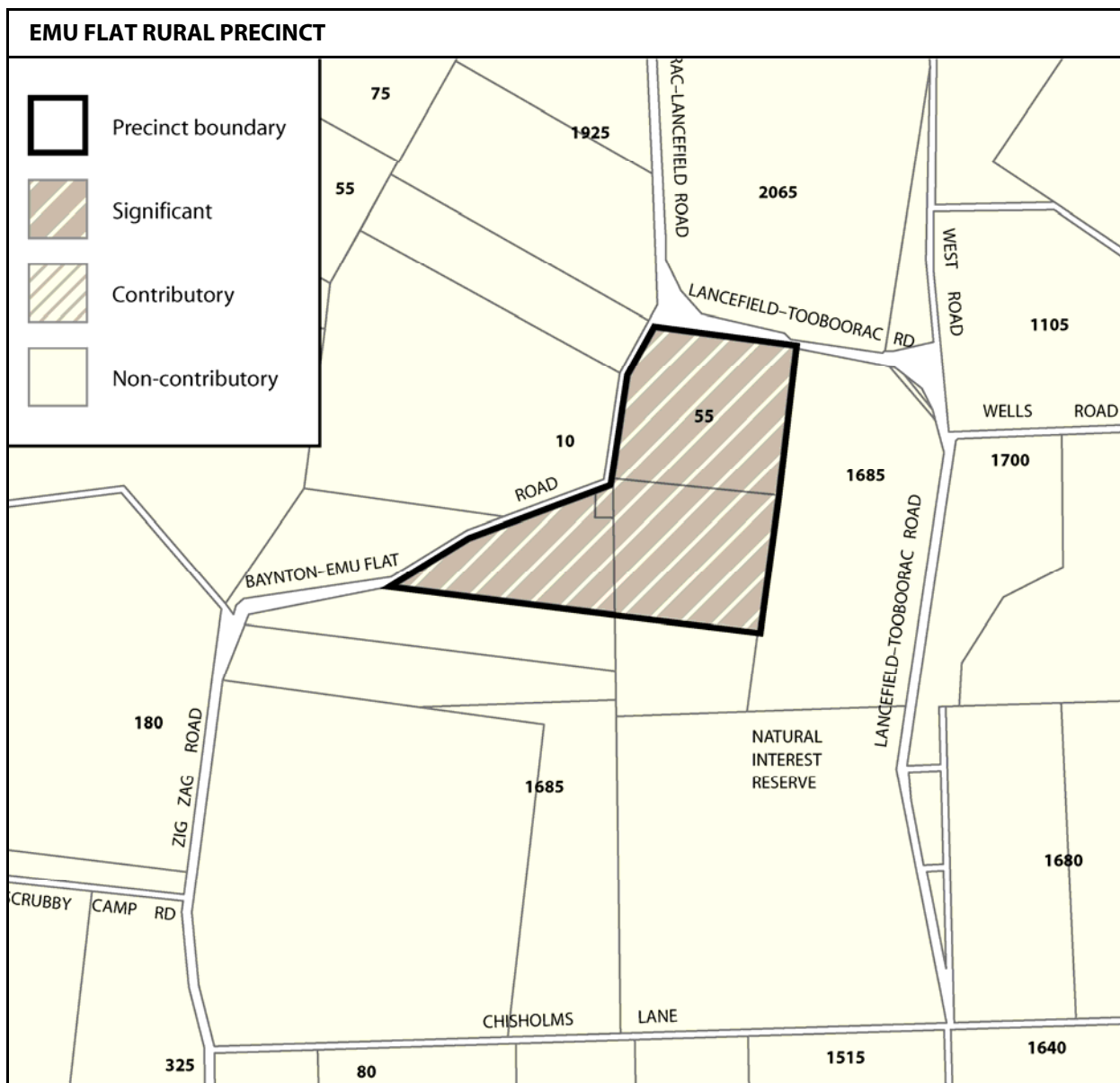
The Emu Flat Rural precinct is of local historic, social and aesthetic significance to Mitchell Shire.

Why is it significant?

Emu Flat Rural Precinct is historically significant as a place associated with the closer settlement of farming land in the Emu Flat area from the 1860s onwards in the wake of the pastoral area. The isolated buildings provide tangible evidence of the establishment and development of Emu Flat as a distinct farming community and provide a rare surviving reminder of the many small communities that have now vanished. The precinct has social significance for the continued use of the church for over 130 years. (Criteria A & G)

Emu Flat Rural Precinct is aesthetically significant as a most evocative part of the cultural landscape in this area, and has landmark qualities. The isolated setting of the church and school in an otherwise rural setting is now rare in Mitchell Shire. (Criterion E)

The church is architecturally significant as a representative example of a small non-conformist chapel, which has hand made chattels of an appropriate scale and design for this building. (Criterion D) The church is scientifically significant for the vernacular building traditions evident in the construction of the church, using locally collected and hewn granite blocks and a timber shingle roof. The precinct as a whole is presumed to have a strong potential for archaeological research, which may provide further information about the early settlement of this area. (Criterion C)



Conservation policy

Policy basis

The policy implements the findings of the Mitchell Shire Heritage Study by providing guidelines that support the conservation of significant features within the precinct whilst allowing opportunity for new development in appropriate circumstances.

Objectives

- To ensure that the significance of heritage places within the precinct is conserved or revealed.
- To conserve the isolated landscape setting of the precinct.
- To support new uses that will support the conservation of significant buildings.
- To conserve and enhance significant views, vistas and landmarks to and from the precinct.
- To encourage the retention and conservation of the significant landscape features visually connected to the historic buildings, including the granite outcrops.
- To ensure that archaeological remains are not inadvertently damaged or destroyed.

Policy

In considering applications under the Heritage Overlay it is policy to:

General

- Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:
 - Conserve significant features on places shown as significant or contributory on the relevant precinct map.
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.
- Encourage contemporary design and avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
- Encourage the form, scale, detailing and materials of new development including additions to be compatible with contributory building/s, but clearly contemporary in design.
- Encourage buildings to be no higher than contributory buildings on the same site or adjoining sites.
- Encourage buildings to have the same or similar front and side setbacks as contributory buildings on the same site or adjoining sites.
- Encourage fences to be constructed in a style and height that is appropriate to the era of the precinct.
- Encourage the location of services and other features such as tanks in locations that are not highly visible from the street.
- Discourage the demolition of significant buildings or features such as fences on places shown as significant or contributory on the relevant precinct map except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.

Demolition of part of a significant or contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct.

- Allow the demolition or removal of buildings or features on places identified as non-contributory on the relevant precinct map, or are situated on a significant or contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: for a significant place first consider the individual citation and then the precinct citation).
- Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.
- Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.
- Conserve or reveal views that contribute to the significance of the precinct.
- In the case of subdivision of significant or contributory places within the precinct, encourage the retention of the significant features on one lot.

Specific

- Encourage fences to be constructed in traditional rural styles such as post and wire or post and rail.
- Discourage the construction of new buildings unless they are necessary to enable the continuing or adaptive re-use of the existing church and former school.
- Support continuing use of the church as a church and consider adaptive re-use if this use no longer becomes available.
- Support adaptive re-use of the former school.
- Refer applications to Heritage Victoria that may affect areas of archaeological sensitivity.

Trees

In order to conserve the heritage significance of significant trees, it policy to:

- Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- If the significant trees require replacement, encourage replacement with 'like with like' species

Decision guidelines

It is policy to consider, as appropriate:

- The citation/s in the Mitchell Shire Heritage Study, including the precinct and, where relevant, any individual statement of significance for the place.

- Whether the proposal may assist in revealing the significance of the place by restoring or reconstructing missing fabric or removing non-significant alterations or additions.
- Whether the proposal will assist in the conservation or maintenance of the place.
- The visual prominence of a new building or addition to a building from within or outside of the precinct.
- The impact upon any views or vistas.
- Whether the proposal will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building.
- Whether the proposal will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

KILMORE

KILMORE CREEK CULTURAL LANDSCAPE

Statement of significance

The history and description for this precinct is the source of evidence for the following statement of significance. Places identified as Significant on the precinct map also have an individual citation in this Study, which has further information about the significance of these places.

What is significant?

The Kilmore Creek precinct comprises the linear parkland along Kilmore Creek between Rutledge Street and Union, the adjoining Hudson Park, and early houses along the east side Victoria Parade facing the parkland. The following places/elements contribute to the significance of the precinct:

- The houses at 1 Gipps Street, and 4, 6, 18 and 32A & 32B Victoria Parade. The variety of traditional building forms, particularly the steeply pitched hipped and gable corrugated iron and slate roofed buildings with brick or rendered chimneys, on the houses in Victoria Parade and the rear of the commercial and civic buildings on the western side of the creek, contribute to the significance of the place.
- The mature exotic trees within the parkland along Kilmore Creek and in Hudson Park including Cypresses, Willows, Poplars, Plane and Elms.
- Remnant indigenous vegetation
- Views along, and across the parkland.

The following places are not significant:

- The houses and buildings other than specified above.

How is it significant?

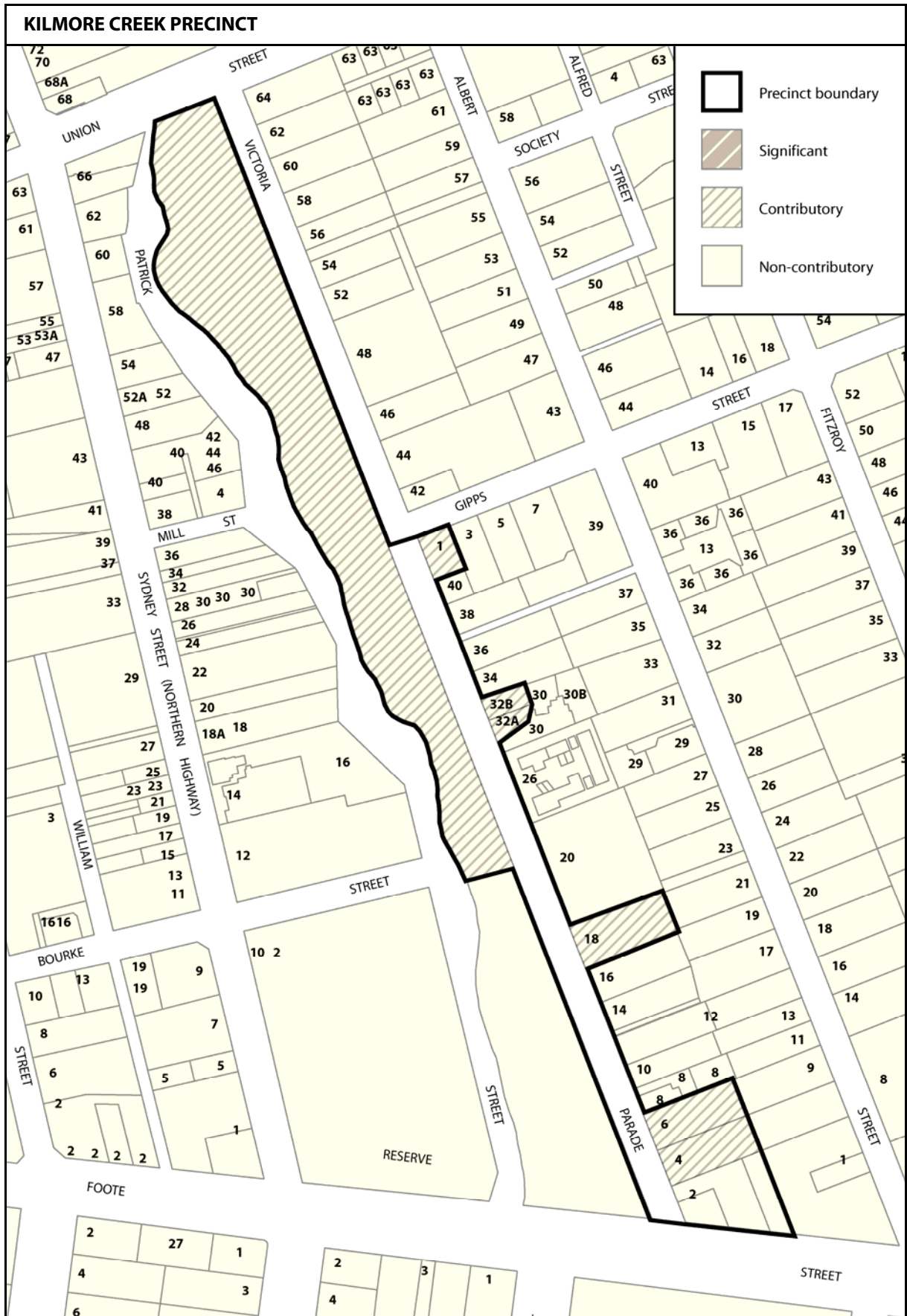
The Kilmore Creek precinct is of local historic and aesthetic significance to Mitchell Shire.

Why is it significant?

Kilmore Creek precinct is historically significant as the oldest part of Kilmore and the strong visual connection between the built and landscape elements illustrates the importance of the Creek in the early development of the town as a camping area and watering hole for many travellers along the Sydney Road. The exotic trees were planted to assist in improving the beauty and amenity of the town and are expressive of the importance in the nineteenth and early twentieth century of creating the appearance of a European townscape. (Criterion A)

Kilmore Creek precinct is aesthetically significant as an important cultural landscape that is an integral part of the historic character of Kilmore. The landscape of large exotic trees is a landmark element that forms a focal point from many parts of the precinct and from outside the precinct. (Criterion E)

Kilmore Creek precinct is scientifically significant as it is presumed to have strong archaeological research potential, which may provide further information about the early settlement of Kilmore. (Criterion C)



Conservation policy

Policy basis

The policy implements the findings of the Mitchell Shire Heritage Study by providing guidelines that support the conservation of significant features within the precinct whilst allowing opportunity for new development in appropriate circumstances.

Objectives

- To ensure that the significance of heritage places within the precinct is conserved or revealed.
- To conserve the low scale, low density character of the precinct and ensure that new development is compatible with it.
- To ensure new development does not become a visually dominant element within the precinct.
- To conserve and enhance significant views, vistas and landmarks in the precinct.
- To conserve and enhance the area north of and including Foote Street as an informal European style landscape park.
- To conserve and enhance the area south of Foote Street as a natural landscape.
- To support the continuing use of Kilmore Creek area as a public park for informal recreation.
- To ensure that archaeological remains are not inadvertently damaged or destroyed.

Policy

In considering applications under the Heritage Overlay it is policy to:

General

- Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:
 - Conserve significant features on places shown as significant or contributory on the relevant precinct map.
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.
- Encourage contemporary design and avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
- Encourage the form, scale, detailing and materials of new development including additions to be compatible with contributory building/s, but clearly contemporary in design.
- Encourage buildings to be no higher than contributory buildings on the same site or adjoining sites.
- Encourage buildings to have the same or similar front and side setbacks as contributory buildings on the same site or adjoining sites.
- Encourage fences to be constructed in a style and height that is appropriate to the era of the precinct.

- Encourage the location of services and other features such as tanks in locations that are not highly visible from the street.
- Discourage the demolition of significant buildings or features such as fences on places shown as significant or contributory on the relevant precinct map except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.

Demolition of part of a significant or contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct.

- Allow the demolition or removal of buildings or features on places identified as non-contributory on the relevant precinct map, or are situated on a significant or contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: for a significant place first consider the individual citation and then the precinct citation).
- Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.
- Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.
- Conserve or reveal views that contribute to the significance of the precinct.
- In the case of subdivision of significant or contributory places within the precinct, encourage the retention of the significant features on one lot.

Specific

- Discourage the construction of further buildings within the Kilmore Creek reserve.
- Encourage additions to contributory buildings to not exceed the height of the existing dwelling.
- Discourage new infill buildings greater than two storeys in height.
- Encourage the contemporary use of traditional building forms and materials including weatherboard or face brick walls and a main roof that is 26-33 degree pitched hip or gable form in corrugated iron, or slate roof. Skillion roofs may be used for rear or secondary roofs.
- Discourage the construction of any hardstand parking areas or structures in the front setback area.
- Discourage front fences greater than 1300mm in height.
- Conserve the original road formation, with asphalt centres flanked by grassed and/or gravel verges.

Trees

In order to conserve the heritage significance of significant trees, it policy to:

- Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and

condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.

- If the significant trees require replacement, encourage replacement with 'like with like' species

Decision guidelines

It is policy to consider, as appropriate:

- The citation/s in the Mitchell Shire Heritage Study, including the precinct and, where relevant, any individual statement of significance for the place.
- Whether the proposal may assist in revealing the significance of the place by restoring or reconstructing missing fabric or removing a non-significant alterations or additions.
- Whether the proposal will assist in the conservation or maintenance of the place.
- The visual prominence of a new building or addition to a building from within or outside of the precinct.
- The impact upon any views or vistas, particularly the views to and from Victoria Street from within and outside the precinct, and the views to and from Sydney Street.
- Whether the proposal will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building.
- Whether the proposal will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

KILMORE OUTDOOR RECREATION PRECINCT

Statement of significance

The history and description for this precinct is the source of evidence for the following statement of significance. Places identified as Significant on the precinct map also have an individual citation in this Study, which has further information about the significance of those places.

What is significant?

The Kilmore Outdoor Recreation precinct is a culturally significant landscape that has been continuously used and developed for public outdoor recreation since 1853 and comprises the remnants of the Kilmore Reservoir and remnant exotic and native vegetation associated with the development of this area for public parkland from the nineteenth century onwards. There

are four overlapping character areas, (or sub-precincts) each directly related to their historic use. These are the lake/reservoir, golf links, the cricket ground and Monument Hill.

The precinct as a whole is characterised by the dominance of landscape features and a lack of hard surfaces, buildings or other above ground structures. The following places/elements contribute to the significance of the precinct:

- The mixture of exotic and indigenous/native trees and shrubs form a significant physical feature throughout the precinct and dominate the views of monument hill and its walking tracks. Significant indigenous/native trees include Candlebark Gums (*E. rubida*), while introduced trees include the substantial numbers of trees from 'beautification projects' and other public planting projects (*P. radiata*) in and around significant indigenous trees. Notable significant stands of *P. radiata* include those planted in 1895/6 and in 1924/5.
- Important historic views are obtained from various locations on the golf course, including a clear view to the former convent from the area near the access road and the maintenance sheds. The view to the hospital is particularly important, especially from the fairways and greens near the lake. Other important views, seen in the direction of the former police residence, Monument Hill and the cricket ground and of nearby bush, with southerly views in the middle ground to the mowed fairways and greens of the golf course and distant views of Monument Hill to the south-east.
- The public infrastructure, established during the nineteenth century, including the reservoir/lake, retaining wall, walking paths and road to Monument Hill.
- The picturesque rural setting of the cricket ground, which is visually connected to the golf course and Monument Hill.
- The close and distant views dominated by interconnected continuous open space, individual and groups of indigenous and exotic trees.
- Walking tracks from the Cricket Ground and from the lake, lead through the golf course, along the ridges, to the monument itself.

How is it significant?

The Kilmore Outdoor Recreation precinct is of local historic, social and aesthetic significance to Mitchell Shire.

Why is it significant?

The Kilmore Outdoor Recreation precinct is historically significant for its association with the discovery and settlement of Kilmore and exploration of inland Victoria. Panoramic views, from the top of the monument, exemplify the country travelled by the first European explorers to inland Victoria, including the track taken by them after leaving the Murchison, up the Sunday Creek, which rises in the nearby ranges, down the valley towards Wandong and then to Mount Disappointment and to Kilmore Gap. These views, together with the view of the whole of the Rutledge Special Survey, illustrate the nineteenth century appeal of the area for settlement, first documented by Hume and Hovell in 1824. (Criterion A)

The Kilmore Outdoor Recreation precinct is historically and socially significant as a place that has been continuously developed and used for recreation over a 150 year period. Beautification of the precinct, particularly the lake and Monument Hill, has a strong association with the life and work of Cr John Joseph Clancy and with Kilmore's first mayor, Cr John Taylor. The history and culture interwoven in the precinct is recognised by the Kilmore community as having broad public value and The continuing social significance of the precinct is demonstrated by the long associations with voluntary community organising committees, and working bees to prepare and maintain the cricket oval and grounds, the golf course, Monument Hill's flora, fauna and walking tracks, the Hume and Hovell monument, and the lake and its surrounds. (Criterion G & H)

The Kilmore Outdoor Recreation precinct is aesthetically significant as a most evocative cultural landscape that reflects the historical and cultural development of passive and active outdoor recreation facilities, and contributes to the rural setting of Kilmore. The modified parkland enhanced by scenic qualities of the lake's magnificent sheet of water framed by the backdrop of Monument Hill evokes nineteenth century ideals of the picturesque. (Criterion E)

Conservation policy

Policy basis

The policy implements the findings of the Mitchell Shire Heritage Study by providing guidelines that support the conservation of significant features within the precinct whilst allowing opportunity for new development in appropriate circumstances.

Objectives

- To ensure that the significance of heritage places within the precinct is conserved or revealed and in particular to:
 - ensure the open and spatial landscape character and setting remains the dominant feature of the precinct.
 - ensure that buildings or structures do not become a dominant visual element within the precinct.
- To conserve and enhance significant views, vistas and landmarks in the precinct.
- To support the historic use of the area for outdoor passive and active recreational use.
- To promote greater understanding of the cultural significance of the precinct.
- To ensure that archaeological remains are not inadvertently damaged or destroyed.

Policy

In considering applications under the Heritage Overlay it is policy to:

General

- Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:
 - Conserve significant features on places shown as significant or contributory on the relevant precinct map.
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.
- Encourage contemporary design and avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
- Encourage the form, scale, detailing and materials of new development including additions to be compatible with contributory building/s, but clearly contemporary in design.
- Encourage buildings to be no higher than contributory buildings on the same site or adjoining sites.
- Encourage buildings to have the same or similar front and side setbacks as contributory buildings on the same site or adjoining sites.

- Encourage fences to be constructed in a style and height that is appropriate to the era of the precinct.
- Encourage the location of services and other features such as tanks in locations that are not highly visible from the street.
- Discourage the demolition of significant buildings or features such as fences on places shown as significant or contributory on the relevant precinct map except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.

Demolition of part of a significant or contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct.

- Allow the demolition or removal of buildings or features on places identified as non-contributory on the relevant precinct map, or are situated on a significant or contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: for a significant place first consider the individual citation and then the precinct citation).
- Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.
- Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.
- Conserve or reveal views that contribute to the significance of the precinct.
- In the case of subdivision of significant or contributory places within the precinct, encourage the retention of the significant features on one lot.

Specific

- Develop and adopt a conservation management plan to guide the future use and development of the precinct.
- Minimise the amount of new buildings/structures and encourage the replacement of existing buildings within existing envelopes or footprints or additions to buildings rather than the construction of new freestanding structures.
- Ensure that alterations and new works to infrastructure is compatible with the precinct's open rural character and aesthetic qualities by:
 - Encouraging the use of well drained graded earth roads, drainage works, and car parking areas, divided by appropriate and substantial vegetation to minimise the visual impact of these facilities on the aesthetic qualities of the precinct.
 - Ensuring that impermeable hard surfaces such as concrete, and asphalt are kept to an absolute minimum and are not used for large areas such as car parking.
 - Ensuring that boundary fences are kept to minimum, are low, and have a high degree of openness and are rural in design.
 - Ensuring that internal fences are kept to a minimum, are highly transparent and low in height.

- Ensuring that signage is restricted to information related to directional or information associated with the recreational uses and outdoor activities or historic interpretative information and is designed so that it does not diminish or dominate the significant views and cultural landscape.
- Ensuring that advertising signage at the cricket ground is restricted to the front and rear of the club rooms, and not in the view line from the cricket ground to Monument Hill or to the golf course.
- Encourage measures to mitigate the visual impact existing structures that detract from the cultural significance of the place, for example by screening with appropriate vegetation.
- Encourage expert advice to be obtained for the care of vegetation and trees to promote their longevity and safety.

Trees

In order to conserve the heritage significance of significant trees, it policy to:

- Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- If the significant trees require replacement, encourage replacement with 'like with like' species.
- In the medium to long term, develop and adopt management plans for an appropriate replacement program for diseased and dangerous trees and vegetation.

Decision guidelines

It is policy to consider, as appropriate:

- The citation/s in the Mitchell Shire Heritage Study, including the precinct and, where relevant, any individual statement of significance for the place.
- The impact upon the visual or aesthetic qualities of the precinct.
- The visual prominence of a new building or addition to a building from within or outside of the precinct.
- Whether the proposal may assist in revealing the significance of the place by restoring or reconstructing missing fabric or removing non-significant alterations or additions.
- Whether the proposal will assist in the conservation or maintenance of the place.
- The impact upon any views or vistas.
- Whether the proposal will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building.
- Whether the proposal will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of

buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

KILMORE RAILWAY PRECINCT

History

The North-eastern Railway

Following the extravagant expenditure on the construction of the Victorian Government's first inland railways during the 1850s and 60s, it was to be almost a decade before railway expansion resumed (Museum Victoria website).

The next phase of railway development, lasting throughout the 1870s, saw the completion of additional trunk routes or main lines from Essendon to Wodonga, from Oakleigh to Sale and westward from Ballarat to Ararat and Horsham (on a route that would later extend to Adelaide). Another line extended westwards from Geelong to Colac (which later reached Warrnambool and Port Fairy) and from Ararat to Portland through Hamilton. In central Victoria the first branch lines were built to places such as Maryborough, Dunolly, St Arnaud and Inglewood to serve rapidly developing farming and mining districts (Museum Victoria website).

The railway line to north-eastern Victoria was first proposed in 1862 and various routes were suggested. An 1866 map shows the proposed line from Melbourne to Albury, however discussion on routes through different towns continued until an 1869 survey by the Engineer-in-Chief, Thomas Higinbotham, was adopted (Turton, 1973:15). On February 10, 1870, the Minister for Lands signed notices to be given in order to claim alienated land for the railway, and six days later owners were told to send in claims (Turton, 1973:20).

The north-eastern railway line was constructed in three major sections: Melbourne to Seymour; Seymour to Benalla; and Benalla to Wodonga. Thomas O'Grady, James Leggatt and James Noonan were awarded the contract for the Melbourne to Seymour section to be completed by March 31, 1872. A ceremony was held at Essendon on 20 June 1870 where the Minister for Railways turned the first sod. The main site office for this section was set up at Kilmore, approximately half way along this section of the line (Turton, 1973:24, 26, 35).

The main line ran from Essendon and was completed to the south bank of the Goulburn River, two miles from Seymour, by April 1872. A reception was arranged at the terminus and Thomas Higinbotham, Engineer in Chief and surveyor of the route, made a speech in which he predicted that the north-eastern railway line would become "the great Australian highway between Sydney and Melbourne" (Turton, 1973: 17-18, 28, 30). However, this line bypassed the town of Kilmore with the nearest station at Kilmore East (originally known as Kilmore station) about 2 miles to the east of the town.

Branch line to Bendigo via Kilmore

The 1880s was a decade of economic prosperity and growth in Victoria and saw the greatest period of railway building in the colony. Between 1882 and 1892 an additional 1548 miles of line were opened, more than doubling that built over the previous three decades (Lee, 2007:80).

The new lines were constructed in accordance with two Acts, one passed in December 1880 that authorised the construction of 23 railways and the second, passed in December 1884 that proposed over 60 new railways. The 1884 Act, officially known as the *Railway Construction Act* became infamous as the 'Octopus Act' because it authorised railways in almost every electorate in the colony. As Lee (2007:93) concludes it was 'the most emphatic expression of the boom time mentality in public investment'.

One of the lines authorised by the Octopus Act was the branch line from Heathcote Junction to Bendigo via Kilmore. This was constructed in stages commencing at either end of the route. The section from Heathcote Junction to Kilmore was completed by October 1888. In July 1888 a tender from McDermott and Sons was accepted for the construction of the section from Heathcote (near Bendigo) to Kilmore. Most of the line was completed by 1889, however, for almost a year horse-drawn carriages provided a shuttle service between Tooborac and Pyalong and the line was not officially opened until 22 August, 1890 (Randell, 1985:56-7). In 1891 a branch line was constructed to Lancefield.

Kilmore was one of the busiest stations on the line in terms of both freight and passengers and there were up to four houses in Railway Court for railway employees such as the stationmaster and gangers/maintenance men.

The Lancefield branch was never profitable and was dismantled by 1914. The Bendigo to Heathcote section closed by 1958 and the remaining section of the line via Kilmore was closed by 1968 (Tucker, 1988:124-6; Turton, 1973:90)

After railway was closed the line was progressively dismantled and the buildings and infrastructure were gradually removed, and the land in the rail reserve sold. Two of the staff houses were demolished after 1982. (KHS, *Kilmore Heritage Study*).

Sources

Lee, Robert, *The Railways of Victoria 1854-2004*, State of Victoria, Carlton, 2007

Planning Collaborative, *Kilmore Heritage Study*, 1982)

Randell, J.O., *McIvor: A history of the Shire and Township of Heathcote, Shire of McIvor*, Heathcote, 1985

Tucker, Maya V, *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988

Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973

Museum Victoria website, <http://museumvictoria.com.au/railways/> - viewed 24 August 2009

Further information provided by Kilmore Historical Society inc. (KHS)

Physical description

The Kilmore Railway Precinct extends from the intersection of Conway and Sutherland Streets, north to Railway Court and Railway Place, south to Sutherland Street, and south again along the railway reserve to the intersection of Hamilton and Rutledge Streets.

With the exception of two surviving former railway staff houses at 1 and 5 Railway Court most of the buildings and infrastructure associated with the Kilmore railway station has been removed. However, the site of the railway station, and the location and linear of the railway reserve can be understood and interpreted in a three-dimensional way by the surviving embankments, large exotic trees and archaeological features.

The surviving houses are standard c.1900 'T' class designs. They have a traverse double gabled roof with a projecting central gable. Original windows were double hung 6-pane sash. The house at No.5 is in good condition but has been altered with all but one of the original windows replaced. There is a large non-original skillion addition at the rear and a carport at the

side. The house at No.1 is more intact. The windows retain their original form, but have single panes. A porch has been added at the side.

The significant features associated with the station site, and railway reserve, are:

- The significant mature exotic cypress and radiata cypress pine trees (approximately twelve in number), which have been planted along the direction of the line. This row of tall trees provides a focal point that can be seen from various parts of the town.
- Sections of post and rail timber fencing near the corner of Sutherland and Piper streets.
- Embankments, buffers and the lineal formation of the allotment.
- Visible archaeological features such as concrete hardstand areas in the station ground marking the location of former buildings or other structures. A full archaeological investigation has not been carried out and it is possible that further investigation would reveal additional remains.

Statement of significance

The history and description for this precinct is the source of evidence for the following statement of significance. Places identified as Significant on the precinct map also have an individual citation in this Study, which has further information about the significance of those places.

What is significant?

The Kilmore Railway precinct comprises buildings, trees, and landscape features that are associated with the use and development of this area as the site of the Kilmore Railway Station. The places/elements that contribute to the significance of the precinct include:

- The two former railway staff houses in Railway Place
- The mature pine and cypresses.
- Archaeological remains of the station buildings and other infrastructure.
- Remnant post and rail fences.
- The landform that provides evidence of the station platform, and route of the railway.

How is it significant?

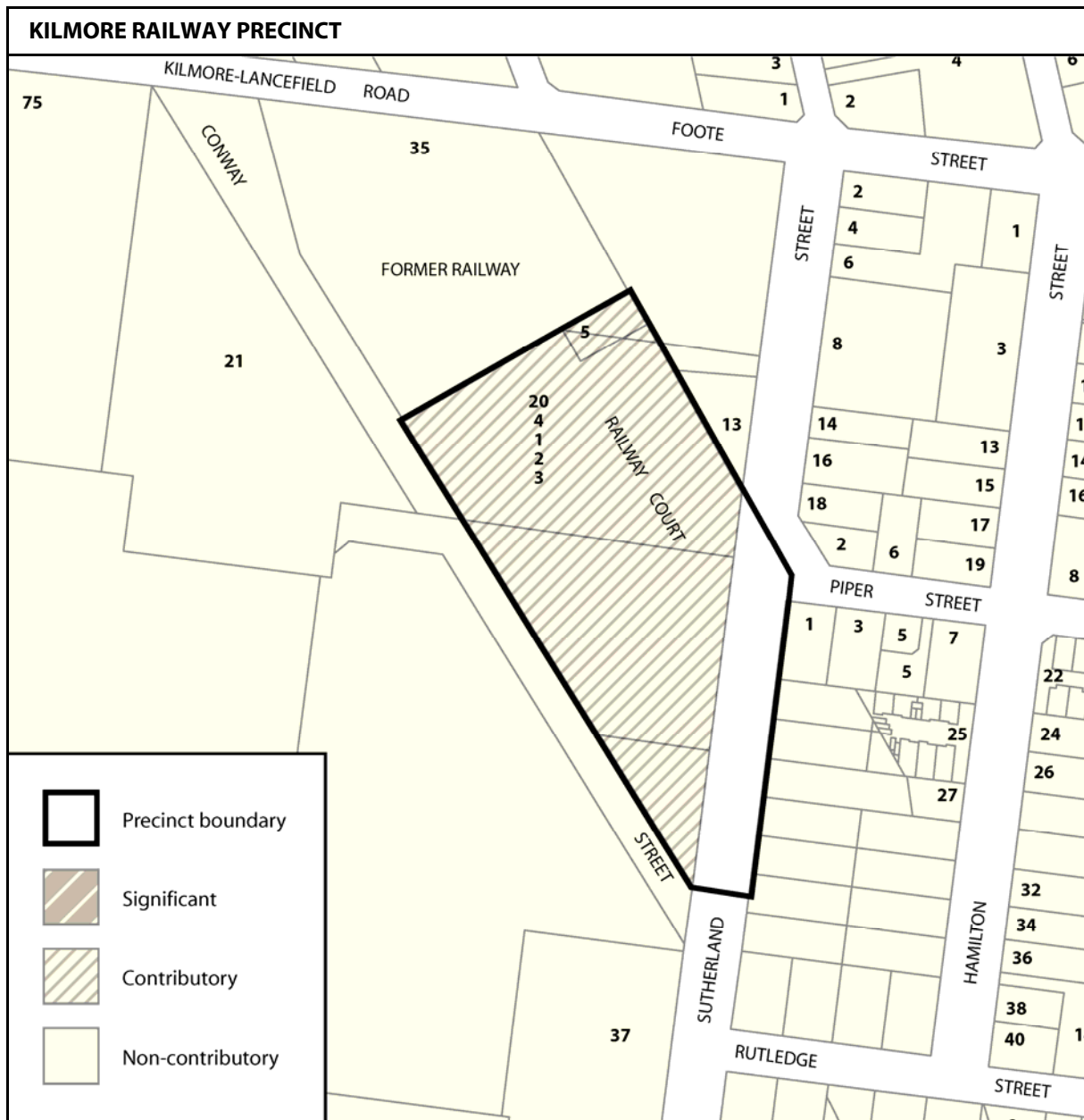
The Kilmore Railway precinct is of local historic, aesthetic and scientific (archaeological) significance to Mitchell Shire.

Why is it significant?

Kilmore Railway precinct is historically significant as a place that provides tangible evidence of the development of the railway from Heathcote Junction to Bendigo, which was part of a massive expansion of Victoria's railway system in the 1880s. As much of the infrastructure associated with the railway has been removed the buildings, trees and other features within the precinct provide an important reminder of the railway and the presence of the station within Kilmore. (Criterion A)

The mature trees within the Kilmore Railway precinct are aesthetically significant for their landmark qualities as part of Kilmore's historic cultural landscape that provide a focal point to this otherwise grid-like subdivision pattern (Criterion E).

Kilmore Railway precinct is scientifically significant as a place that is presumed to have strong potential for archaeological research, which may contribute to further understanding about the use and development of this area. (Criterion C)



Conservation policy

Policy basis

The policy implements the findings of the Mitchell Shire Heritage Study by providing guidelines that support the conservation of significant features within the precinct whilst allowing opportunity for new development in appropriate circumstances.

Objectives

- To ensure that the significance of heritage places and features within the precinct is conserved or revealed.
- To conserve the relatively undeveloped, open cultural landscape setting of the precinct.
- To conserve and enhance significant views, vistas and landmarks in the precinct.
- To conserve the visual connection between the surviving historic features within the precinct.
- To ensure that new development does not become a visually dominant element within the precinct.
- To ensure that archaeological remains are not inadvertently damaged or destroyed.

Policy

In considering applications under the Heritage Overlay it is policy to:

General

- Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:
 - Conserve significant features on places shown as significant or contributory on the relevant precinct map.
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.
- Encourage contemporary design and avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
- Encourage the form, scale, detailing and materials of new development including additions to be compatible with contributory building/s, but clearly contemporary in design.
- Encourage buildings to be no higher than contributory buildings on the same site or adjoining sites.
- Encourage buildings to have the same or similar front and side setbacks as contributory buildings on the same site or adjoining sites.
- Encourage fences to be constructed in a style and height that is appropriate to the era of the precinct.
- Encourage the location of services and other features such as tanks in locations that are not highly visible from the street.

- Discourage the demolition of significant buildings or features such as fences on places shown as significant or contributory on the relevant precinct map except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.

Demolition of part of a significant or contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct.

- Allow the demolition or removal of buildings or features on places identified as non-contributory on the relevant precinct map, or are situated on a significant or contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: for a significant place first consider the individual citation and then the precinct citation).
- Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.
- Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.
- Conserve or reveal views that contribute to the significance of the precinct.
- In the case of subdivision of significant or contributory places within the precinct, encourage the retention of the significant features on one lot.

Specific

- Maintain as far as possible views into and along the railway reserve area, and the lineal formation of the former railway reserve and station area.
- Discourage buildings and works that would alter the surviving formation of embankments and cuttings that mark the station ground and railway alignment.
- Discourage buildings that as a result of their scale, siting or design would disrupt or diminish the visual connection between the historic features within the precinct.
- Encourage archaeological documentation to gain further understanding of the important technological achievements associated with railway transport in Kilmore and to undertake archaeological investigations prior to undertaking any buildings or works that would involve sub-surface disturbance.

Trees

In order to conserve the heritage significance of significant trees, it policy to:

- Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- If the significant trees require replacement, encourage replacement with 'like with like' species

Decision guidelines

It is policy to consider, as appropriate:

- The citation/s in the Mitchell Shire Heritage Study, including the precinct and, where relevant, any individual statement of significance for the place.
- Whether the proposal may assist in revealing the significance of the place by restoring or reconstructing missing fabric or removing non-significant alterations or additions.
- Whether the proposal will assist in the conservation or maintenance of the place.
- The visual prominence of a new building or addition to a building from within or outside of the precinct.
- The impact upon any views or vistas.
- Whether the proposal will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building.
- Whether the proposal will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

KILMORE SOCIETY PRECINCT

History

Replace the existing precinct history with the following history.

Society Precinct

The 1855 Plan of the Old Township of Kilmore shows buildings fronting both Albert and Fitzroy Street in the Society Precinct. On the western side of Albert Street between Union and Gipps Streets (corresponding to numbers 51-55 Albert Street), is the “Market Reserve”. ‘Market Commissioners’ (including Andrew Caldwell, Frederick Beaven, W J Pierce and Alfred Sugden) were appointed in 1856, and a weekly general produce and agricultural market on the Market Reserve commenced. The *Examiner and Kilmore and Mclvor Weekly Journal* reported “It ought to be no small source of pride to the inhabitants of Kilmore, that it is the first inland town in Victoria in which a public market has been established”.

The Total Abstinence Society formed in 1850 was Kilmore’s first public body. It met weekly in a hall rented from John Griffiths opposite the Market Reserve in Albert Street. This large building is shown in the Old Township Plan (Fig 6). Alfred Sugden, who owned a Kilmore tannery in partnership with Joseph Biddle, was the Society’s Secretary in late 1850, and Biddle was a founding member.

In November 1853 John Griffiths, the hall’s owner, finalised his purchase of John Lamb’s allotments 1, 2, 3, 4 and 8 in Section 14 of Rutledge’s Survey (Fig.4). (Titles Off. Mem. 4/441; the name on Kilmore Township plans of this date was misspelt as Griffeth). Lamb was a member of the Sydney syndicate that purchased Rutledge’s Survey in 1843, and had apparently allowed Griffiths to erect the hall and other buildings on the land which was over 3 acres and bounded by Albert, Union, and Fitzroy Streets. Within a month of Griffith’s purchase it was subdivided into 42 small allotments and sold to Kilmore businessmen Alfred Sugden and Joseph Biddle. The subdivision incorporated two new roads, Society and Alfred Streets (Fig 7a). The Abstinence Society’s Hall now stood on the corner of Albert and Society Streets. Sugden and Biddle commenced selling their allotments in January 1854. Most sales were finalised by 1873. Many buyers purchased two or more adjacent lots so not all blocks were built on.

The 1866 Street Directory for Kilmore lists residents and their occupations by street. Those listed in the Society Precinct at that time indicate a mixture of professional, trade and labour occupations. Residents in Fitzroy Street included James W. Twigg and John O’Connor solicitors, George Scudamore, painter, Mr Maxwell’s manse, William Kerr carpenter, Arthur Stillman, chemist, and a number of labourers and widows. In Albert Street there was the widow Nelson, James Beagan, bootmaker, labourers Flanagan, Wilson and Birt, Thomas Lord, ostler, Lawrence Marcus, storekeeper, Mckenzie, draper, Mrs Hume, Alexander Murray, mason, Thomas Deane, storeman, James Lee, brickmaker, and Gibbons engineer.

The houses at 47 and 53 Albert Street were built c.1900. Summary histories for the other surviving early houses are provided as follows

House, 58 Albert Street

This house is situated on the site of the large c1850 hall owned by John Griffiths, later becoming Lot 23 of Sugden and Biddle’s subdivision. It remained in their possession until Eliza Rerdon bought the site for 30 pounds in 1885, paying a further 7 pounds to Patrick O’Connor (Titles Off. Appl.10604) who was probably living there in a small house. Griffith’s hall must have been removed earlier. The present house probably dates from 1885.

House, 59 Albert Street

The first owner of this property was James Ayres. The house was built c.1885 and in the 1890s was owned and occupied by Thomas Phillips. Phillips was a blacksmith and coachbuilder with a business in Sydney Street.

Barn and trees, rear 59 Fitzroy Street

The current property at 59 Fitzroy Street comprised four of the small Sugden and Biddle allotments (Lots 28,29,30 and 31). These were purchased by William Willams in May 1854, who sold them to John Dunbar O'Connor in July 1869. In October 1869 the two lots facing Alfred Street (29 and 30) were sold by O'Connor to John Kerr who also owned the adjoining lot 26 in Alfred St. (Titles Off. Appl.10604).

“Kirkbrae” house, 60-64 Fitzroy Street

The first European owner of this property was John Hughes. ‘Kirkbrae’ was designed by James Birtwistle and built for John McAlister Howden c.1890 as a holiday home. When ‘Kirkbrae’ was built Howden was described as a merchant and accountant. The was designed to be much larger, however, the depression of the early 1890s reduced its size - only the right quarter of the house was built after Howden was declared bankrupt. Howden died in 1921 and between the world wars the Kilmore Hospital trustees purchased ‘Kirkbrae’ to be used as a hospital, however, this did not proceed. The stables at ‘Kirkbrae’ were demolished in 2001.

“Oakhurst” house and trees, 61 Fitzroy Street

The exact date of the present house at 61 Fitzroy Street is not known, but it may have been built c.1870 for John O'Connor, and later rebuilt or extended by Richard Fenelley.

This property comprises Lots 24B, 25, 26 and 27 of Sugden and Biddle’s subdivision. Between 1869 and 1873 John Dunbar O'Connor, solicitor, had acquired the two lots facing Society Street and adjoining Lot 27 facing Fitzroy St. (Titles Off. Appl.10604). O'Connor is listed in the 1866 directory as resident in Fitzroy Street; he died in 1876. The stuccoed and corniced Victorian chimneys in the present Edwardian house may be evidence that O'Connor built a house here prior to his death.

The 1895-6 Kilmore Rate Book lists Richard Fennelly, civil engineer, as the owner of an 8-roomed weatherboard house at Lots 1-8 subdivision 2 Section 14, Fitzroy and Society. As William Kerr occupied the north corner of these streets in 1896, this entry refers to the south corner where “Oakhurst” is situated. The Edwardian-style re-facing, extensions, and chimneys of this house were most probably built by Richard Fennelly.

Fennelly first came to Kilmore as an infant with his parents in 1849. As a teenager he undertook many heavy manual labour jobs to pay his way through university. His first appointment was as a clerk for the Broadford Road Board. He was the Engineer and Secretary of the Pyalong Shire from 1875 to 1928 and President of the Victorian Institute of Surveyors 1895-6 and 1906-7, being honoured with a Life Fellowship for his services. His skills were employed by various firms and public authorities on roadmaking, water supply and mining projects. Fennelly was also the owner of “Golden Vein Estate”, a pastoral property at Moranding during the 1890’s. The Fennellys named No. 61 Fitzroy Street ‘Yaralla’ and their occupation of the property continued into the late 1930s when Richard’s daughter Agnes was listed in the Rate Books as owner (8).

Cottage, 63 Fitzroy Street

This house is situated on Lot 12 of Sugden and Biddle’s subdivision (Fig 7a). The land to the north comprised Lots 9 and 10. The present house, with a beaded-edge weatherboard façade, is shown on the 1855 Township Plan of Kilmore and may have been built by John Griffiths. Lot 12 was transferred from Sugden and Biddle in 1869 to William Kerr for 36 pounds (Titles Off. Appl. 10604). Kerr is listed in the 1866 Directory as a carpenter, resident in Fitzroy Street. The purchase price was quite high, indicating the existence of the house on the site. The 1896 Rate Book lists William Kerr, carpenter as owner occupant of a 4-room weatherboard cottage on Fitzroy and Society Streets (9). Florence Margaret McPherson owned this house from about 1950 to 2004 (Appl 82851J).

Cottage, 65 Fitzroy Street

Patrick Ryan purchased this land (Lots 7 and 8) from Sugden and Biddle in May 1857 for 15 pounds, indicating it was a vacant site at the time. (Titles Off. Appl.10604). The cottage was probably built soon afterwards.

“Moombah” house, 67 Fitzroy Street

Patrick Ryan purchased this land (Lots 5 and 6) from Sugden and Biddle in April 1854 for 30 pounds (Titles Off. Appl.10604). The 1855 Township Plan of Kilmore shows a house on the land. It may have been built by John Griffiths. The high price paid for the land indicates the house was already on the site.

House, 69 Fitzroy Street

The house at 69 Fitzroy was built in two clear stages. It has an early Victorian core with a beaded edge weatherboard wall facing Fitzroy Street (Similar in style to No. 63 Fitzroy Street) and a Federation-era gabled addition.

This property is Lots 1, 2, 3 and 4 of Sugden and Biddle’s subdivision and Lot 8 of Section 14 in Rutledge’s Survey. Lots 1 and 4 (the eastern half of the present property) were purchased by George Stewart in July 1854 for 84 pounds (Titles Off. Appl.10604). The 1855 Township Plan of Kilmore shows a house on this land. It may have been built by John Griffiths. The high price paid for the land indicates that a house was already on the site.

The 1896 Kilmore Rate Book lists William Frederick Conabere as owner/occupier of a 6 roomed weatherboard cottage at Lots 1-2 Subdivision 1 Section 14 Union and Fitzroy. This is the corner where 69 Fitzroy Street is situated. Conabere was most probably responsible for the Federation era refacing and extension of the house. Lots 2 and 3 (the western half of the present property) remained unsold until 1895, when Joseph Biddle and Ellen Sugden (Alfred’s widow and executrix) sold it to William Conabere for 10 pounds (Titles Off. Appl.10604). This is now incorporated in the 69 Fitzroy Street property, and was probably acquired by Conabere to extend the garden setting of his residence.

William Frederick Conabere (sometimes spelt Conabeer) was a law clerk, at first for James Moloney and then for the Kilmore law firm Duffy and Wilkinson. He was a member of the shire council and secretary of the Kilmore Turf Club. Conabere married Bridget Skehan, a member of another prominent Kilmore family. (Ref. KA 13 April 1918)

House, 4 Society Street

This was Lot 11 of Sugden and Biddle’s subdivision. It was purchased by Donald McKay in April 1871 for 20 pounds (Titles Off. Appl.10604). In June of the same year McKay raised a mortgage of 75 pounds (Titles Off Appl.75797) presumably to build the present masonry house on the land.

Description

Replace existing text for 63, 65, 67 and 69 Fitzroy Street as follows.

Cottages - 63, 65, 67 & 69 Fitzroy Street

No’s 63, 67 and 69 Fitzroy Street are the three pre-1855 houses in Fitzroy Street between Society and Union Streets (Fig 6). Although altered in various degrees, they share common characteristics such as the close setback from the street, high-hipped roofs, and obvious evidence of a common original façade width. As noted in the history, it appears they were built as a group by John Griffiths. Unusual beaded edge weatherboards are on two houses (No’s 63 and 69 Fitzroy Street). The fourth cottage at No. 65 Fitzroy Street, built after 1855, is similar to the earlier buildings. It is very rare to see a cluster of virtually matching modest timber houses, once typical of Kilmore’s 1850’s-60’s streetscapes. The houses step down the hill and each now has a front verandah extended to the street line, most fenced in, creating a picturesque skyline and streetscape of strong rhythmic and topographical character.

63 Fitzroy Street

This house is important as the most original of these cottages. It is set close to the corner of Society and Fitzroy Street at the most elevated part of the streetscape. Its original hip-roofed double-fronted façade containing two rooms and a central front door has been clearly extended with an extra room to the north. The south wall of the house has original small hardwood beaded edge weatherboards. Both the original façade and the façade extension are clad in the

same beaded edge weatherboards. The cladding on the north end of the façade was presumably relocated from the original north wall. The north wall of the extension, and the rear skillion sections of the cottage have standard weatherboards. The original windows with 6 paned sashes survive in the façade but one has been relocated to the northern extension, which was probably built in the 1920-30's era. The concrete front verandah with wrought iron pillars was built later. Shingle roofing is present under the hipped corrugated iron roof on the front part of the house. There are two external brick chimneys on the south side of the house, one for a large kitchen fireplace, and a smaller chimney serving a front room fireplace, the latter with a crudely re-built masonry flue. The corner location provides a strong three-dimensional experience of the early Victorian character of the setting and building, which is reinforced by the low timber picket fence to Society Street and patina of age.

65 Fitzroy Street

A simple Victorian timber house set close to the street boundary with a high hipped roof in corrugated iron over a symmetrical façade. Its form, façade width and setback matches the three pre-1855 cottages in the streetscape between Society and Union Streets, however historical evidence suggests it was built about 1857. The façade windows have been replaced with aluminium windows and the weatherboard walls are covered by aluminium weatherboard cladding. The verandah probably dates from the 1950's, but its timber balustrade on the street line is an important element. Viewed from the south, the original cottage form (with a second hipped section behind the front roof and exterior brick chimney) is a strong visual reminder of the mid-Victorian construction date of the building. This early cottage typifies Kilmore's growth period in the 1850s-60s and is important as one of the four early timber cottages forming a rare streetscape within this precinct.

67 Fitzroy Street

The front section of this house was built pre-1855 (see Fig. 6), and has an identical high-hipped roof, façade width and front setback to the other pre-1855 cottages in Fitzroy Street at No.63 and the original part of No. 69. The single pane double hung timber windows, concave roofed verandah and plain standard-sized weatherboards probably date from a renovation in the late 19th century. The picket fence enclosing the verandah at the street line is an important element. This cottage typifies Kilmore's growth period in the 1850's-60's and is important as one of the four early timber cottages forming a rare streetscape within this precinct.

69 Fitzroy Street

This house was built in two stages. Its earliest stage facing Fitzroy Street is pre-1855 (see Fig.6) and was a small high hip roofed double fronted cottage. The Fitzroy Street elevation is still clad in small beaded edge hardwood weatherboards (see No. 63 Fitzroy Street) and is the same width as No's 63, 65 and 67 Fitzroy Street. Other early façade features have disappeared, as this house was altered in the early 20th century and enlarged with a new façade facing north. The original hipped roof was extended to form a gable and new matching gabled roof section was added to the west. The pre-1855 part of this house is still evident both in physical form and from documented historical evidence. Its Federation form, with prominent roof gables and return verandah expressed as a picket fence built to the street line on the Fitzroy Street elevation, is highly contributory to this rare streetscape of early timber cottages (12).

Statement of significance

The history and description for this precinct is the source of evidence for the following statement of significance. Places identified as Significant on the precinct map also have an individual citation in this Study, which has further information about the significance of those places.

What is significant?

The Kilmore Society precinct is a residential area that predominantly comprises houses from the mid to late nineteenth century, which range from modest cottages to more substantial villas. The places/elements that contribute to the significance of the precinct are:

- The houses at 47, 53, 58 & 59 Albert Street, 59, 60, 61, 63, 65, 67 & 69 Fitzroy Street, 4 Society Street, and 48 & 56 Victoria Parade. The pitched roof form, siting, scale and original materials and detailing of the houses are integral to the significance of the precinct.
- Mature trees at 59, 60, 61 Fitzroy Street, and 4 Society Street and in street reserves throughout the precinct.
- The informal street construction with unsealed or grassed verges and early brick/stone gutters in parts of Albert and Society streets.
- The early subdivision pattern comprising Rutledge's Private Town Survey overlain mostly by the Sugden and Biddle 1854 re-subdivision into small allotments and the "little streets", Society and Alfred streets.
- The medium and long-range views from the areas surrounding the Kilmore Creek to the precinct of the skyline created by the pitched roof forms and mature trees.

How is it significant?

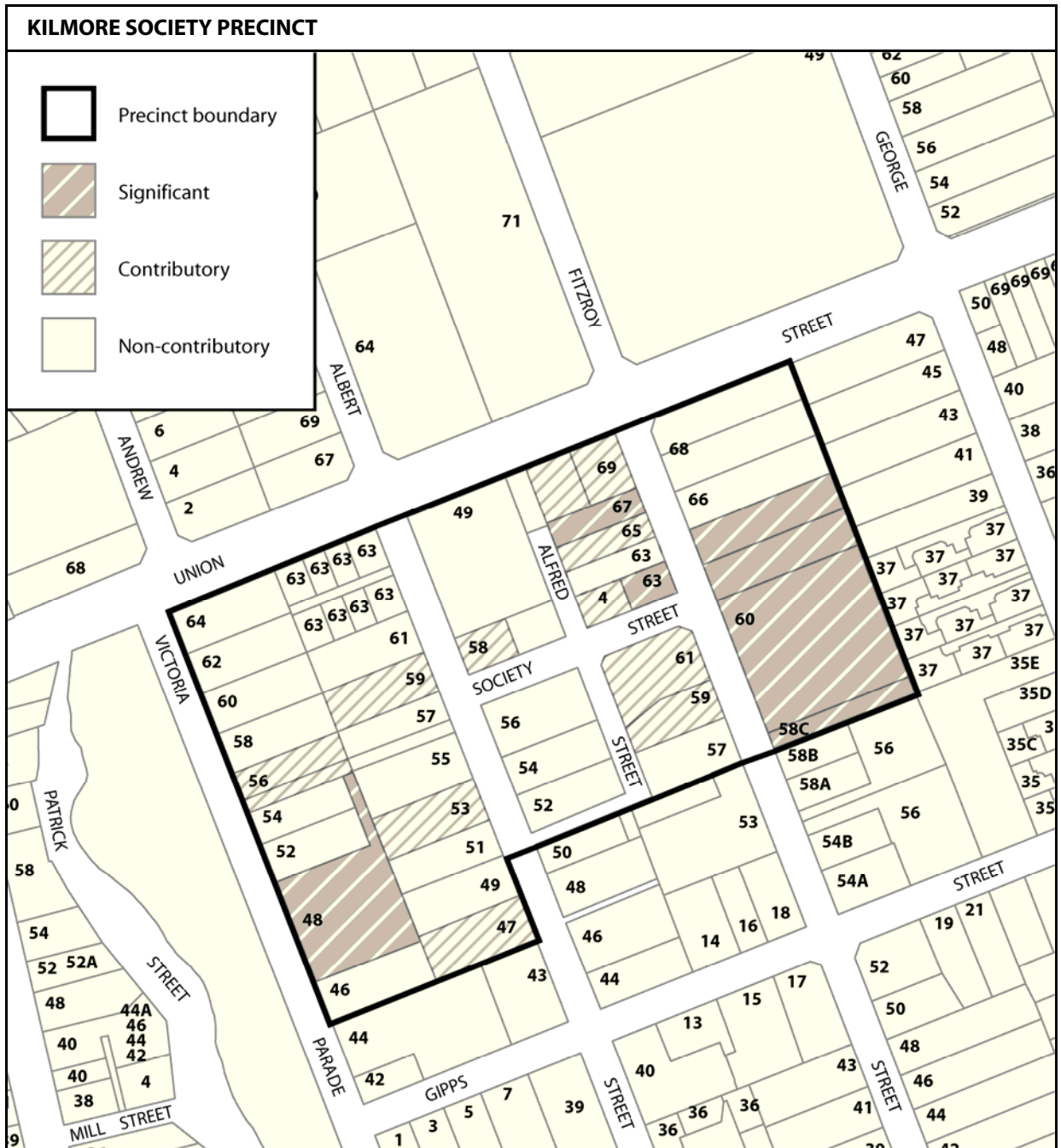
The Kilmore Society precinct is of local historic and aesthetic significance to Mitchell Shire.

Why is it significant?

Kilmore Society precinct is historically significant as a representative example of a residential area that provides tangible evidence of the development of Kilmore from the mid 1850s to the early twentieth century. The row of very early timber houses in Fitzroy Street are of particular significance as rare surviving examples of mid-nineteenth century houses that illustrate the modest beginnings of the town while houses such as 'Kirkbrae' are typical of the more substantial residences erected by wealthy residents as the town grew and prospered. The precinct is also historically significant for its early subdivision pattern comprising small allotments and the 'little streets', Society and Alfred Streets, which is typical of private re-subdivisions that occurred in Victoria in the nineteenth century. (Criteria A & D)

The mature trees in the Kilmore Society precinct are aesthetically significant as an integral part of the historic cultural landscape of Kilmore, which illustrate plantings carried out in accordance with European ideals. (Criterion E)

The group of small weatherboard cottages in Fitzroy Street are aesthetically significant as group creating a picturesque skyline and streetscape of strong rhythmic and topographical character that is evocative of the mid-nineteenth century and now rare within the Shire (Criteria B & E).



Conservation policy

Policy basis

The policy implements the findings of the Mitchell Shire Heritage Study by providing guidelines that support the conservation of significant features within the precinct whilst allowing opportunity for new development in appropriate circumstances.

Objectives

- To ensure that the significance of heritage places within the precinct is conserved or revealed.
- To conserve the historic low scale, low density residential character of the precinct, and in particular to:
 - ensure the single storey scale is retained.
 - conserve the historic subdivision pattern.
 - ensure that front and side setbacks are compatible with adjoining buildings.
- To ensure that new development is compatible with the historic character of the precinct and does not become a visually dominant element.
- To conserve and enhance significant views, vistas and landmarks in the precinct.
- To conserve the informal road construction.
- To ensure that archaeological remains are not inadvertently damaged or destroyed.

Policy

In considering applications under the Heritage Overlay it is policy to:

General

- Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:
 - Conserve significant features on places shown as significant or contributory on the relevant precinct map.
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.
- Encourage contemporary design and avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
- Encourage the form, scale, detailing and materials of new development including additions to be compatible with contributory building/s, but clearly contemporary in design.
- Encourage buildings to be no higher than contributory buildings on the same site or adjoining sites.
- Encourage buildings to have the same or similar front and side setbacks as contributory buildings on the same site or adjoining sites.
- Encourage fences to be constructed in a style and height that is appropriate to the era of the precinct.

- Encourage the location of services and other features such as tanks in locations that are not highly visible from the street.
- Discourage the demolition of significant buildings or features such as fences on places shown as significant or contributory on the relevant precinct map except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.

Demolition of part of a significant or contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct.

- Allow the demolition or removal of buildings or features on places identified as non-contributory on the relevant precinct map, or are situated on a significant or contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: for a significant place first consider the individual citation and then the precinct citation).
- Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.
- Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.
- Conserve or reveal views that contribute to the significance of the precinct.
- In the case of subdivision of significant or contributory places within the precinct, encourage the retention of the significant features on one lot.
- In the case of subdivision of Significant or Contributory places within the precinct, encourage the retention of the significant features on one lot and comprises allotment sizes that allow for large mature trees and canopies.

Specific

- Discourage additions to significant or contributory dwellings that exceed the height of the existing dwelling.
- Discourage new infill buildings greater than two storeys in height.
- Encourage the contemporary use of traditional building forms and materials including weatherboard or face brick walls and a main roof that is 26-33 degree pitched hip or gable form in corrugated iron, or slate roof. Skillion roofs may be used for rear or secondary roofs.
- Discourage vehicle access from the frontage and the construction of any hardstand parking areas or structures in the front setback area.
- Discourage road and drainage works that alter the original formation of the roadways.
- Conserve the original road formation, with asphalt centres flanked by grassed and/or gravel verges, and, in Alfred Street, maintain the unmade road.
- Conserve early brick/stone street gutters.
- Maintain and enhance the important views to the mature exotic trees, the row of three cottages in Fitzroy Street and the uninterrupted corner view of 63 Fitzroy Street.

Trees

In order to conserve the heritage significance of significant trees, it policy to:

- Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- If the significant trees require replacement, encourage replacement with 'like with like' species.

Performance measures

It is policy to assess proposals against the following performance measures as appropriate:

- Significant and contributory Victorian, Edwardian, and inter-war dwellings are conserved.
- Additions to significant or contributory dwellings do not exceed the maximum building height of the existing dwelling.
- New infill buildings:
 - Should not exceed one storey in height to a depth of not less than 4 metres from the front wall.
 - Should contain a second storey primarily within the roofspace or setback not less than 4 metres from the front wall.
 - Have a springing height of the roof that is equivalent to adjoining buildings or, if these are different, an average of those of adjoining buildings;
- New infill dwellings are sited as follows:
 - The front setback of the building is the same as the front alignments of adjoining buildings, or if these are different, the setback may be an average of the adjoining buildings;
 - The side setbacks are not less than adjoining residential buildings.
- New garages and/or carports are located at the rear of existing dwelling or at least 1 metre from the front wall of the dwelling.
- Front fences do not exceed 1300mm in height.

Decision guidelines

It is policy to consider, as appropriate:

- The citation/s in the Mitchell Shire Heritage Study, including the precinct and, where relevant, any individual statement of significance for the place.
- Whether the proposal may assist in revealing the significance of the place by restoring or reconstructing missing fabric or removing non-significant alterations or additions.
- Whether the proposal will assist in the conservation or maintenance of the place.
- The visual prominence of a new building or addition to a building from within or outside of the precinct.
- The impact upon any views or vistas.
- Whether the proposal will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building.

- Whether the proposal will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

KILMORE TOWN CENTRE

Statement of significance

The history and description for this precinct is the source of evidence for the following statement of significance. Places identified as Significant on the precinct map also have an individual citation in this Study, which has further information about the significance of those places.

What is significant?

Kilmore Town Centre precinct comprises a group of predominantly nineteenth and early twentieth century commercial premises interspersed with a smaller number of civic and residential buildings extending along Sydney Road between Foote Street and Mitchell Street. The following places/elements contribute to the significance of the precinct:

- The buildings at 11-13, 14, 16, 22, 24, 26, 27, 28, 29, 30, 32, 36, 37, 38, 39, 40-46, 43, 48, 52 & 52A, 54, 57, 61, 67, 70-72, 71, 73, 81, 83 & 85 Sydney Street.
- The spaces adjacent to buildings that indicate the location of former carriage driveways and yards, particularly adjacent to the three hotel buildings.
- Views to the exposed side-walls of two storey buildings in the precinct.
- Views to the south towards the former Post Office, Court House and Police Barracks, and the slot views towards the historic buildings and trees to the east and west of the precinct.
- Archaeological remains.

The following places/elements are not significant:

- The buildings other than specified above.
- Non-original features (e.g. modern shopfronts, windows, doors, awnings) on Significant or Contributory buildings.

How is it significant?

Kilmore Town Centre precinct is of local historic, architectural, social and scientific significance to Mitchell Shire.

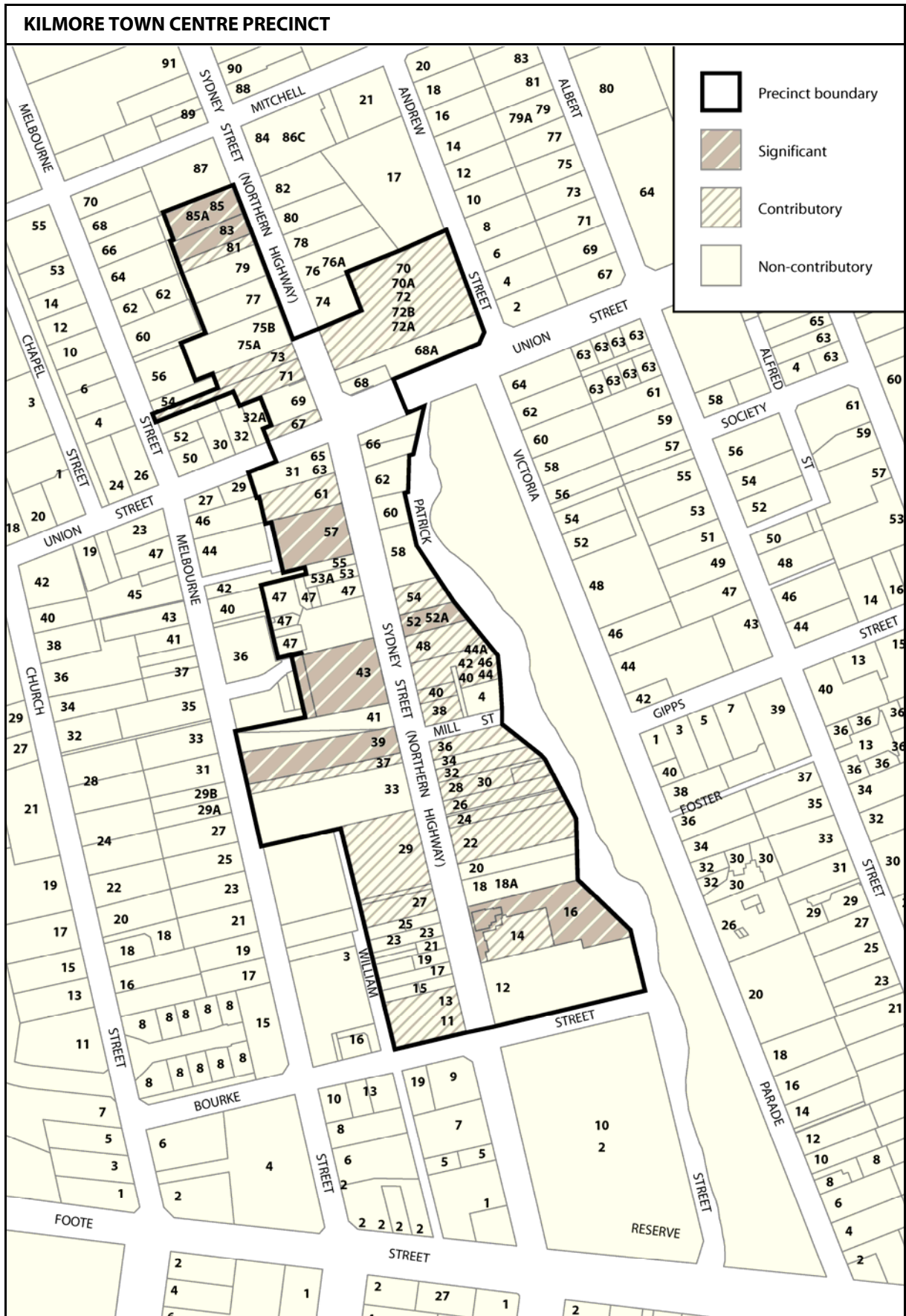
Why is it significant?

Kilmore Town Centre precinct is historically significant for its associations with important phases in the early development of Kilmore and demonstrates the importance of commerce and civic ideas to Kilmore's original town centre. The service economy that was dominated by the hotels testifies to the importance of Sydney Street as a supply point for travellers between Melbourne and northern and north-eastern Victoria, and New South Wales. The needs of nineteenth century travellers and the development of Kilmore can be seen in the proximity of the centre to the creek. This illustrates the important link between the water as a source for stock, food, supplies, services and entertainment for the men and women travellers stopping at Kilmore to camp and rest. (Criteria A & D)

Kilmore Town Centre precinct is architecturally significant as a representative example of a predominantly nineteenth-century town centre. It has aesthetic qualities for picturesque and historic streetscape skyline that is visually connected along the relatively narrow, and slightly angled, Sydney Street. (Criterion D & F)

Kilmore Town Centre precinct is scientifically significant as a place where early settlement occurred and is presumed to have strong potential for archaeological research. (Criterion C)

Kilmore Town Centre precinct is socially significant as a place that is recognised by the community as having public value for its associations with numerous community events, held since the 1850s in various buildings, especially in the hotels and Town Hall, and for the continuous commercial activity in the shops and offices that date from the nineteenth century. (Criterion G)



Conservation policy

Policy basis

The policy implements the findings of the Mitchell Shire Heritage Study by providing guidelines that support the conservation of significant features within the precinct whilst allowing opportunity for new development in appropriate circumstances.

Objectives

- To ensure that the significance of heritage places within the precinct is conserved or revealed.
- To conserve the historic low scale, low density character of the precinct and ensure that new development is compatible with it.
- To ensure that new development does not become a dominant visual element in the precinct.
- To conserve the historic setting of buildings.
- To conserve and enhance significant views, vistas and landmarks in the precinct.
- To ensure that archaeological remains are not inadvertently damaged or destroyed.

Policy

In considering applications under the Heritage Overlay it is policy to:

General

- Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:
 - Conserve significant features on places shown as significant or contributory on the relevant precinct map.
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.
- Encourage contemporary design and avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
- Encourage the form, scale, detailing and materials of new development including additions to be compatible with contributory building/s, but clearly contemporary in design.
- Encourage buildings to be no higher than contributory buildings on the same site or adjoining sites.
- Encourage buildings to have the same or similar front and side setbacks as contributory buildings on the same site or adjoining sites.
- Encourage fences to be constructed in a style and height that is appropriate to the era of the precinct.
- Encourage the location of services and other features such as tanks in locations that are not highly visible from the street.
- Discourage the demolition of significant buildings or features such as fences on places shown as significant or contributory on the relevant precinct map except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.

Demolition of part of a significant or contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct.

- Allow the demolition or removal of buildings or features on places identified as non-contributory on the relevant precinct map, or are situated on a significant or contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: for a significant place first consider the individual citation and then the precinct citation).
- Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.
- Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.
- Conserve or reveal views that contribute to the significance of the precinct.
- In the case of subdivision of significant or contributory places within the precinct, encourage the retention of the significant features on one lot.

Specific

- Support the removal of buildings and accretions, which obstruct and/or detract from those important views of significant buildings as seen from the public realm.
- Discourage the removal or alteration of historic shopfronts.
- Encourage restoration of the fabric for each significant place, including the reconstruction of fences, shop fronts and verandahs, where sufficient information exists to enable this, or the construction of sympathetic typical fences, shop fronts and verandahs (preferably with simplified detailing, so that they are not construed as original)
- Encourage the retention of vacant sites where they contribute to the historic setting of a building.
- Encourage the use of paint colours appropriate to the era of the building.
- Encourage the style, scale and location of signage to be appropriate to the era of the building.
- Refer applications to Heritage Victoria for sites that have archaeological sensitivity.

Trees

In order to conserve the heritage significance of significant trees, it policy to:

- Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- If the significant trees require replacement, encourage replacement with 'like with like' species

Decision guidelines

It is policy to consider, as appropriate:

- The citation/s in the Mitchell Shire Heritage Study, including the precinct and, where relevant, any individual statement of significance for the place.
- Whether the proposal may assist in revealing the significance of the place by restoring or reconstructing missing fabric or removing non-significant alterations or additions.
- Whether the proposal will assist in the conservation or maintenance of the place.
- The visual prominence of a new building or addition to a building from within or outside of the precinct.
- The impact upon any views or vistas.
- Whether the proposal will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building.
- Whether the proposal will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

MORANDING RURAL SETTLEMENT

Statement of significance

The history and description for this precinct is the source of evidence for the following statement of significance. Places identified as Significant on the precinct map also have an individual citation in this Study, which has further information about the significance of those places.

What is significant?

Moranding Rural Settlement comprises a small group of buildings situated along the Forbes-Moranding Road, Willomavin. The places that contribute to the significance of the precinct are:

- The former Common School, constructed in 1865, at 520-530 Forbes-Moranding Road.
- The bluestone outbuilding at 'Ardmona' at 475 Forbes-Moranding Road.
- The ruins of the Harvest Home Hotel, including outbuildings and underground tank at 495 Forbes-Moranding Road.

How is it significant?

Moranding Rural Settlement precinct is of local historic and scientific (archaeological) significance to Mitchell Shire.

Why is it significant?

Moranding Rural Settlement precinct is historically significant as a place associated with the development of Moranding as a farming area from 1838, and briefly with gold mining in the 1850s. This road was used as one of the tracks from Kilmore to the McIvor goldfields, and the substantial bluestone Harvest Home Hotel, built in 1859 illustrates the importance that this resting place had for travellers, while the former Common School and the bluestone outbuilding at Ardmona provide evidence of the settlement that developed here in the nineteenth century. It is a representative example of the isolated rural communities established in the nineteenth that often vanished by the twentieth century. (Criteria A & D)

Moranding Rural Settlement precinct is scientifically significant as an early settlement site with ruined buildings and other sites of archaeological potential that may provide further evidence of the settlement of this area. (Criterion C)

Conservation policy

Policy basis

The policy implements the findings of the Mitchell Shire Heritage Study by providing guidelines that support the conservation of significant features within the precinct whilst allowing opportunity for new development in appropriate circumstances.

Objectives

- To ensure that the significance of heritage places within the precinct is conserved or revealed.
- To conserve the isolated cultural landscape setting of the precinct.
- To discourage further development within the precinct.

- To ensure that new development does not become a dominant visual element in the precinct.
- To ensure that archaeological remains are not inadvertently damaged or destroyed.

Policy

In considering applications under the Heritage Overlay it is policy to:

General

- Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:
 - Conserve significant features on places shown as significant or contributory on the relevant precinct map.
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.
- Encourage contemporary design and avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
- Encourage the form, scale, detailing and materials of new development including additions to be compatible with contributory building/s, but clearly contemporary in design.
- Encourage buildings to be no higher than contributory buildings on the same site or adjoining sites.
- Encourage buildings to have the same or similar front and side setbacks as contributory buildings on the same site or adjoining sites.
- Encourage fences to be constructed in a style and height that is appropriate to the era of the precinct.
- Encourage the location of services and other features such as tanks in locations that are not highly visible from the street.
- Discourage the demolition of significant buildings or features such as fences on places shown as significant or contributory on the relevant precinct map except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.

Demolition of part of a significant or contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct.

- Allow the demolition or removal of buildings or features on places identified as non-contributory on the relevant precinct map, or are situated on a significant or contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: for a significant place first consider the individual citation and then the precinct citation).
- Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.

- Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.
- Conserve or reveal views that contribute to the significance of the precinct.
- In the case of subdivision of significant or contributory places within the precinct, encourage the retention of the significant features on one lot.

Specific

- Encourage fences to be constructed in traditional rural styles such as post and wire or post and rail.
- Discourage the construction of new buildings unless they are necessary to enable the continuing or adaptive re-use of buildings.
- Encourage adaptive re-use of the buildings.
- Refer applications on sites with archaeological sensitivity to Heritage Victoria for comment.
- Avoid development that would obscure the view of significant or contributory buildings or features from Forbes-Morand Road.

Trees

In order to conserve the heritage significance of significant trees, it policy to:

- Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- If the significant trees require replacement, encourage replacement with 'like with like' species

Decision guidelines

It is policy to consider, as appropriate:

- The citation/s in the Mitchell Shire Heritage Study, including the precinct and, where relevant, any individual statement of significance for the place.
- Whether the proposal may assist in revealing the significance of the place by restoring or reconstructing missing fabric or removing non-significant alterations or additions.
- Whether the proposal will assist in the conservation or maintenance of the place.
- The visual prominence of a new building or addition to a building from within or outside of the precinct.
- The impact upon any views or vistas.
- Whether the proposal will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building.
- Whether the proposal will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about

the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

SEYMOUR

SEYMOUR COMMERCIAL PRECINCT

Statement of significance

The history and description for this precinct is the source of evidence for the following statement of significance. Places identified as Significant on the precinct map also have an individual citation in this Study, which has further information about the significance of those places.

What is significant?

Seymour Commercial precinct comprises a group of commercial buildings dating from the late-nineteenth to mid-twentieth centuries along the north side of Station Street. The places/elements that contribute to the significance of the precinct are:

- The Terminus Hotel* at No.26 and the Railway Club Hotel* at No.28.
- The commercial buildings (shops, banks, etc.) at 12-14, 30, 34, 36, 40, 44-66, and 72-74 Station Street, with the exception of non-original elements such as ground floor shopfronts and cantilevered street awnings.
- The former bakery building facing Henry Street at the rear of 46 Station Street, and the former Carriage/Buggy works building at 4 Henry Street.

The buildings at 16-22, 38 & 68 Station Street, the post-war office building at the corner of Henry and William streets, and the street infrastructure (roadways, pathways, landscaping, street furniture) are not significant.

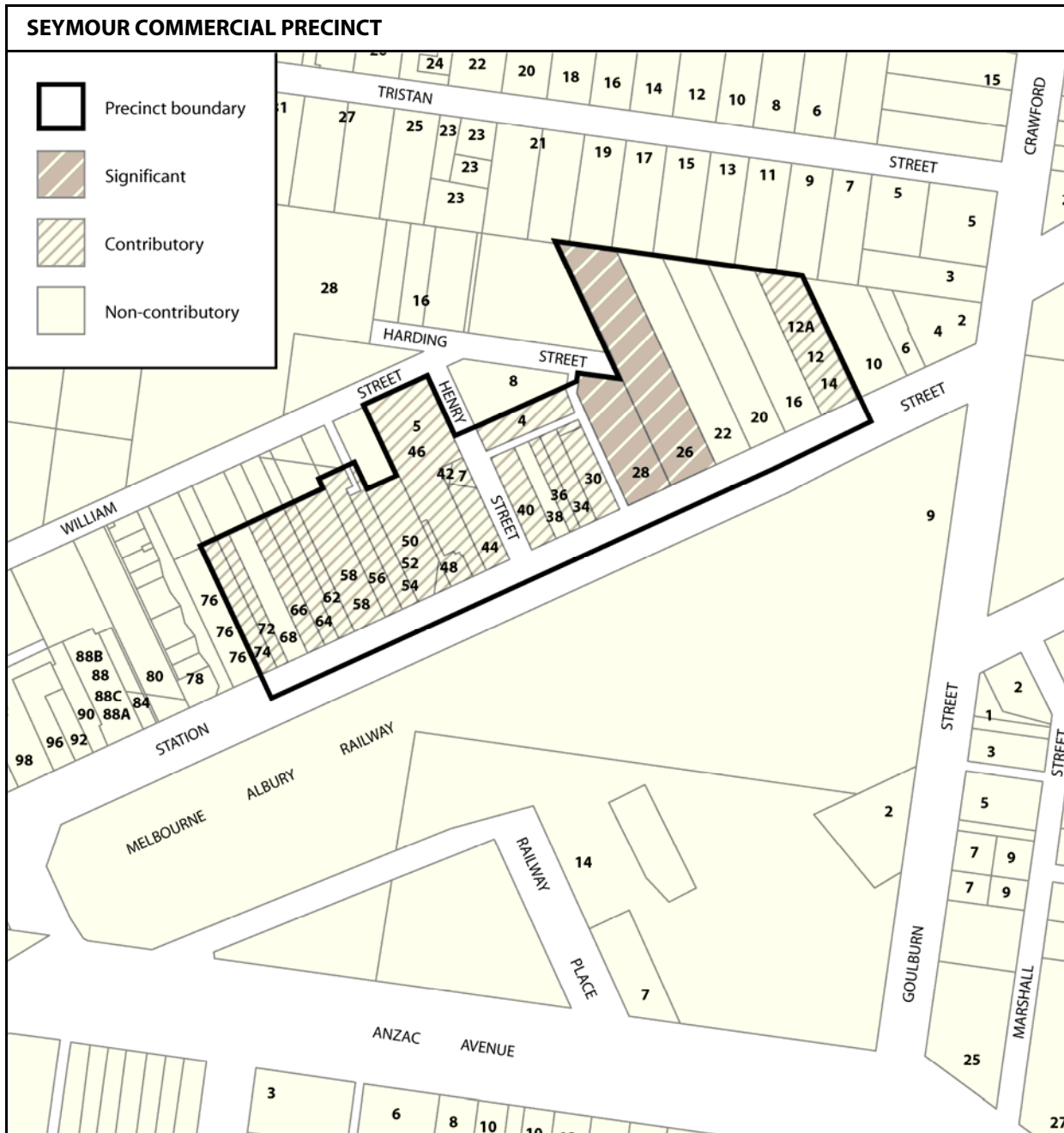
*These places of individual significance have a separate citation in this Study.

How is it significant?

Seymour Commercial precinct is of local historic significance to Mitchell Shire.

Why is it significant?

Seymour Commercial Precinct is historically significant as tangible evidence of the establishment of new commercial centre in Seymour after the survey of the adjacent railway was confirmed in 1869 and the continuing development of Seymour into an important commercial centre by the mid-twentieth century. The strong connection between the commercial centre and railway is clearly demonstrated in the names of the two hotels, the 'Terminus' and 'Railway', by the direct visual link between the hotels and the railway station and by the one sided nature of the centre which allows users to be continually aware of the presence of the railway. (Criterion A)



Conservation policy

Policy basis

The policy implements the findings of the Mitchell Shire Heritage Study by providing guidelines that support the conservation of significant features within the precinct whilst allowing opportunity for new development in appropriate circumstances.

Objectives

- To ensure that the significance of heritage places within the precinct is conserved or revealed.
- To conserve the consistency of scale and siting of buildings within the precinct and ensure that new development is compatible with it.
- To maintain the historic subdivision pattern of narrow allotments that is reflected in building design.
- To conserve and enhance the views to and from Station Street to the Seymour Railway Station.
- To ensure that archaeological remains are not inadvertently damaged or destroyed.

Policy

In considering applications under the Heritage Overlay it is policy to:

General

- Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:
 - Conserve significant features on places shown as significant or contributory on the relevant precinct map.
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.
- Encourage contemporary design and avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
- Encourage the form, scale, detailing and materials of new development including additions to be compatible with contributory building/s, but clearly contemporary in design.
- Encourage buildings to be no higher than contributory buildings on the same site or adjoining sites.
- Encourage buildings to have the same or similar front and side setbacks as contributory buildings on the same site or adjoining sites.
- Encourage fences to be constructed in a style and height that is appropriate to the era of the precinct.
- Encourage the location of services and other features such as tanks in locations that are not highly visible from the street.

- Discourage the demolition of significant buildings or features such as fences on places shown as significant or contributory on the relevant precinct map except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.

Demolition of part of a significant or contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct.

- Allow the demolition or removal of buildings or features on places identified as non-contributory on the relevant precinct map, or are situated on a significant or contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: for a significant place first consider the individual citation and then the precinct citation).
- Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.
- Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.
- Conserve or reveal views that contribute to the significance of the precinct.
- In the case of subdivision of significant or contributory places within the precinct, encourage the retention of the significant features on one lot.

Specific

- Discourage development that exceeds 8.5 metres in height, except when it is proposed to match the adjoining height of a significant or contributory building.
- Discourage upper level additions to significant single storey shops unless setback substantially so as to be only briefly visible to a passer-by.
- Discourage the removal or alteration of pre-World War Two shopfronts.
- Encourage reconstruction of shop fronts and verandahs, where sufficient information exists to enable this, or the construction of sympathetic typical shop fronts and verandahs (preferably with simplified detailing, so that they are not construed as original).
- Encourage the use of paint colours appropriate to the era of the building.
- Encourage the style, scale and location of signage to be appropriate to the era of the building.

Trees

In order to conserve the heritage significance of significant trees, it policy to:

- Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- If the significant trees require replacement, encourage replacement with 'like with like' species

Decision guidelines

It is policy to consider, as appropriate:

- The citation/s in the Mitchell Shire Heritage Study, including the precinct and, where relevant, any individual statement of significance for the place.
- Whether the proposal may assist in revealing the significance of the place by restoring or reconstructing missing fabric or removing non-significant alterations or additions.
- Whether the proposal will assist in the conservation or maintenance of the place.
- The visual prominence of a new building or addition to a building from within or outside of the precinct.
- The impact upon any views or vistas.
- Whether the proposal will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building.
- Whether the proposal will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

SEYMOUR HIGH STREET

Statement of significance

The history and description for this precinct is the source of evidence for the following statement of significance. Places identified as Significant on the precinct map also have an individual citation in this Study, which has further information about the significance of those places.

What is significant?

The Seymour High Street precinct, is a residential area comprising houses and a church and hall that date from the late nineteenth century to the inter-war period. The following places/elements contribute to the significance of the precinct:

- The Victorian, Federation/Edwardian and inter-war houses (and any original or early front fences) at 7-11, 15-23 & 27 and 2-26 Butler Street, 3-7 and 4-14 Collas Street, 17-33 Crawford Street, 75-79, 83-99 & 105 and 54-58, 62, 66-84 High Street, 4 and 8 President Street, and 4, 8, 12, 16-22 & 26 and 7-11, 15 & 17 Tristan Street.
- The consistency of scale (single storey), siting (detached with regular front and side setbacks) and materials including horizontal weatherboard or bi-chrome brick wall construction, hipped or gabled galvanised corrugated iron and occasionally slate roof forms with wide eaves, brick chimneys, timber framed double hung windows. Most of the significant houses in the precinct have decorative features, with verandah, roof or wall decoration.
- The 'garden suburb' setting with houses are oriented parallel to the street with wide setbacks and side driveways, along with low fences and footpaths with nature strips.
- The Uniting Church and hall at 11-13 & 15 Crawford Street.
- The remnant brick/stone gutters, unmade road verges and mature street trees (*Platanus sp.*) in High Street
- Views along High Street, and views to the mountains to the south from President, Villers and Callen Streets.

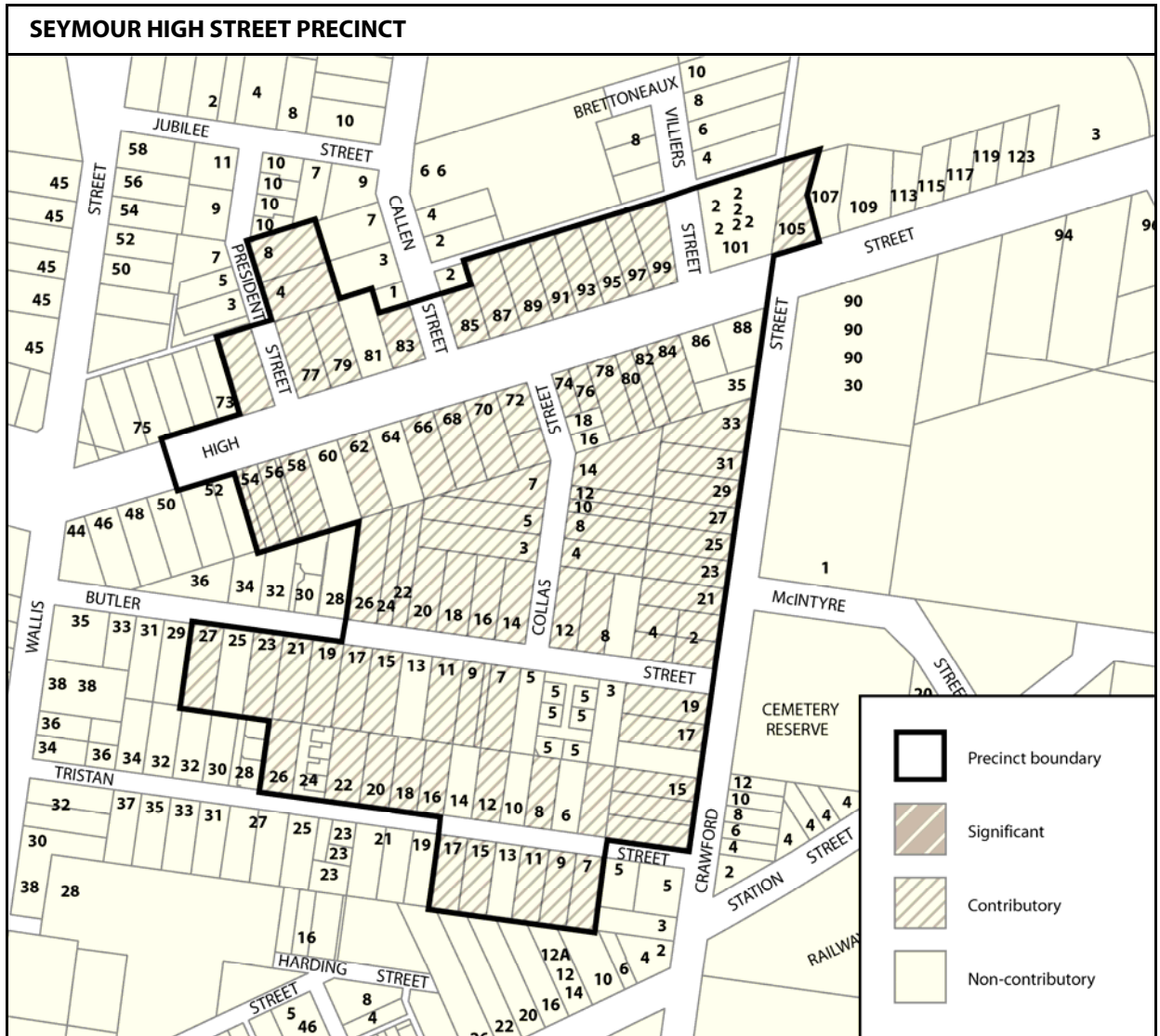
How is it significant?

Seymour High Street precinct is of local historic and architectural significance to Mitchell Shire.

Why is it significant?

Seymour High Street precinct is historically significant as a place that is associated with the development of the 'new' town of Seymour after the opening of the railway in 1872 and after the creation of the first suburban allotments for residences on high ground after the 1870 floods. It demonstrates the significant growth of the town from the late nineteenth to the early twentieth century. The Uniting church within the precinct provides further evidence of community formation and growth in Seymour by the early twentieth century. (Criterion A)

Seymour High Street precinct is architecturally significant as a representative example of a residential area comprising housing from the late nineteenth to mid-twentieth centuries. It has aesthetic and design qualities associated with the residential development of that era including picturesque skylines created by the pitched rooflines and chimneys, accented by a backdrop of sky and trees, and gardens visible over low wire fences. The siting of the housing illustrates the emergence of garden city influences by the inter-war period. The streetscape of High Street is notable for the mature street trees and surviving early road layout. (Criteria D & E)



Conservation policy

Policy basis

The policy implements the findings of the Mitchell Shire Heritage Study by providing guidelines that support the conservation of significant features within the precinct whilst allowing opportunity for new development in appropriate circumstances.

Objectives

- To ensure that the significance of heritage places within the precinct is conserved or revealed.
- To conserve the consistent garden suburb character of the precinct and in particular to:
 - conserve the general uniformity of scale and siting throughout the precinct including single storey height and regular alignment of the front of the buildings to the grid layout.
 - conserve the uniformity of front and side setbacks, building separation and subdivision pattern.
 - retain the open views of front gardens created by low or no front fences.
- To ensure that new development is compatible with the historic character of the precinct and does not become a visually dominant element.
- To conserve and enhance significant views, vistas and landmarks in the precinct.
- To ensure that archaeological remains are not inadvertently damaged or destroyed.

Policy

In considering applications under the Heritage Overlay it is policy to:

General

- Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:
 - Conserve significant features on places shown as significant or contributory on the relevant precinct map.
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.
- Encourage contemporary design and avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
- Encourage the form, scale, detailing and materials of new development including additions to be compatible with contributory building/s, but clearly contemporary in design.
- Encourage buildings to be no higher than contributory buildings on the same site or adjoining sites.
- Encourage buildings to have the same or similar front and side setbacks as contributory buildings on the same site or adjoining sites.
- Encourage fences to be constructed in a style and height that is appropriate to the era of the precinct.

- Encourage the location of services and other features such as tanks in locations that are not highly visible from the street.
- Discourage the demolition of significant buildings or features such as fences on places shown as significant or contributory on the relevant precinct map except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.

Demolition of part of a significant or contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct.

- Allow the demolition or removal of buildings or features on places identified as non-contributory on the relevant precinct map, or are situated on a significant or contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: for a significant place first consider the individual citation and then the precinct citation).
- Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.
- Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.
- Conserve or reveal views that contribute to the significance of the precinct.
- In the case of subdivision of significant or contributory places within the precinct, encourage the retention of the significant features on one lot.

Specific

- Encourage contemporary interpretation of traditional building design for infill development, which incorporates hipped and/or gabled roofs, verandahs or porches, and minimal detailing.
- Encourage detached siting of houses with regular siting parallel to the frontage and side boundaries.
- Encourage the use of traditional construction materials for infill development that includes horizontal weatherboard or rendered brick wall construction, timber framed windows and doors, and non-zincalume corrugated sheet metal, or tiled roofing.
- Encourage the use of paint colours on buildings that are appropriate for the style and period of construction.
- Encourage the use of fence styles that are appropriate to the era of the house.
- Ensure that fences do not obscure the visibility of the house from the street.
- Encourage garages or carports to be situated at the rear of dwellings.
- Discourage vehicle access from the frontage and the construction of any hardstand parking areas or structures in the front setback area.
- Encourage the undergrounding of infrastructure such as telephone, and data lines.

Trees

In order to conserve the heritage significance of significant trees, it policy to:

- Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- If the significant trees require replacement, encourage replacement with 'like with like' species

Performance measures

It is policy to assess proposals against the following performance measures as appropriate:

- Significant and contributory Victorian, Edwardian, and inter-war dwellings are conserved.
- Additions to significant or contributory dwellings do not exceed the maximum building height of the existing dwelling.
- New infill buildings:
 - Should not exceed one storey in height to a depth of not less than 4 metres from the front wall.
 - Should contain a second storey primarily within the roofspace or setback not less than 4 metres from the front wall.
 - Have a springing height of the roof that is equivalent to adjoining buildings or, if these are different, an average of those of adjoining buildings;
- New infill dwellings are sited as follows:
 - The front setback of the building is the same as the front alignments of adjoining buildings, or if these are different, the setback may be an average of the adjoining buildings;
 - The side setbacks are not less than adjoining residential buildings.
- New garages and/or carports are located at the rear of existing dwelling or at least 1 metre from the front wall of the dwelling.
- Front fences do not exceed 1300mm in height.

Decision guidelines

It is policy to consider, as appropriate:

- The citation/s in the Mitchell Shire Heritage Study, including the precinct and, where relevant, any individual statement of significance for the place.
- Whether the proposal may assist in revealing the significance of the place by restoring or reconstructing missing fabric or removing non-significant alterations or additions.
- Whether the proposal will assist in the conservation or maintenance of the place.
- The visual prominence of a new building or addition to a building from within or outside of the precinct.
- The impact upon any views or vistas.
- Whether the proposal will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building.
- Whether the proposal will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

SEYMOUR OLD TOWN

Statement of significance

The history and description for this precinct is the source of evidence for the following statement of significance. Places identified as Significant on the precinct map also have an individual citation in this Study, which has further information about the significance of those places.

What is significant?

The Seymour Old Town precinct comprises a scattered group of nineteenth century buildings that are associated with the development of this area as the first European settlement in Seymour. The places/elements that contribute to the significance of the precinct are:

- The buildings at 5 Elizabeth Street (Former Seymour municipal offices), 26-36, 37, 47 (Former court house), 48, 50, 58, 72 & 74 Emily Street, 10 High Street, 52 (School), 53 (Library) & 56 Tallarook Street and the former police station at the corner of Tallarook Street and High Street.
- The perimeter fence, constructed in 1966, along the boundary of Kings Park and the entrance gates relocated to the site from the Melbourne Fish Market.
- The remnant Washingtonia Palm at 41 Emily Street.
- The consistency of scale (one and two storey) and siting (built to the street frontage) of commercial buildings.
- The irregular spacing of buildings, which reflects the intermittent development of the precinct over a long period.
- The streets and gaps between buildings that allow views to riverside bush down Manners Street and Robert Street and remnant indigenous vegetation along the riverbank and into the parkland at Robert Street.
- The surviving informal road construction in some streets including swale drains along the asphalt and graded roads, down the centre of the road reserve.
- Archaeological sites including the original tracks, ford, punts, hotels, houses, churches, graveyard and shops and their surrounding land.

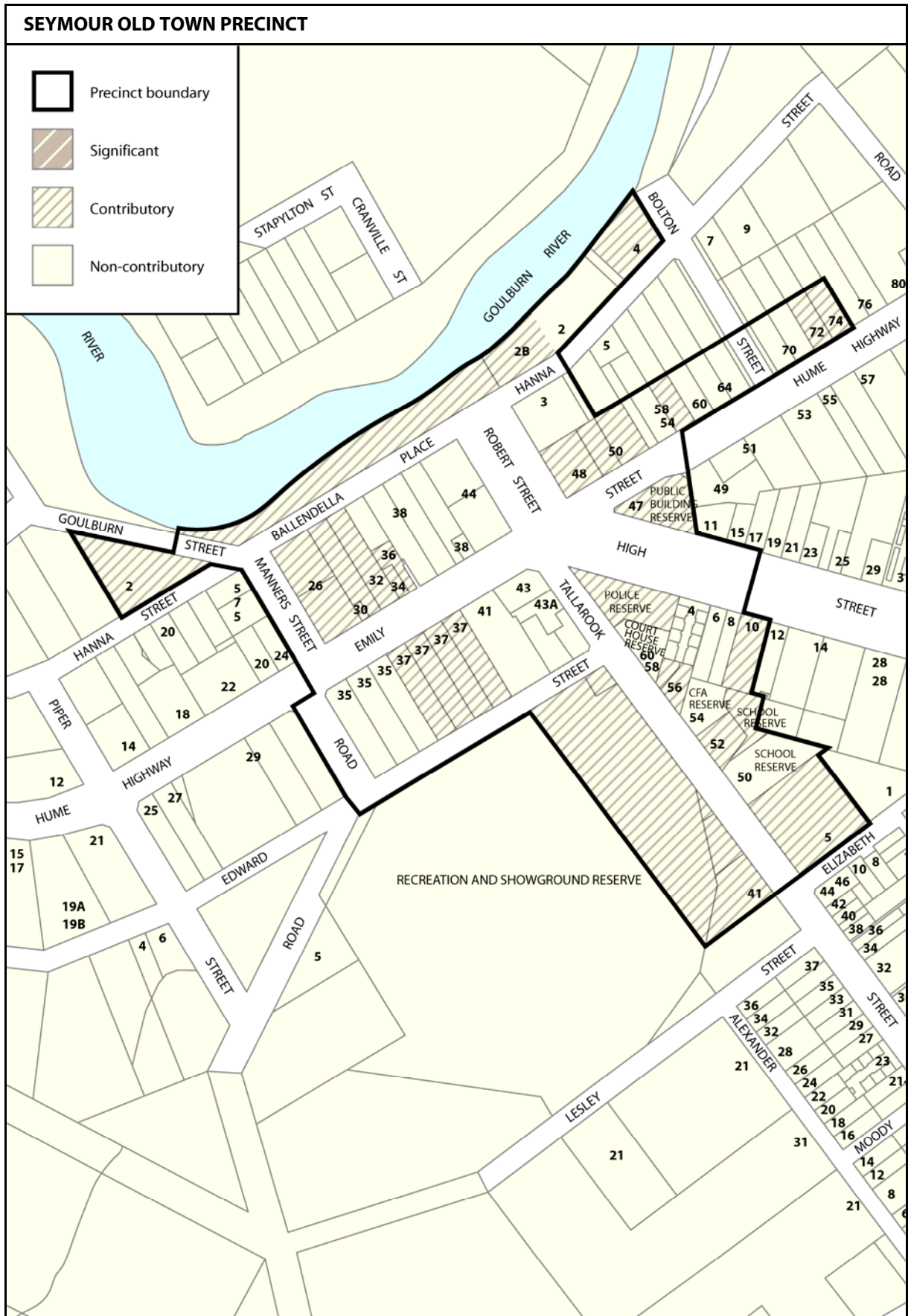
How is it significant?

The Seymour Old Town precinct is of local historic and scientific (archaeological) significance to Mitchell Shire.

Why is it significant?

The Seymour Old Town Precinct is historically significant as a place that demonstrates the establishment of Seymour's original centre at the New Crossing Place, and its importance as Seymour's town centre prior to the coming of the railway and the establishment of an alternative commercial centre next to the railway station on higher ground less liable to flooding. The area is also significant for its association with early European interaction with the Taungurung nation and is one of the earliest and most important crossing places along the route from Sydney to Melbourne. The hotels testify to the importance of the old Seymour centre as a service point for travellers between Melbourne and northern and north-eastern Victoria, and New South Wales. The proximity of the centre to the river and riparian river red gum woodland is not only important to understanding the reason for its existence but also to its demise as the retail centre for the town which was partly due to its flood prone location. (Criterion A)

The Seymour Old Town precinct including that area north of the river is of archaeological significance as it covers part of the early occupation and may be may contain archaeological remains of the Seymour Hotel and other structures dating back to before 1855. (Criterion C)



Conservation policy

Policy basis

The policy implements the findings of the Mitchell Shire Heritage Study by providing guidelines that support the conservation of significant features within the precinct whilst allowing opportunity for new development in appropriate circumstances.

Objectives

- To ensure that the significance of heritage places within the precinct is conserved or revealed.
- To conserve the low density and consistency of scale within the precinct and ensure that new development is compatible with it.
- To ensure new development does not become a visually dominant element within the precinct.
- To conserve the historic siting of buildings by maintaining gaps in the streetscape.
- To conserve and enhance significant views, vistas and landmarks in the precinct.
- To ensure that archaeological remains are not inadvertently damaged or destroyed.

Policy

In considering applications under the Heritage Overlay it is policy to:

General

- Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:
 - Conserve significant features on places shown as significant or contributory on the relevant precinct map.
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.
- Encourage contemporary design and avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
- Encourage the form, scale, detailing and materials of new development including additions to be compatible with contributory building/s, but clearly contemporary in design.
- Encourage buildings to be no higher than contributory buildings on the same site or adjoining sites.
- Encourage buildings to have the same or similar front and side setbacks as contributory buildings on the same site or adjoining sites.
- Encourage fences to be constructed in a style and height that is appropriate to the era of the precinct.
- Encourage the location of services and other features such as tanks in locations that are not highly visible from the street.
- Discourage the demolition of significant buildings or features such as fences on places shown as significant or contributory on the relevant precinct map except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.

Demolition of part of a significant or contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct.

- Allow the demolition or removal of buildings or features on places identified as non-contributory on the relevant precinct map, or are situated on a significant or contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: for a significant place first consider the individual citation and then the precinct citation).
- Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.
- Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.
- Conserve or reveal views that contribute to the significance of the precinct.
- In the case of subdivision of significant or contributory places within the precinct, encourage the retention of the significant features on one lot.

Specific

- Encourage restoration of the fabric for each significant place, including the reconstruction of fences, shop fronts and verandahs, where sufficient information exists to enable this, or the construction of sympathetic typical shop fronts and verandahs (preferably with simplified detailing, so that they are not construed as original)
- Encourage the use of paint colours appropriate to the era of the building.
- Encourage the style, scale and location of signage to be appropriate to the era of the building.
- Avoid development that would interfere with important views, including those of the riparian woodland north of the town centre, the slot views from Edward Street to the historic buildings in Emily Street and the woodland beyond, the visual connection of all historic buildings and sites with the five-way intersection, and views of the mature exotic trees especially from Ballendella Place.
- Refer applications to Heritage Victoria that may affect sites with archaeological sensitivity.

Trees

In order to conserve the heritage significance of significant trees, it policy to:

- Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- If the significant trees require replacement, encourage replacement with 'like with like' species

Decision guidelines

It is policy to consider, as appropriate:

- The citation/s in the Mitchell Shire Heritage Study, including the precinct and, where relevant, any individual statement of significance for the place.
- Whether the proposal may assist in revealing the significance of the place by restoring or reconstructing missing fabric or removing non-significant alterations or additions.
- Whether the proposal will assist in the conservation or maintenance of the place.
- The visual prominence of a new building or addition to a building from within or outside of the precinct.
- The impact upon any views or vistas.
- Whether the proposal will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building.
- Whether the proposal will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

SEYMOUR PROGRESS

Statement of significance

The history and description for this precinct is the source of evidence for the following statement of significance. Places identified as Significant on the precinct map also have an individual citation in this Study, which has further information about the significance of those places.

What is significant?

The Seymour Progress precinct is a residential area that comprises housing from the late to mid-twentieth centuries. The area has houses that date from the period of the three main subdivisions, two churches and their accompanying halls. It is bordered on the south by Goulburn Park. The following places/elements contribute to the significance of the place:

- The Victorian, Federation/Edwardian and inter-war houses (and any original or early front fences) at 8 and 12-26 Anzac Avenue, 19-27, 31-43, 47-53 & 57-61 and 4-8, 12, 16, 22, 24, 32-36 and 40-52 Goulburn Street, 5, 7, 11, 13, 19, 23-33 and 14-22 Guild Street, 3-35, 45, 47 and 2-44 Park Street, 3-17, 31 & 35-41 and 4 & 6 Progress Street, 3-15, 31, & 37-41 and 4-26, 34 & 38-46 Railway Street, 3-7, 11, 21, 25 & 27 and 4 & 8-30 Stewart Street, 3-17 and 10 & 14 The Avenue and 35-45 The Esplanade

- The consistency of scale (single storey), siting (detached with regular front and side setbacks) and materials including horizontal weatherboard or bi-chrome brick wall construction, hipped or gabled galvanised corrugated iron and occasionally slate roof forms with wide eaves, brick chimneys, timber framed double hung windows. Most of the significant houses in the precinct have decorative features, with verandah, roof or wall decoration.
- The ‘garden suburb’ setting with houses are oriented parallel to the street with wide setbacks and side driveways, along with low fences and footpaths with nature strips.
- St Andrew’s Presbyterian Church* at the south-west corner of Anzac Avenue and Guild Street and Christ Church of England* at 6 Anzac Avenue.
- The Goulburn Park Recreational ground with its significant mature indigenous and exotic trees, sound shell and swimming pool.
- Views of the Goulburn River, Tallarook Ranges, the Anglican and Presbyterian Churches, and the Railway Station precinct.

*These places of individual significance have a separate citation in this Study.

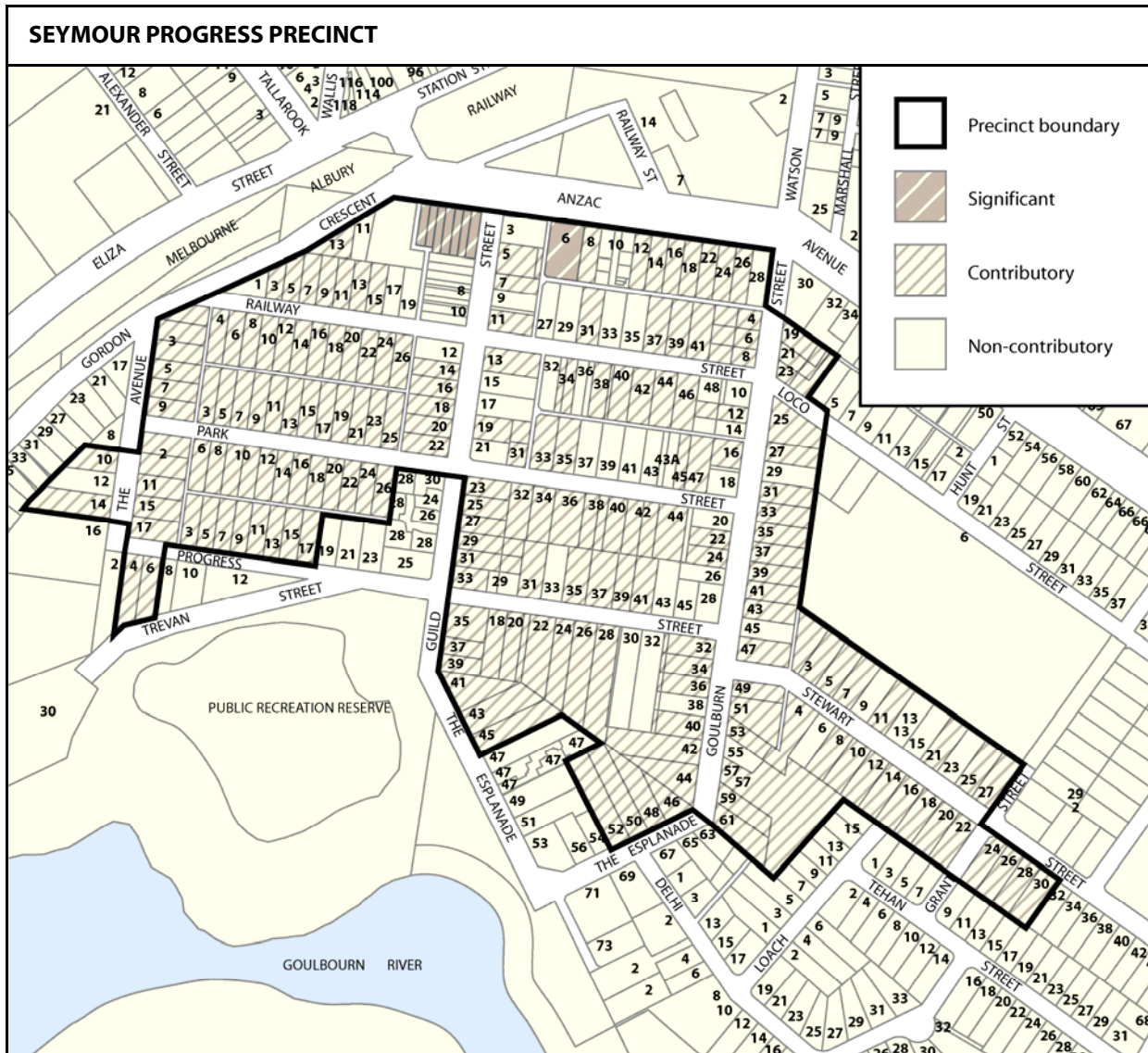
How is it significant?

The Seymour Progress precinct is of local historic and architectural significance to Mitchell Shire.

Why is it significant?

The Seymour Progress Precinct is historically significant as a place that provides tangible evidence of the significant growth of Seymour to the south of the railway line in the late nineteenth and early twentieth century. The subdivision and development of the precinct has associations with locally important families such as the Guilds (Criterion A & G)

The Seymour Progress Precinct is architecturally significant as a representative example of a residential area comprising housing from the late nineteenth to mid-twentieth centuries. It has aesthetic and design qualities associated with the residential development of that era including picturesque skylines created by the pitched rooflines and chimneys, accented by a backdrop of sky and trees, and gardens visible over low wire fences. The siting of the housing illustrates the emergence of garden city influences by the inter-war period. (Criteria D & E)



Conservation policy

Policy basis

The policy implements the findings of the Mitchell Shire Heritage Study by providing guidelines that support the conservation of significant features within the precinct whilst allowing opportunity for new development in appropriate circumstances.

Objectives

- To ensure that the significance of heritage places within the precinct is conserved or revealed.
- To conserve the consistent garden suburb character of the precinct and in particular to:
 - retain the general uniformity of scale and siting throughout the precinct including single storey height and regular alignment of the front of the buildings to the grid layout.
 - retain the uniformity of front and side setbacks, building separation and subdivision pattern.
 - retain the open views of front gardens created by low or no front fences.
- To ensure that new development is compatible with the historic character of the precinct and does not become a visually dominant element.
- To conserve and enhance significant views, vistas and landmarks in the precinct.
- To ensure that archaeological remains are not inadvertently damaged or destroyed.

Policy

In considering applications under the Heritage Overlay it is policy to:

General

- Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:
 - Conserve significant features on places shown as significant or contributory on the relevant precinct map.
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.
- Encourage contemporary design and avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
- Encourage the form, scale, detailing and materials of new development including additions to be compatible with contributory building/s, but clearly contemporary in design.
- Encourage buildings to be no higher than contributory buildings on the same site or adjoining sites.
- Encourage buildings to have the same or similar front and side setbacks as contributory buildings on the same site or adjoining sites.
- Encourage fences to be constructed in a style and height that is appropriate to the era of the precinct.

- Encourage the location of services and other features such as tanks in locations that are not highly visible from the street.
- Discourage the demolition of significant buildings or features such as fences on places shown as significant or contributory on the relevant precinct map except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.

Demolition of part of a significant or contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct.

- Allow the demolition or removal of buildings or features on places identified as non-contributory on the relevant precinct map, or are situated on a significant or contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: for a significant place first consider the individual citation and then the precinct citation).
- Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.
- Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.
- Conserve or reveal views that contribute to the significance of the precinct.
- In the case of subdivision of significant or contributory places within the precinct, encourage the retention of the significant features on one lot.

Specific

- Encourage contemporary interpretation of traditional building design for infill development, which incorporates hipped and/or gabled roofs, verandahs or porches, and minimal detailing.
- Encourage detached siting of houses with regular siting parallel to the frontage and side boundaries.
- Encourage the use of traditional construction materials for infill development that includes horizontal weatherboard or rendered brick wall construction, timber framed windows and doors, and non-zincalume corrugated sheet metal, or tiled roofing.
- Encourage the use of paint colours on buildings that are appropriate for the style and period of construction.
- Encourage the use of fence styles that are appropriate to the era of the house.
- Ensure that fences do not obscure the visibility of the house from the street.
- Encourage garages or carports to be situated at the rear of dwellings.
- Discourage vehicle access from the frontage and the construction of any hardstand parking areas or structures in the front setback area.
- Encourage the undergrounding of infrastructure such as telephone, and data lines.

Trees

In order to conserve the heritage significance of significant trees, it policy to:

- Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- If the significant trees require replacement, encourage replacement with 'like with like' species

Performance measures

It is policy to assess proposals against the following performance measures as appropriate:

- Significant and contributory Victorian, Edwardian, and inter-war dwellings are conserved.
- Additions to significant or contributory dwellings do not exceed the maximum building height of the existing dwelling.
- New infill buildings:
 - Should not exceed one storey in height to a depth of not less than 4 metres from the front wall.
 - Should contain a second storey primarily within the roofspace or setback not less than 4 metres from the front wall.
 - Have a springing height of the roof that is equivalent to adjoining buildings or, if these are different, an average of those of adjoining buildings;
- New infill dwellings are sited as follows:
 - The front setback of the building is the same as the front alignments of adjoining buildings, or if these are different, the setback may be an average of the adjoining buildings;
 - The side setbacks are not less than adjoining residential buildings.
- New garages and/or carports are located at the rear of existing dwelling or at least 1 metre from the front wall of the dwelling.
- Front fences do not exceed 1300mm in height.

Decision guidelines

It is policy to consider, as appropriate:

- The citation/s in the Mitchell Shire Heritage Study, including the precinct and, where relevant, any individual statement of significance for the place.
- Whether the proposal may assist in revealing the significance of the place by restoring or reconstructing missing fabric or removing non-significant alterations or additions.
- Whether the proposal will assist in the conservation or maintenance of the place.
- The visual prominence of a new building or addition to a building from within or outside of the precinct.
- The impact upon any views or vistas.
- Whether the proposal will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building.

- Whether the proposal will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

SEYMOUR RAILWAY

Statement of significance

The history and description for this precinct is the source of evidence for the following statement of significance. Places identified as Significant on the precinct map also have an individual citation in this Study, which has further information about the significance of those places.

What is significant?

Seymour Railway precinct comprises buildings, trees, infrastructure and other elements associated with the establishment and development of the railway line through Seymour since the late nineteenth century. The following places/elements contribute to the significance of the precinct:

- The Seymour Railway Station, platforms and pedestrian subway.
- Other pre-World War II buildings within the railway reserve including the goods sheds, engine sheds and other storage sheds.
- The turntable and associated infrastructure.
- Signalling and safe-working infrastructure dating from prior to World War II.
- Railway staff housing including the house at 7 Anzac Avenue, and the adjacent group of early to mid-twentieth century weatherboard houses in the unnamed street between Anzac Avenue and Goulburn Street facing the Bowling Club.
- The water tower, standpipe and former signal box and Mob Siding sign at the Railway Heritage Centre.
- The former VRI Hall.
- The objects and features in the Spirit of Progress Park and the J.W. Elliott Reserve including the steam locomotive, the centenary tree, ceremonial plaques celebrating these places, and mature trees including Canary Island Palms (*Phoenix canariensis*), English Oaks (*Quercus robur*) and English Elms (*Ulmus procera*).
- The Railway Bowling Club.
- The views to and from the railway station complex, from the Station Street precinct and the Progress residential precinct.

Other buildings within this precinct are not significant.

How is it significant?

Seymour Railway precinct is of local historic, aesthetic and social significance to Mitchell Shire.

Parts of the precinct are of State significance. Please refer to the Victorian Heritage Register citation for further information (VHR H1591).

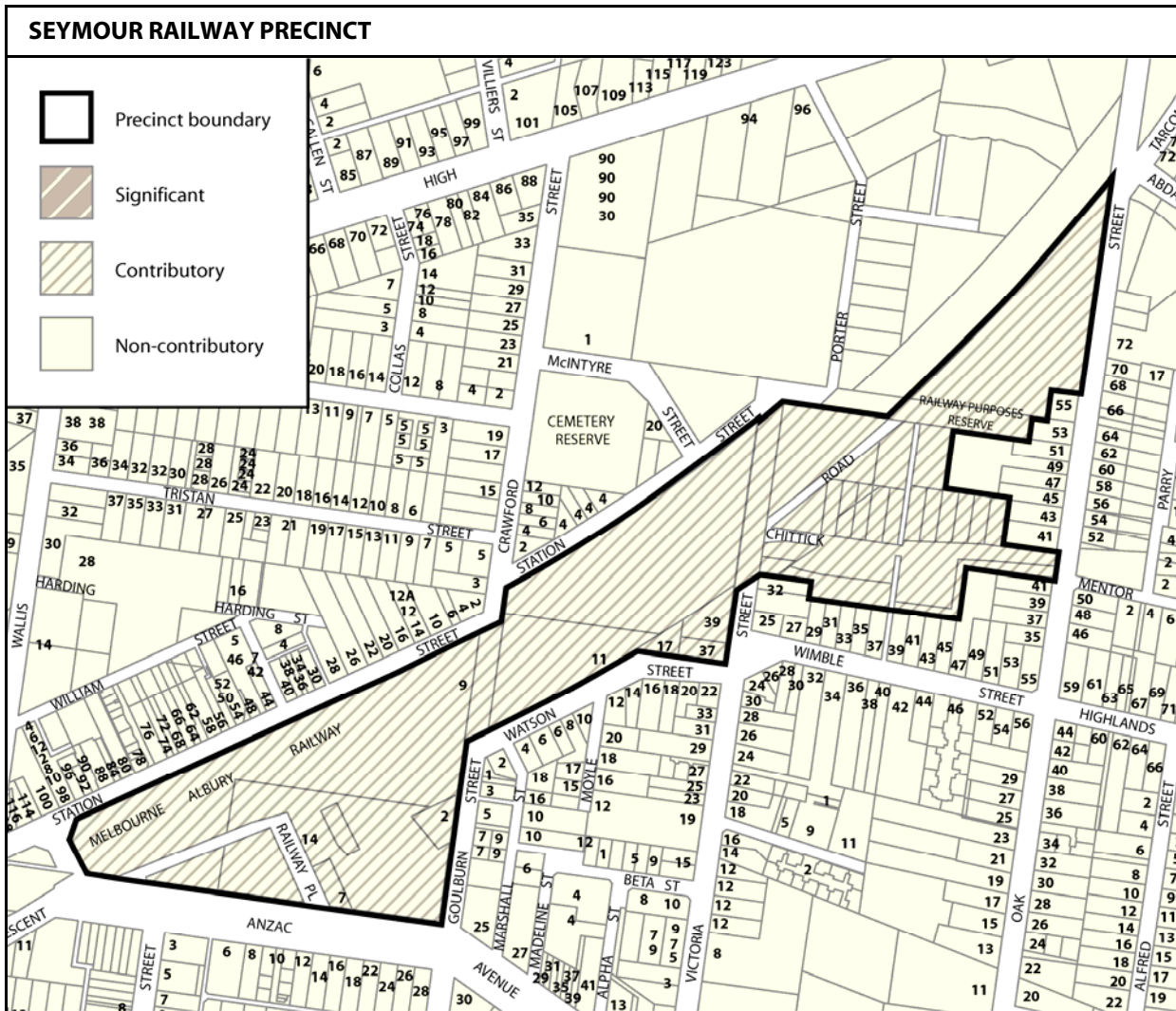
Why is it significant?

Seymour Railway Precinct is historically significant as a place that demonstrates the regional importance of Seymour as a railway town. The imposing station building with its large refreshment room testifies to its past importance as a staging point on the Melbourne to Wodonga line and as the junction of the north east and north central lines while the complex of associated infrastructure within the station reserve and the railway staff houses and other related buildings surrounding it reflects the importance of the railway to the social and economic life of the town. The locomotive turntable, which once serviced a twenty-bay roundhouse, is of particular significance as evidence of Seymour's significance as the principal repair depot for these lines as well as its role in supplying ready-fired locomotives for the next stage of the journey to Melbourne or Sydney. (Criterion A)

The station building is aesthetically significant as a finely designed two storey polychrome brick Victorian station building that incorporates the station master's residence. The landmark setting of the station is complemented by the classically striped interwar design of the Victorian Railway Institute building and the adjoining parkland. (Criterion E)

Seymour Railway precinct is socially significant as a place that has played and continues to play a central role in the lives of many local people. The collection of railway structures at the Railway Heritage Centre and the existence of the centre itself is an expression of how the town's railway history lives on in the enthusiasm of a number of its citizens. The railway buildings and infrastructure are also an important visual reminder of the central place that the railway holds in Seymour's labour history. The objects and features in the Spirit of Progress Park and the J.W. Elliott Reserve are testament to both the official recognition of the role of the railway in the history of Seymour and the enthusiasm of the community to participate in celebrating that relationship. (Criterion G)

The Victorian Railways Institute and the Bowling Club are both historically significant as an illustration of the strong social importance of the railways to provide a place for learning, dancing, billiards, tennis, bowls and other social activities near the place of work for railway employees, their families and visiting soldiers in the town. (Criterion A)



Conservation policy

Policy basis

The policy implements the findings of the Mitchell Shire Heritage Study by providing guidelines that support the conservation of significant features within the precinct whilst allowing opportunity for new development in appropriate circumstances.

Objectives

- To ensure that the significance of heritage places within the precinct is conserved or revealed.
- To ensure that new development is compatible with the historic character of the precinct and does not become a visually dominant element.
- To conserve and enhance significant views, vistas and landmarks in the precinct.
- To support the adaptive re-use of buildings that are no longer used or required for their original purpose.
- To ensure that archaeological remains are not inadvertently damaged or destroyed.

Policy

In considering applications under the Heritage Overlay it is policy to:

General

- Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:
 - Conserve significant features on places shown as significant or contributory on the relevant precinct map.
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.
- Encourage contemporary design and avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
- Encourage the form, scale, detailing and materials of new development including additions to be compatible with contributory building/s, but clearly contemporary in design.
- Encourage buildings to be no higher than contributory buildings on the same site or adjoining sites.
- Encourage buildings to have the same or similar front and side setbacks as contributory buildings on the same site or adjoining sites.
- Encourage fences to be constructed in a style and height that is appropriate to the era of the precinct.
- Encourage the location of services and other features such as tanks in locations that are not highly visible from the street.
- Discourage the demolition of significant buildings or features such as fences on places shown as significant or contributory on the relevant precinct map except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.

Demolition of part of a significant or contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct.

- Allow the demolition or removal of buildings or features on places identified as non-contributory on the relevant precinct map, or are situated on a significant or contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: for a significant place first consider the individual citation and then the precinct citation).
- Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.
- Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.
- Conserve or reveal views that contribute to the significance of the precinct.
- In the case of subdivision of significant or contributory places within the precinct, encourage the retention of the significant features on one lot.

Specific

- None specified.

Trees

In order to conserve the heritage significance of significant trees, it policy to:

- Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- If the significant trees require replacement, encourage replacement with 'like with like' species

Decision guidelines

It is policy to consider, as appropriate:

- The citation/s in the Mitchell Shire Heritage Study, including the precinct and, where relevant, any individual statement of significance for the place.
- Whether the proposal may assist in revealing the significance of the place by restoring or reconstructing missing fabric or removing non-significant alterations or additions.
- Whether the proposal will assist in the conservation or maintenance of the place.
- The visual prominence of a new building or addition to a building from within or outside of the precinct.
- The impact upon any views or vistas.
- Whether the proposal will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building.

- Whether the proposal will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

TALLAROOK TOWN

Statement of significance

The history and description for this precinct is the source of evidence for the following statement of significance. Places identified as Significant on the precinct map also have an individual citation in this Study, which has further information about the significance of those places.

What is significant?

Tallarook Township is a small rural township. The places/elements that contribute to the significance of the precinct are shown on the attached precinct plan and include:

- The former Railway Hotel and the former Howe's Hotel, and associated features including trees, underground tanks and outbuildings.
- Community and civic buildings including St Stephen's Anglican Church, St Joseph's Catholic Church, Tallarook Primary School and the Tallarook Mechanics' Institute
- The railway station complex including the station buildings and platforms, the underground pedestrian walkway, and remnants of sidings and associated infrastructure.
- The former blacksmith/garage and residence at 2 Main Road, and the former shops/residences and post office at 8 Main Road.
- The former police station and railway staff houses in Railway Place and other houses at 11, 12, 13, 19, 23, 36, 40 & 50 Main Road, the outbuildings at 58 Main Road and mature exotic and native trees within gardens.
- Tallarook Cemetery.
- Mature trees along the frontage of 19 and 23 Main Road.
- Mature exotic trees and remnant brick gutters within the road reserve, the bluestone culvert in Main Road north of Hedley's Lane, and informal road construction.
- Ruins and archaeological sites.

The significant places are of mixed design, function and materials, but most are of timber, face brick, stucco or bluestone construction, hipped or gable roofs clad in slate or galvanised corrugated iron, with chimneys, and double-hung timber windows.

How is it significant?

Tallarook Township precinct is of local historic, social and aesthetic significance to Mitchell Shire.

Why is it significant?

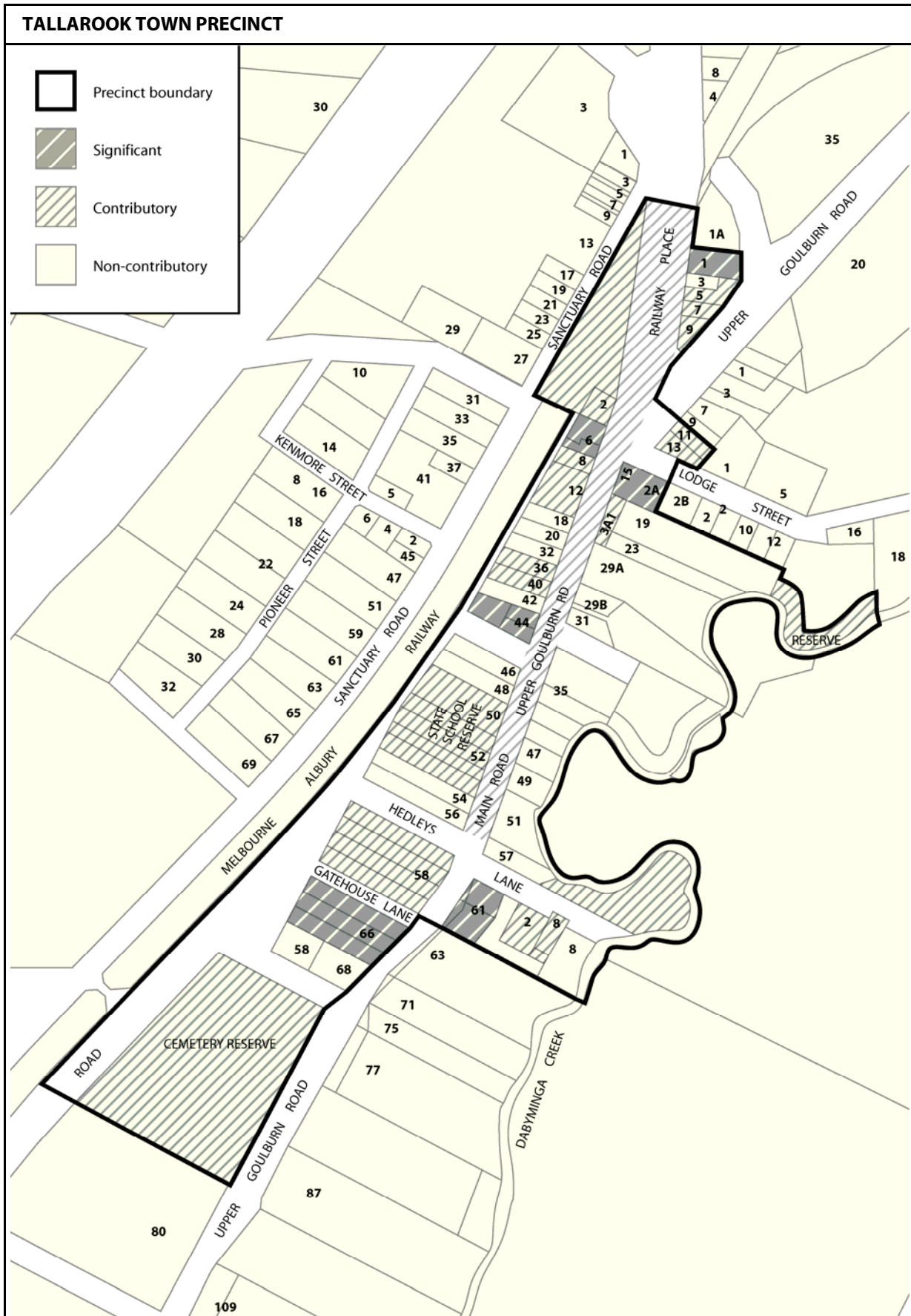
Tallarook Township is historically significant as a place that provides a reminder of the heyday of Tallarook during the nineteenth and early twentieth centuries. The hotels and blacksmith's shop, located near the station and main intersection, testify to the importance of the centre as a service point for train and road travellers between Melbourne and northern and northeastern Victoria. (Criterion A)

Tallarook Township is historically and socially significant as the centre of the Tallarook district. The hotels, school, cemetery, hall and churches have strong associations with the social activities of the community. (Criterion G)

Tallarook Township is historically significant as a representative example of a rural township with a scattered and organic layout that illustrates the erratic commercial, community and residential development that is typical of rural towns in the nineteenth century. (Criterion D)

Tallarook Township is aesthetically significant for its distinctive nineteenth and early twentieth century picturesque character, which is integrally related to the surrounding farmland, native trees, creek and Tallarook Ranges in the distance. (Criterion E)

Tallarook Township is scientifically significant as a place that has potential for archaeological significance. (Criterion C)



Conservation policy

Policy basis

The policy implements the findings of the Mitchell Shire Heritage Study by providing guidelines that support the conservation of significant features within the precinct whilst allowing opportunity for new development in appropriate circumstances.

Objectives

- To ensure that the significance of heritage places within the precinct is conserved or revealed.
- To maintain the low scale, low density character of the precinct and ensure that new development is compatible with it.
- To ensure that new development is compatible with the historic character of the precinct and does not become a visually dominant element.
- To conserve and enhance significant views, vistas and landmarks in the precinct.
- To conserve the informal road formations within the precinct.
- To ensure that archaeological remains are not inadvertently damaged or destroyed.

Policy

In considering applications under the Heritage Overlay it is policy to:

General

- Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:
 - Conserve significant features on places shown as significant or contributory on the relevant precinct map.
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.
- Encourage contemporary design and avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
- Encourage the form, scale, detailing and materials of new development including additions to be compatible with contributory building/s, but clearly contemporary in design.
- Encourage buildings to be no higher than contributory buildings on the same site or adjoining sites.
- Encourage buildings to have the same or similar front and side setbacks as contributory buildings on the same site or adjoining sites.
- Encourage fences to be constructed in a style and height that is appropriate to the era of the precinct.
- Encourage the location of services and other features such as tanks in locations that are not highly visible from the street.
- Discourage the demolition of significant buildings or features such as fences on places shown as significant or contributory on the relevant precinct map except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.

Demolition of part of a significant or contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct.

- Allow the demolition or removal of buildings or features on places identified as non-contributory on the relevant precinct map, or are situated on a significant or contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: for a significant place first consider the individual citation and then the precinct citation).
- Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.
- Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.
- Conserve or reveal views that contribute to the significance of the precinct.
- In the case of subdivision of significant or contributory places within the precinct, encourage the retention of the significant features on one lot.

Specific

- Encourage contemporary interpretation of traditional building design for infill development, which incorporates hipped and/or gabled roofs, verandahs or porches, and minimal detailing.
- Encourage detached siting of houses with regular siting parallel to the frontage and side boundaries.
- Encourage the use of traditional construction materials for infill development that includes horizontal weatherboard or rendered brick wall construction, timber framed windows and doors, and non-zincalume corrugated sheet metal, or tiled roofing.
- Encourage the use of paint colours on buildings that are appropriate for the style and period of construction.
- Encourage the use of fence styles that are appropriate to the era of the house.
- Ensure that fences do not obscure the visibility of the house from the street.
- Encourage garages or carports to be situated at the rear of dwellings.
- Discourage vehicle access from the frontage and the construction of any hardstand parking areas or structures in the front setback area.
- Encourage the undergrounding of infrastructure such as telephone, and data lines.
- Discourage road and drainage works that alter the original formation of the roadways.
- Encourage the use of appropriate fence styles, which do not obscure the visibility of the buildings and front gardens from the street.
- Encourage archaeological documentation into the associations of this precinct with the station and railway, the hall, hotels and churches.

Trees

In order to conserve the heritage significance of significant trees, it policy to:

- Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- If the significant trees require replacement, encourage replacement with 'like with like' species

Decision guidelines

It is policy to consider, as appropriate:

- The citation/s in the Mitchell Shire Heritage Study, including the precinct and, where relevant, any individual statement of significance for the place.
- Whether the proposal may assist in revealing the significance of the place by restoring or reconstructing missing fabric or removing non-significant alterations or additions.
- Whether the proposal will assist in the conservation or maintenance of the place.
- The visual prominence of a new building or addition to a building from within or outside of the precinct.
- The impact upon any views or vistas.
- Whether the proposal will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building.
- Whether the proposal will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

WANDONG

Statement of significance

The history and description for this precinct is the source of evidence for the following statement of significance. Places identified as Significant on the precinct map also have an individual citation in this Study, which has further information about the significance of those places.

What is significant?

Wandong is a small rural township. The places/elements that contribute to the significance of the precinct are shown on the attached precinct plan and include:

- The group of four timber cottages at 7-13 Rail Street, which date from the late nineteenth and early twentieth centuries. The visual relationship between these houses, which have gabled roofs with generous front and side setbacks, front verandahs, brick chimneys and double-hung sash windows, and the adjoining Hall at No.19 contributes to the significance of this group.
- The large Elm (*Ulmus sp.*) in the rear yard of the house at 7 Rail Street.
- Community and civic buildings including St John's Anglican Church, St Michael's Catholic Church, and the Wandong Mechanics' Institute Hall.
- The setting of, and visual relationship between the two churches including mature trees such as eucalypts, cypresses and pines, and the elevated siting of the Hall at a prominent corner.
- The four houses, constructed c.1889 using 'Terracotta Lumber' bricks, at 6 Dry Creek Crescent, 37 Rail Street and 14 & 16 Wandong Avenue. They have hipped roofs, brick chimneys and double hung timber sash windows.

How is it significant?

Wandong precinct is of local historic, social and aesthetic significance to Mitchell Shire.

Why is it significant?

Wandong precinct is historically significant as a reminder of the heyday of the township during the nineteenth and early twentieth centuries when it flourished through the timber, clay and brick industries. The community and residential buildings within the precinct are testimony to the early development of Wandong and have important associations with the development of the timber industry by Robert Affleck Robertson who founded the township and developed the timber, clay and brick industries. Five of the buildings in the precinct are of terracotta lumber construction and are important evidence of the use of this unusual construction material and of Robertson's transfer of terracotta lumber manufacturing from Brunswick to Wandong in 1889. The group of houses in the north of the precinct is also historically significant as evidence of the how the early development was in proximity to the railway station. (Criterion A & H)

Wandong Township is historically and socially significant as the centre of the Wandong district. The hall and churches have strong associations with the social activities of the community over a long period and are recognized and highly valued by the local community for religious, commemorative and recreational reasons. (Criterion G)

Wandong Township has aesthetic significance for the Wandong Hall and St. Michaels Church, which are important focal points and local landmarks within the town. Whilst modest buildings, the aesthetic qualities of the places are enhanced by the elevated siting of the Hall on

a prominent corner, and the setting of, and visual relationship between the two churches within spacious treed grounds. (Criterion E)

The buildings constructed of 'Terracotta Lumber' are technically significant as rare examples of this building material, which demonstrates an innovative use of sawdust, normally a by-product of sawmill operations. (Criteria B & F)

Conservation policy

Policy basis

The policy implements the findings of the Mitchell Shire Heritage Study by providing guidelines that support the conservation of significant features within the precinct whilst allowing opportunity for new development in appropriate circumstances.

Objectives

- To ensure that the significance of heritage places within the precinct is conserved or revealed.
- To maintain the low scale, low density character of the precinct and ensure that new development is compatible with it.
- To ensure that new development is compatible with the historic character of the precinct and does not become a visually dominant element.
- To conserve and enhance significant views, vistas and landmarks in the precinct.
- To conserve the informal road formations within the precinct.
- To ensure that archaeological remains are not inadvertently damaged or destroyed.

Policy

In considering applications under the Heritage Overlay it is policy to:

General

- Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:
 - Conserve significant features on places shown as significant or contributory on the relevant precinct map.
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.
- Encourage contemporary design and avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.



- Encourage the form, scale, detailing and materials of new development including additions to be compatible with contributory building/s, but clearly contemporary in design.
- Encourage buildings to be no higher than contributory buildings on the same site or adjoining sites.
- Encourage buildings to have the same or similar front and side setbacks as contributory buildings on the same site or adjoining sites.
- Encourage fences to be constructed in a style and height that is appropriate to the era of the precinct.
- Encourage the location of services and other features such as tanks in locations that are not highly visible from the street.
- Discourage the demolition of significant buildings or features such as fences on places shown as significant or contributory on the relevant precinct map except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.

Demolition of part of a significant or contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct.

- Allow the demolition or removal of buildings or features on places identified as non-contributory on the relevant precinct map, or are situated on a significant or contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: for a significant place first consider the individual citation and then the precinct citation).
- Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.
- Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.
- Conserve or reveal views that contribute to the significance of the precinct.
- In the case of subdivision of significant or contributory places within the precinct, encourage the retention of the significant features on one lot.

Specific

- Encourage contemporary interpretation of traditional building design for infill development, which incorporates hipped and/or gabled roofs, verandahs or porches, and minimal detailing.
- Encourage detached siting of houses with regular siting parallel to the frontage and side boundaries.
- Encourage the use of traditional construction materials for infill development that includes horizontal weatherboard or rendered brick wall construction, timber framed windows and doors, and non-zincalume corrugated sheet metal, or tiled roofing.
- Encourage the use of paint colours on buildings that are appropriate for the style and period of construction.
- Encourage the use of fence styles that are appropriate to the era of the house.

- Ensure that fences do not obscure the visibility of the house from the street.
- Encourage garages or carports to be situated at the rear of dwellings.
- Discourage the construction of any hardstand parking areas or structures in the front setback area.
- Encourage the undergrounding of infrastructure such as telephone, and data lines.
- Discourage road and drainage works that alter the original formation of the roadways.
- Encourage the use of appropriate fence styles, which do not obscure the visibility of the buildings and front gardens from the street.
- Encourage archaeological documentation into the associations of this precinct with the station and railway, the hall, hotels and churches.

Trees

In order to conserve the heritage significance of significant trees, it policy to:

- Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- If the significant trees require replacement, encourage replacement with 'like with like' species

Decision guidelines

It is policy to consider, as appropriate:

- The citation/s in the Mitchell Shire Heritage Study, including the precinct and, where relevant, any individual statement of significance for the place.
- Whether the proposal may assist in revealing the significance of the place by restoring or reconstructing missing fabric or removing non-significant alterations or additions.
- Whether the proposal will assist in the conservation or maintenance of the place.
- The visual prominence of a new building or addition to a building from within or outside of the precinct.
- The impact upon any views or vistas.
- Whether the proposal will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building.
- Whether the proposal will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed

assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

APPENDIX B – NEW CITATIONS

BROADFORD

St George's Presbyterian Church

History

History of Broadford

The township of Broadford in the Parish of Broadford, comprised land which was part of the Mount Piper pastoral run first held by Col. Henry John White in 1840. The town was surveyed and gazetted in 1854, after which quarter acre town allotments were sold for £2 each. Although the original Melbourne to Sydney track did not go through Broadford, by the 1850s, the mail coaches were using the shorter route from Kilmore through Broadford (Huddle, 2006:59-65).

Broadford developed around the farmers' market and the Sunday Creek Inn, which catered for travellers. The town grew steadily after gold was discovered nearby at Reedy Creek in 1857. In 1861 there were 145 dwellings in Reedy Creek (including Tyaak), and a population of 520. The number of dwellings in Broadford in that year was only 29 and the population was 114 (Huddle, 2006:59-65).

In 1868 Bailliere's Victorian Directory described Broadford as a postal township with a police station and "Cobb's Office" at the Sunday Creek Hotel. In addition to a number of farmers and labourers, a variety of occupations, trades and businesses were listed. The Broadford District Road Board was proclaimed in 1869. The board's seven elected members first met at the Sunday Creek Inn and they included Donald Ferguson, former owner of the inn, James Maxfield, flourmiller, and Henry Philbrick, a tannery proprietor. The Broadford Shire Council was proclaimed in December 1874 (Huddle, 2006:59-65).

Primary production was an important activity with wool, wheat, timber and produce being the main commodities. Two other industries, the tannery and the flour mill, also contributed to the growth of Broadford in the nineteenth century.

In 1862 James Maxfield erected what was "considered to be a large flour mill for its time" on the Sunday Creek at Broadford. It was a water-powered mill that cost approximately six thousand pounds to build and was located near the site of the present Australian Paper Manufacturers' mill. At the opposite end of the town, Henry Philbrick opened a tannery near the Dry Creek Bridge on the Sydney Road in 1868 (Huddle, 2006:59-65).

The opening of the North-eastern railway from Melbourne to Seymour by 1872 contributed to the growth of the town and no doubt influenced the decision of the Lloyd brothers, Charles Edward and Leonard Richard, to purchase and expand Philbrick's tannery in 1872. The tannery provided housing for its workers and these residences would have been located near the western end of the town. Expansion and engineering improvements resulted in a business that was considered the most "complete tanning and leather manufacturing establishment in the colonies" winning awards at the Melbourne and Paris Exhibitions and exporting a large amount of their product to London (Huddle, 2006:59-65).

By 1879 the flour mill was no longer operating however it provided a site for a another mill, originally producing strawboard, which opened on this site in 1890. This mill, which would later become known as the Australian Paper Manufacturers' mill was the major contributor to the development of Broadford for most of the twentieth century (Huddle, 2006:59-65).

The original mill burnt down in 1911, but was re-built and re-opened just six months later with innovations such as the use of electricity powered by three steam generators - surplus electricity was supplied to the town of Broadford until the Second World War. Production

doubled during the First World War when the Mill's products were in high demand. Prosperity at the Mill continued after the War, as Rule (1990:31) notes:

In the decade after the war change was in the air. And, for a while in the 'roaring twenties' prosperity seemed assured as industries the world over set out to manufacture and sell goods which had been denied people in wartime. The Australian papermaking industry grew more sophisticated, and looked for economies of scale.

By 1901 Broadford boasted 107 dwellings and a population of 250 and a 1912 Residential Map of Broadford shows three concentrated areas of development: the section to the east of Sunday Creek closer to the flour mill and later paper mill; the section west of the creek and south of the railway station; and the section north of the railway line centred around the High Street and the Market Place (Huddle, 2006:59-65). As the mill expanded, so did Broadford with many new houses being constructed as mill production peaked in the 1920s and again in the 1950s, filling in many of the vacant areas shown in the 1912 map. After recording no increase between 1900 and 1910 the population of Broadford more than doubled to 650 by 1920 and 800 by 1930 (VMD)

St George's Presbyterian Church

The first Presbyterian Church in Broadford was officially opened and dedicated on 27 October 1861 by the Rev. Maxwell, assisted by the Rev. McPherson. During construction of the church, services had been held at private homes. This small wooden church was later moved and re-erected on this site in 1873 at a time when it was elevated to Parish status (Fletcher, 1975:114-6). A manse was constructed some time later at the corner of Hamilton and Gavan streets.

The church served the congregation until 1912 when a much larger brick church replaced the old timber building. The foundation stone for the new church was laid on 1 June 1912 by Mr M.K. McKenzie and the new church was opened and dedicated on 1 December 1912 by the Rev. D.S. Adam, Professor of Systematic Theology and Church History at Ormond College, University of Melbourne. Campbell and Kernot were the architects and tender of Mr James Sutherlands was accepted at the cost of £1,154/18/-. The old church was demolished and sold; the bell was hung in the tower of the new church and the old pulpit was presented to the Strath Creek church (Fletcher, 1975:114-6).

The jubilee of the church was celebrated in October 1923. A new brick veneer manse was dedicated and officially opened by the Presbytery of Seymour on 23 October 1959, which replaced the old manse (Fletcher, 1975:114-6).

Sources

Fletcher, B.J., *Broadford. A regional history*, Kilmore, 1975

Lorraine Huddle Pty Ltd, *Mitchell Shire Stage Two Heritage Study 2006, Volume 4 of 5*

Rule, Andrew (ed.), *Through the mill. A history of facts, figures, fancies and photographs to mark the centenary of the Broadford Mill 1890-1990*, 1990

Victorian Municipal Directory (VMD), entries for Broadford, 1900, 1910, 1920, 1930

Description

The Broadford Presbyterian Church of 1912 is an attractive building in the Arts & Crafts Gothic style, situated on a generous grassy site. It is entered via a mild-steel gate (of c1950s) with the inscription 'Rejoice with the Lord'. The gate has simple concrete fence posts and a cyclone wire and pipe fence.

The walls are clad in a warm red facebrick with rendered bands and copings on the engaged buttresses. The steeply gabled roof is covered in slates, with exposed rafter ends. There is a row of four large round, sheet-metal ventilators along the ridgeline.

The façade has a gabled parapet, with a slender octagonal spire on the right-hand side. The pointed spire roof sits above metal louvered vents with trefoil arches at their tops. The façade gable is dominated by three lancet windows, the largest in the centre, beneath a lancet-shaped label.

There are two entrances near the front of the church, on either side. On the right-hand side is a transverse gabled porch on the right-hand side. The entry door is ledged, and sits beneath a lancet highlight with heavy quatrefoil tracery. The eaves projecting over the entry are supported on decorative timber brackets. On the left-hand side of the nave is a doorway below the eaves with a lancet-shaped panel above it. It is reached via a low concrete landing with metal rails, both modern.

The windows to the side elevations are also lancet windows, beneath brick arches, with diamond-paned leadlights. The windows are paired in the transepts, and set below a cross-beam between the bargeboards.

There is a small, hipped-roof section at the rear of the church, probably a vestry, which has rectangular double-hung windows and a simple brick chimney.

Statement of significance

What is significant?

St George's Presbyterian Church complex, Broadford. The following elements contribute to the significance of the place:

- The church at 30 Hamilton Street and 51-53 High Street. The setting of the church and views to it from both directions along High Street contributes to its significance.
- The timber post and cyclone wire fence and decorative gate posts extending along the frontage of the church and the house at 28 Hamilton Street.
- The former Manse at 26 Hamilton Street.

The post-war house at 28 Hamilton Street and other buildings on the site including the garage at the rear of the former Manse and the former portable school buildings are not significant.

How is it significant?

St George's Presbyterian Church complex is of local historic, social and architectural significance to Mitchell Shire.

Why is it significant?

St George's Presbyterian Church complex is historically and socially significant for its associations with the continuing development of the Presbyterian Church in Broadford. The former manse is associated with the relocation of the church to this site in the late nineteenth century, while the church itself symbolises the development of Broadford in the early twentieth century, which was associated with the expansion of industries including the paper mill. (Criterion A)

St George's Presbyterian Church complex is socially significant as the centre of Presbyterian worship in the Broadford Parish for over 90 years. (Criterion G)

St George's Presbyterian Church is architecturally significant as a fine and well-detailed example of a Federation Gothic Church. The prominent siting of the church within the town centre gives it landmark qualities. (Criteria D & E)

Broadford School No.1125

History

History of Broadford

The township of Broadford in the Parish of Broadford, comprised land which was part of the Mount Piper pastoral run first held by Col. Henry John White in 1840. The town was surveyed and gazetted in 1854, after which quarter acre town allotments were sold for £2 each. Although the original Melbourne to Sydney track did not go through Broadford, by the 1850s, the mail coaches were using the shorter route from Kilmore through Broadford (Huddle, 2006:59-65).

Broadford developed around the farmers' market and the Sunday Creek Inn, which catered for travellers. The town grew steadily after gold was discovered nearby at Reedy Creek in 1857. In 1861 there were 145 dwellings in Reedy Creek (including Tyaak), and a population of 520. The number of dwellings in Broadford in that year was only 29 and the population was 114 (Huddle, 2006:59-65).

In 1868 Bailliere's Victorian Directory described Broadford as a postal township with a police station and "Cobb's Office" at the Sunday Creek Hotel. In addition to a number of farmers and labourers, a variety of occupations, trades and businesses were listed. The Broadford District Road Board was proclaimed in 1869. The board's seven elected members first met at the Sunday Creek Inn and they included Donald Ferguson, former owner of the inn, James Maxfield, flourmiller, and Henry Philbrick, a tannery proprietor. The Broadford Shire Council was proclaimed in December 1874 (Huddle, 2006:59-65).

Primary production was an important activity with wool, wheat, timber and produce being the main commodities. Two other industries, the tannery and the flour mill, also contributed to the growth of Broadford in the nineteenth century.

In 1862 James Maxfield erected what was "considered to be a large flour mill for its time" on the Sunday Creek at Broadford. It was a water-powered mill that cost approximately six thousand pounds to build and was located near the site of the present Australian Paper Manufacturers' mill. At the opposite end of the town, Henry Philbrick opened a tannery near the Dry Creek Bridge on the Sydney Road in 1868 (Huddle, 2006:59-65).

The opening of the North-eastern railway from Melbourne to Seymour by 1872 contributed to the growth of the town and no doubt influenced the decision of the Lloyd brothers, Charles Edward and Leonard Richard, to purchase and expand Philbrick's tannery in 1872. The tannery provided housing for its workers and these residences would have been located near the western end of the town. Expansion and engineering improvements resulted in a business that was considered the most "complete tanning and leather manufacturing establishment in the colonies" winning awards at the Melbourne and Paris Exhibitions and exporting a large amount of their product to London (Huddle, 2006:59-65).

By 1879 the flour mill was no longer operating however it provided a site for a another mill, originally producing strawboard, which opened on this site in 1890. This mill, which would later become known as the Australian Paper Manufacturers' mill was the major contributor to the development of Broadford for most of the twentieth century (Huddle, 2006:59-65).

The original mill burnt down in 1911, but was re-built and re-opened just six months later with innovations such as the use of electricity powered by three steam generators - surplus electricity was supplied to the town of Broadford until the Second World War. Production doubled during the First World War when the Mill's products were in high demand. Prosperity at the Mill continued after the War, as Rule (1990:31) notes:

In the decade after the war change was in the air. And, for a while in the 'roaring twenties' prosperity seemed assured as industries the world over set out to manufacture and sell goods which had been denied people in wartime. The Australian papermaking industry grew more sophisticated, and looked for economies of scale.

By 1901 Broadford boasted 107 dwellings and a population of 250 and a 1912 Residential Map of Broadford shows three concentrated areas of development: the section to the east of Sunday Creek closer to the flour mill and later paper mill; the section west of the creek and south of the railway station; and the section north of the railway line centred around the High Street and the Market Place (Huddle, 2006:59-65). As the mill expanded, so did Broadford with many new houses being constructed as mill production peaked in the 1920s and again in the 1950s, filling in many of the vacant areas shown in the 1912 map. After recording no increase between 1900 and 1910 the population of Broadford more than doubled to 650 by 1920 and 800 by 1930 (VMD)

Broadford School No. 1125

Prior to 1872 education in Victoria was provided by private or church-run schools, some of which received government funding from the National Board of Education from 1851. In July 1857, following a request by Rev. William Singleton, the Church of England school at Broadford was brought under the auspices of the National School Board. School No.58 with Julius Armstrong as Head Teacher was opened and by 1858 there were 27 children on the roll and the school received 115 pounds a year from the Government, mainly for the teacher's salary (Fletcher, 1975:95).

The State took over responsibility for primary education in 1872 following the passing of the *Free, Compulsory and Secular Education Act* and subsequently began building State schools throughout Victoria. The Church of England school subsequently closed in July 1873 and John Wright the Head Teacher (HT) applied for and was appointed to the new State school, No.1125 Broadford. This was established in a new brick building thirty-six feet by 18 feet, which had accommodation for about 70 children, with a staff of three (Fletcher, 1975:95).

As enrolments increased additions were made to the 1873 building and new buildings were added. In 1877 twenty feet was added to the 1873 building to provide additional accommodate the 104 children by then on the role. By 1892 the overcrowding had become acute that the former school from Glenaroua was moved onto the site. This weatherboard building had a gallery for the infants, which was later extended and further extensions were made to the infants room in 1935 and 1949. In 1953 as the upgrading of the APM Mill led to a population boom the former Kur Kurruc Rural School, a typical early twentieth century one room building, was re-erected to provide further accommodation for the infant department (Fletcher, 1975:95; *Vision & Realisation*). The Kur Kurrac School was later moved to the Historic Reserve.

Sources

Fletcher, B.J., Broadford. A regional history, Kilmore, 1975

Lorraine Huddle Pty Ltd, *Mitchell Shire Stage Two Heritage Study 2006, Volume 4 of 5*

Rule, Andrew (ed.), *Through the mill. A history of facts, figures, fancies and photographs to mark the centenary of the Broadford Mill 1890-1990*, 1990

Victorian Municipal Directory (VMD), entries for Broadford, 1900, 1910, 1920, 1930

Vision and Realisation, Education Department of Victoria, Melbourne, 1973, Vol. 3., pp. 651-2

Description

Broadford Primary School No.1125 comprises a complex of buildings spanning a one hundred year period from the establishment of the school on this site in 1877. The original 1877 building is situated adjacent to the western frontage of the school facing Powlett Street. It is a brick building with a gabled corrugated iron roof, with 5 Health Department vents along the ridge. There are five multi-paned double hung sash windows in each side elevation. Originally, there was a small gabled porch in the north elevation, but this has been replaced by a weatherboard addition linking the school to the c.1890s weatherboard school building. The large windows in the south end elevation are later alterations.

To north of the brick building, and now connected by a timber corridor is the c.1890s building and additions. It has a gable roof with projecting central gable over the original entrance to Powlett Street and a transverse gable at the southern end. The gables have half-timbering. Some original windows survive, but many have been altered. There is an early window hood over the window in the projecting gable. The building is in good condition, but has a moderate to low degree of external integrity. What appears to have been a typical one-room weatherboard school has been attached on the north-east side (As noted above, this is not the Kur Kurrac School, which was moved to another). This has multi-paned windows in the east elevation.

The early buildings on the site are surrounded to the north, south and east by post-war school buildings of typical construction.

Statement of significance

What is significant?

Broadford Primary School No.1125 at 17-23 Powlett Street, Broadford. The following elements contribute to the significance of the place:

- The 1873 brick school building and its 1877 addition.
- The c.1890s weatherboard school building, including the additions/alterations made prior to 1940.
- The weatherboard one-room school to the north-east of the c.1890s school.

Other buildings on the site are not significant.

How is it significant?

Broadford Primary School No.1125 is of local historic, social and architectural significance to Mitchell Shire.

Why is it significant?

Broadford Primary School No.1125 is historically and socially significant as a place that is associated with the establishment and development of State primary education in the late nineteenth and early twentieth centuries. The 1877 school building is of particular significance as an early example of a school erected in accordance with the 1872 Act. Later additions to that building and the adjoining timber buildings illustrate the growth of Broadford by the early to mid twentieth century. (Criterion A)

Broadford Primary School No.1125 is socially significant as a place that has strong associations with the Broadford community through its continuous use as a school for over 140 years. (Criterion G)

The 1873-77 school building is architecturally significant as a rare example of a simple early school building, constructed in brick. (Criteria D)

House and shop (former), 149 High Street

History

History of Broadford

The township of Broadford in the Parish of Broadford, comprised land which was part of the Mount Piper pastoral run first held by Col. Henry John White in 1840. The town was surveyed and gazetted in 1854, after which quarter acre town allotments were sold for £2 each. Although the original Melbourne to Sydney track did not go through Broadford, by the 1850s, the mail coaches were using the shorter route from Kilmore through Broadford (Huddle, 2006:59-65).

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The opening of the North-eastern railway from Melbourne to Seymour by 1872 contributed to the growth of the town and no doubt influenced the decision of the Lloyd brothers, Charles Edward and Leonard Richard, to purchase and expand Philbrick's tannery in 1872. The tannery provided housing for its workers and these residences would have been located near the western end of the town. Expansion and engineering improvements resulted in a business that was considered the most "complete tanning and leather manufacturing establishment in the colonies" winning awards at the Melbourne and Paris Exhibitions and exporting a large amount of their product to London (Huddle, 2006:59-65).

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Place history

The exact date of this house and former shop is not known, but it is shown in a c.1891 view of Broadford, looking west across Sunday Creek toward the town centre. It was owned by the Brown family and was operated as a shop and residence (Huddle, 2006:36).

Sources

Fletcher, B.J., Broadford. A regional history, Kilmore, 1975

Lorraine Huddle Pty Ltd, *Mitchell Shire Stage Two Heritage Study 2006, Volume 4 of 5*

Rule, Andrew (ed.), *Through the mill. A history of facts, figures, fancies and photographs to mark the centenary of the Broadford Mill 1890-1990*, 1990

Victorian Municipal Directory (VMD), entries for Broadford, 1900, 1910, 1920, 1930

Description

This is a small Victorian era weatherboard cottage/shop with a gabled roof and separate skillion verandah, which is set close to the street. Chamfered timber posts with delicately carved brackets support the verandah. The front elevation has two doorways, a double-hung sash window and a larger window that illustrate its historic dual function as a house and shop.

Statement of significance

What is significant?

The Victorian era gabled weatherboard house and former shop, constructed by 1891 at 149 High Street, Broadford.

Other buildings on the site are not significant.

How is it significant?

The house and former shop at 149 High Street, Broadford is of local historic and architectural significance to Mitchell Shire.

Why is it significant?

Historically it is significant as a rare surviving example of a building that provides tangible evidence of the early development of Broadford on the east side of Sunday Creek. It is also of architectural significance as a representative example of a nineteenth century shop and residence. (Criterion A & D)

KILMORE

Christ Church of England and Rectory

History

Early development of Kilmore

The town of Kilmore, in the Parish of Willowmavin, is situated on land that formed the border between F.A. Powlett and W.P. Green's pastoral run of *Moranding*, taken up in 1838, and H.H. and W. Jones' pastoral run of *Pontesford* (also spelt *Pontisford*) that was taken up in 1840.

In 1841 William Rutledge purchased 5,120 acres, at a cost of £1 per acre, under the Special Survey scheme introduced in 1840 and discontinued in 1841. In June 1841 T.H. Nutt surveyed Rutledge's claim that included the Melbourne to Sydney road through the eastern portion. Overlanders from New South Wales used the route, which was part of the mail run between Melbourne and Sydney.

From humble beginnings as an Irish emigrant to New South Wales in 1829, Rutledge became a successful land speculator and businessman. In September 1841 he advertised township and suburban allotments in the "Kilmore Special Survey" describing the town allotments as possessing "the advantage of close proximity to the Sydney Road and to the well known water holes where Mr Bonney [overlander] and others were accustomed to encamp before Melbourne arose". William Rutledge was born in Ballymagirril, County Cavan. Kilmore shares its name with the diocese in which he was born. Some claim that it is the oldest inland town in Victoria.

The *Plan of the Private Town of Kilmore* shows streets and allotments that were not laid out in traditional north-south grids but followed the original Melbourne to Sydney track to the east of Kilmore Creek. When the government surveyed the "new" town, immediately to the south of Rutledge's Private Town, the streets were north-south, hence the distinction between streets and allotments north and south of Foote Street.

The plan of the *Old Township of Kilmore* (1855) shows a large number of buildings along "Sydney Road", with very few buildings to the west. One building is shown in Chapel Street, five in the western half of Union Street, and a "Parsonage and School" in Church Street. Kilmore had the advantage of being on the main Melbourne to Sydney Road. Early survey and settlement meant that it was well positioned to take advantage of the gold discoveries at Reedy Creek, McIvor (now Heathcote), Beechworth and Bendigo. Tucker, in *Kilmore on the Sydney Road*, described the "twenty years following the gold rush [as] the busiest in the establishment of permanent buildings and new businesses in the town until the 1890s" (2). The population peaked at 1668 in 1861 before gradually declining to 1044 by 1901.

Christ church

Christ Church of England is located in the Private Town of Kilmore, Sections 30 and 31, in the Parish of Willowmavin, part of Rutledge's Special Survey. The site for the church was donated by the Crown.

The Parish of Kilmore was the fourth to be established in Victoria after Portland, Melbourne and Geelong. It was the first inland Anglican Parish in Victoria. The Reverend William Jones Thomas Singleton, M.A., described as a 'sincere and dedicated Christian' was invited to come from Ireland to Kilmore as first Rector. He arrived in 1849 together with his wife, Frances and a large family of children. He conducted his first service on 24th January 1850 in the purpose-built school house, which also served as a chapel. The following month Rev. Singleton opened the first school in Kilmore in the school house. Riding on horseback, communion services were held regularly at outlying homesteads.

The Anglican Bishop of Melbourne, Charles Perry, laid the foundation stone for Christ Church on 19 November 1857. The first service was held in the church at the beginning of

January 1861 however the construction of the building was not completed until 1864. Bishop Perry dedicated the church on 22 May 1867.

Mr. Perrot was the original architect, providing his services to the church for free. Local architect James Fleury designed the chancel and interior of the church. The tower was never completed and the church was initially considered “unnecessarily large for the present population”. At some time in the nineteenth century stained glass windows designed by the Melbourne firm of Ferguson and Urie were installed in the church. In 1922, concrete buttresses were installed on either side of the entrance.

The Rev. Singleton served as minister until 1868. It was during his tenure that the rectory was built. Local architect James Fleury called for tenders for the Church of England rectory in the *Kilmore Examiner* on 7 June 1867. Another achievement during his time as Rector was building of the first church at Broadford. Bishop Perry dedicated St Matthew’s on 3rd August 1862.

Singleton was followed by Rev. J.H. Watson 1868, Rev. J.B. Garlick 1868-69, Rev. H.C.M. Watson 1869-72, Rev. A. Toomath 1873-92, Rev. M.F. Cahill 1892-1905, Rev. R. Leck 1905-12, Rev. J.A. Peck 1912-20, Rev. E. Finnie 1920-26, Rev. W.P. Daunt 1926-29, and Rev. E.H. Pickford 1929-36.

The church was located on an acre of land that was “paled in and enclosed by a hawthorn hedge, and planted with a great variety of evergreen and deciduous trees”.

Ferguson and Urie

The firm of Ferguson and Urie (also known as Ferguson, Urie & Lyon) is believed to have been the first commercially viable stained-glass manufacturers in Australia and produced stained glass windows and painted transparencies on glass for a 30 year period in the late nineteenth century (DAAO). James Urie, transparency and stained-glass painter, decorator and plumber, came to Victoria from Scotland in 1853. Later, in partnership with James Ferguson, he set up a plumbing business in North Melbourne and by 1860, when Ferguson & Urie were listed in Sands & Kenny’s *Commercial and General Melbourne Directory* under ‘Painters, Plumbers, Glaziers and Paperhangers’, they were manufacturing lead for leadlight windows as part of the business. They displayed specimens of their ‘Ornamental Glazing in Lead’ at the 1861 Victorian Exhibition preceding the 1862 London International. At the same exhibition the British-trained stained-glass designer John Lamb Lyon, then living in Main Street, Maldon, showed ‘Stained Glass’ – Lyon became their designer and soon became a name partner in the firm. He continued to be their chief glass-painter until 1873 when he left to found the major nineteenth-century glassmaking and decorating firm of Lyon & Cottier in Sydney (DAAO).

Their earliest known manufactured stained glass, identified by Geoffrey Down, dates from 1864: a Burning Bush window for St Enoch’s United Presbyterian Church, West Melbourne (destroyed), a crudely painted Apostle cycle of three windows for St Andrew’s Presbyterian Church, West Melbourne (now in Box Hill Church) and a large four-light Prince Albert Memorial window in Holy Trinity, Kew (extant, in situ) (DAAO).

By 1872 Ferguson & Urie were exporting glass to Adelaide, South Australia, and to rural areas; their stained-glass window at the entrance to John Dixon Wyselaskie’s country seat *Narrapumelap*, near Hamilton, Victoria, is dated 1873. According to Zimmer, the pinnacle of their stained-glass career came in 1875 when they won a first-class certificate for their glass at the Melbourne Intercolonial Exhibition. The firm continued after Urie’s death in 1890, but eventually closed in 1899 (DAAO).

Sources

Planning Collaborative, *Kilmore Heritage Study*, Shire of Kilmore, 1982

Kilmore Anglican Church website

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Maya, V., *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988 pp.79-80 National Estate Register, Place ID 004395

Dictionary of Australian Artists Online (DAAO), Entry for James Urie, <http://www.dao.org.au/main/read/6322> - viewed 15 August, 2009

Description

Christ Church is an early English Gothic parish church, built of coursed basalt rubble, with angle and wall buttresses, the masonry being pointed with blue ash mortar. A string mould expresses a podium and the buttresses splay out at this point to relieve the unusual high walls. Freestone caps have been applied to the tops of the walls. Diamond pane, bordered glazing has been used within dressed basalt architraves. A gabled chancel, designed by James Fleury in 1861, lies at the south end of the church.

The architecturally incomplete front elevation has protruding blocks for keying the proposed tower to the centre front of the building. The temporary concrete-rendered buttresses that protrude from either side of the front entry arch which were installed in 1922 would have been removed if the tower had been built.

The lancet windows have cathedral leadlight glass that provides a light and delicate relief from the strong bluestone walls, buttresses, stringcourses and plinth. Some of the original cathedral glass windows have been replaced with memorial stained glass windows, designed by Ferguson and Urie. The simple rectangular form has a gable roof clad in slate. The building has a plain form as the 1857 architectural design, by Ruet, has relied on the construction of the tower to give the place a strong and elegant finish. Internally exposed king post trusses support a varnished, boarded ceiling, the dado being similarly lined and finished. Between the walls is rule, originally tinted plaster.

The 1867 rectory is situated in the south-west corner of the site. Set on a podium of coursed bluestone, this imposing building is a fine architectural example of Victorian Regency style. It is a double-fronted face-brick house with a high-hip roof of slate and a concave corrugated iron roof verandah on all sides. The paired verandah columns are of panelled timber with capitals. Dog-toothing and brattishing are contrived in brickwork under the eaves and freestone quoining is employed at the corners. The chimney shafts are panelled and dentillated, face-brick and corniced with stucco. The house has an English Regency character in the lightness of the verandah treatment, and in the long, elegant windows. It has parallels with other Kilmore buildings such as Bindley House in Powlett Street, Rose Hill in Fitzroy Street and Castlemaine buildings such as 2 Burnett Road (c 1867) and Pine Hill, 8 Burnett Road (c 1863-64). It is of architectural interest as an early example (1868) of the use of face brickwork for decoration and for walling (unpainted).

Originally the grounds were enclosed with a split paling fence, later pickets were used in combination with a hawthorn hedge. These have not survived and today part of the boundary is enclosed by an inter-war style cyclone wire fence with timber posts. Surviving early plantings on the site include several Italian Cypresses (*Cupressus sempervirens*) – some adjacent to the church and one in the north-west corner of the site. An angle iron framed bell tower sits to the east of the church. To the west of the church is a post-war brick house.

Statement of significance

What is significant?

The Christ Church of England complex at 3-5 and 7-11 Union Street, Kilmore. The following elements contribute to the significance of the place:

- The church including the interior and the angled iron framed bell tower
- The 1867 Rectory
- Mature trees including cypresses and conifers.

The post-war house and garage, and the boundary fence are not significant.

How is it significant?

The Christ Church of England complex is of local historic, social and architectural significance to Mitchell Shire.

Why is it significant?

Christ Church of England is historically and socially significant for its associations with the establishment and early development of the Anglican Church in Victoria in the mid-nineteenth century. The church symbolises the beginnings of Anglican worship in the area immediately to the north of Melbourne and also demonstrates the significant development of Kilmore in the wake of the gold rush. It is also significant for its associations with Rev. Singleton who played an instrumental role in the development of Kilmore parish during its formative years. (Criteria A & H)

Christ Church of England complex is socially significant as the centre of Anglican worship in the Kilmore Parish for over 150 years. (Criterion G)

The complex as a whole including the surviving mature plantings is significant as a rare surviving example of a mid-nineteenth century church complex. Christ Church itself is architecturally significant as a representative (if somewhat incomplete) example of an early English Gothic parish church, a type that is relatively rare in Victoria. The simple and intact interior is notable as are the stained glass windows, which are examples of work of the firm of Ferguson and Urie. (Criteria D & E)

The former Rectory is architecturally significant as a fine example of Victorian Regency style, a type that is relatively rare in Victoria, with notable detailing to the verandah and the main elevations. (Criteria D & F)

House, 3-5 Chapel Street

History

Early development of Kilmore

The town of Kilmore, in the Parish of Willowmavin, is situated on land that formed the border between F.A. Powlett and W.P. Green's pastoral run of *Moranding*, taken up in 1838, and H.H. and W. Jones' pastoral run of *Pontesford* (also spelt *Pontisford*) that was taken up in 1840.

In 1841 William Rutledge purchased 5,120 acres, at a cost of £1 per acre, under the Special Survey scheme introduced in 1840 and discontinued in 1841. In June 1841 T.H. Nutt surveyed Rutledge's claim that included the Melbourne to Sydney road through the eastern portion. Overlanders from New South Wales used the route, which was part of the mail run between Melbourne and Sydney.

From humble beginnings as an Irish emigrant to New South Wales in 1829, Rutledge became a successful land speculator and businessman. In September 1841 he advertised township and suburban allotments in the "Kilmore Special Survey" describing the town allotments as possessing "the advantage of close proximity to the Sydney Road and to the well known water holes where Mr Bonney [overlander] and others were accustomed to encamp before Melbourne arose". William Rutledge was born in Ballymagirril, County Cavan. Kilmore shares its name with the diocese in which he was born. Some claim that it is the oldest inland town in Victoria.

The *Plan of the Private Town of Kilmore* shows streets and allotments that were not laid out in traditional north-south grids but followed the original Melbourne to Sydney track to the east of Kilmore Creek. When the government surveyed the "new" town, immediately to the south of Rutledge's Private Town, the streets were north-south, hence the distinction between streets and allotments north and south of Foote Street.

The plan of the *Old Township of Kilmore* (1855) shows a large number of buildings along “Sydney Road”, with very few buildings to the west. One building is shown in Chapel Street, five in the western half of Union Street, and a “Parsonage and School” in Church Street. Kilmore had the advantage of being on the main Melbourne to Sydney Road. Early survey and settlement meant that it was well positioned to take advantage of the gold discoveries at Reedy Creek, McIvor (now Heathcote), Beechworth and Bendigo. Tucker, in *Kilmore on the Sydney Road*, described the “twenty years following the gold rush [as] the busiest in the establishment of permanent buildings and new businesses in the town until the 1890s” (2). The population peaked at 1668 in 1861 before gradually declining to 1044 by 1901.

House, 3-5 Chapel Street

The 1856 Electoral Roll, the 1866 Butler & Brooke Directory, and the 1868, 1869 & 1870 Bailliere’s Street Directories for Kilmore list names and occupations by street for the town. In 1856 only one person was identified in Chapel Street – James Gunn McKay, an innkeeper. By 1868, 1869 and 1870 the occupants of Chapel Street included James Tierney and John Fynn, both brewers, and Francis Crombie, a mason.

The first owner of this property was Hugh Swann. Swann is listed as an auctioneer in the 1856 Electoral Roll for Kilmore. This rendered cottage was built c.1860.

Sources

Planning Collaborative, *Kilmore Heritage Study*, Shire of Kilmore, 1982

Maher, J.A., *The tale of a century. Kilmore*, Lowden Publishing Co., Donvale, 1972

Maya, V., *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988 pp.79-80

Description

Built as a double fronted house with English bond face brickwork, ruled stucco facade and a timber verandah. It was extended to the south, in a sympathetic style to create a second entrance with double doors placed between pronounced pilasters. The return verandah has duplex supports and panelled timber friezes between. Three stuccoed and corniced chimneys mark the periods of building and some six-pane sashes have survived. The timber verandah and valance is of particular importance and may be compared with Bindley House, the former Anglican Rectory of Kilmore and 83 Templeton Street, Castlemaine (c 1864).

Statement of significance

What is significant?

The house, constructed c.1860, and mature Oak (*Quercus* sp.) at 3-5 Chapel Street, Kilmore.

Other buildings on the site are not significant.

How is it significant?

The house at 3-5 Chapel Street, Kilmore is of local historic and architectural significance to Mitchell Shire.

Why is it significant?

Historically, it is significant as one of a small number of surviving mid-nineteenth century houses associated with an important early phase of development in Kilmore, when it grew in the wake of the gold rush. (Criteria A & B)

It is architecturally significant as a representative example of a Victorian cottage, which is particularly notable for the verandah detailing, which is rare. (Criteria B & D)

House, 9 Chapel Street

History

Early development of Kilmore

The town of Kilmore, in the Parish of Willowmavin, is situated on land that formed the border between F.A. Powlett and W.P. Green's pastoral run of *Moranding*, taken up in 1838, and H.H. and W. Jones' pastoral run of *Pontesford* (also spelt *Pontisford*) that was taken up in 1840.

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House, 9 Chapel Street

The 1856 Electoral Roll, the 1866 Butler & Brooke Directory, and the 1868, 1869 & 1870 Bailliere's Street Directories for Kilmore list names and occupations by street for the town. In 1856 only one person was identified in Chapel Street – James Gunn McKay, an innkeeper. In 1868, 1869 and 1870 the occupants of Chapel Street included: James Tierney and John Fynn, both brewers, and Francis Crombie, a mason.

The first landowner of this property in the Parish of Willowmavin was Samuel Garrett. The house was built c.1860 with additions c.1892, possibly for the Crough family. Thomas Crough was listed as a farmer at Willowmavin in the 1856 Electoral Roll for Kilmore. He died in 1857 and his widow, Bridget Crough, was listed as the owner and occupier of this property from c.1863. When Bridget died in 1904 the *Kilmore Advertiser* reported that she was "one of the oldest and most highly respected residents of Kilmore" (KHS).

Sources

Planning Collaborative, *Kilmore Heritage Study*, Shire of Kilmore, 1982

Maher, J.A., *The tale of a century. Kilmore*, Lowden Publishing Co., Donvale, 1972

Maya, V., *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988 pp.79-80

Information provided by Kilmore Historical Society (KHS)

Description

A Victorian period, high hip roof, double-fronted timber house, with verandah, which appears to have been added-to on the north, enclosing the brick chimney and adding an extra window. Alterations include the possible removal of frieze work from the verandah, new guttering and the fence has been replaced c1920. Otherwise, the house is externally original and representative of the early timber vernacular designed within Georgian principles, common in early Kilmore.

Statement of significance

What is significant?

The house, constructed c.1860 and the c.1892 addition, at 9 Chapel Street, Kilmore.

Later additions and other buildings on the site are not significant.

How is it significant?

The house at 9 Chapel Street, Kilmore is of local historic significance to Mitchell Shire.

Why is it significant?

The house is historically significant as one of a small number of surviving mid-nineteenth century houses associated with an important early phase of development in Kilmore, when it grew in the wake of the gold rush. (Criteria A & B)

House, 6 Union Street

History

Early development of Kilmore

The town of Kilmore, in the Parish of Willowmavin, is situated on land that formed the border between F.A. Powlett and W.P. Green's pastoral run of *Moranding*, taken up in 1838, and H.H. and W. Jones' pastoral run of *Pontesford* (also spelt *Pontisford*) that was taken up in 1840.

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settlement meant that it was well positioned to take advantage of the gold discoveries at Reedy Creek, McIvor (now Heathcote), Beechworth and Bendigo. Tucker, in *Kilmore on the Sydney Road*, described the “twenty years following the gold rush [as] the busiest in the establishment of permanent buildings and new businesses in the town until the 1890s” (2). The population peaked at 1668 in 1861 before gradually declining to 1044 by 1901.

House, 6 Union Street

Patrick J. O’Connor was the first owner of this house, which was built c.1860. He was listed as a contractor in the 1866 Butler & Brookes Directory and in the 1868, 1869 and 1870 Bailliere’s Directories. He was involved in building and road-making. O’Connor built the Shannon Hotel in 1868 which he temporarily closed in 1873 when he took over the license of the Lamb Inn, however after a few years he transferred back to the Shannon Hotel. In the early 1870s, in conjunction with Donald Kennedy, he erected the Kilmore State School. O’Connor is well remembered for his work on the cutting and formation of the road from the railway station at Kilmore East to the towns of Kilmore, providing a suitable gradient for transporting goods up the 300 feet climb.

In 1873 O’Connor was the owner of this house that was occupied by Lucy Armstrong who soon became both owner and occupier. It is possible that she is the same “Miss Armstrong” who established a school “in the vicinity of the Church of England about the year 1872”. Miss Stone succeeded Miss Armstrong at the private school for girls that continued until the 1890s (7).

Sources

Planning Collaborative, *Kilmore Heritage Study*, Shire of Kilmore, 1982

Maher, J.A., *The tale of a century. Kilmore*, Lowden Publishing Co., Donvale, 1972

Maya, V., *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988 pp.79-80

Description

An early Victorian Georgian house built c1860. It is a stuccoed brick house with a high-hipped roof and a verandah: the verandah having been partially demolished on two sides and altered. The façade consists of ruled stucco: two doors and three windows all evenly distributed. The duplication of doors may indicate that the building was used for a private residence and private school, as indicated in the history of the property. The face brick chimney has a dog-toothed cornice and originally would have been unpainted. The verandah posts date from c1910, the entrance doors are not original and the verandah floor was timber. A major wing has been added to the northwest c1890 with a smaller one to the northeast.

Statement of significance

What is significant?

The house 6 Union Street, Kilmore, comprising the c.1860 house and the c.1890 addition. Later additions and alterations are not significant.

How is it significant?

The house at 6 Union Street, Kilmore is of local historic significance to Mitchell Shire.

Why is it significant?

Historically, it is significant as one of a small number of surviving mid-nineteenth century houses associated with an important early phase of development in Kilmore, when it grew in the wake of the gold rush. (Criteria A & B)

Hume and Hovell Monument

History

The journey of exploration by Australian-born H. Hume and Englishman W. H. Hovell in 1824 not only provided the vanguard for European colonisation, but has also provided a record of the environment at the time of its first encounter with the Europeans. Theirs was the first significant incursion into the territory by explorers since Lt. J. Grant had confirmed the existence of Bass Strait aboard the Lady Nelson in 1800, thereby opening up a more direct route to Sydney from the Indian Ocean and providing further incentive to colonise the Port Phillip District. The eventual founding of major ports and the city of Melbourne would profoundly affect the settlement patterns of Mitchell Shire.

Hume and Hovell's journey of exploration from the Murrumbidgee to Corio was long and difficult, and their route covered significant tracts of Mitchell Shire as they searched for a passable route over the Great Dividing Range. The Hume Highway is not the only landmark name associated with the journey – Mount Disappointment was so named because from its summit the explorers could see no way south through the then dense, often impassable bush land, and had thence to double back in a loop along King Parrot Creek, across to Broadford and back south along Sunday Creek to the pass where Wandong and Kilmore would later develop as key locations on the Sydney Road. Mount Bland, Sunday Creek, Mount Piper and King Parrot Creek are among other names in the Study Area associated with the journey of exploration.

Hume and Hovell's journey marked the natural environment not only in presaging future European colonisation. In more literal terms their route was marked out as having special historic and cultural significance to those who followed as European settlers strove to identify themselves with the new land and stake a cultural as well as economic claim to the environment. The expedition had camped at numerous locations, including King Parrot Creek, Broadford, Tempe Valley (Wallan East) and the Goulburn south of Seymour.

The Hume and Hovell expedition resulted in generous reports of the Port Phillip area, which had a dramatic impact and induced the Henty brothers to settle at Portland in 1834, while in 1835 John Batman (who was a school fellow of Hume) crossed from Tasmania and commenced the first permanent settlement at Port Phillip. Furthermore, Ken McInnes states that the Hume and Hovell expedition was:

a remarkable journey of exploration in many ways. It was successful, no one died, everyone returned, the route was mapped, good previously unknown country was discovered, settlers followed soon after, and it provided an excellent return for a meagre government investment.

Their journey was re-enacted one hundred years later, in 1924, with centenary celebrations. Local shires commemorated the journey with memorials at such key sites along the route, and a number of the approximately forty memorials so erected are within the bounds of Mitchell Shire, in particular taking the form of monuments at Broadford and Seymour.

Such monuments literally wrote the history of British exploration and settlement (as it was then understood) upon the landscape and were as such important markers both of settlement-society and culture. Their style often harked back to that of ancient monuments in the old world. These sites were also important in consolidating the mythology of exploration and pioneering that had become a celebrated part of Australia's history at the time.

Place history

The Hume and Hovell monument at Kilmore is one of 37 monuments erected during the 1920s in Victoria to celebrate the centenary of the Hume and Hovell Expedition. The route was accurately mapped and a coordinated effort made, together with local councils, to erect appropriate monuments in appropriate locations. Herbert Hansford of the Lands Department delineated and mapped the route of the Hume and Hovell expedition for the centenary celebrations. According to the Victorian Historical Magazine, 'the knowledge he had acquired

enabled him, also, to offer the best advice as to the places where monuments might be erected.' From 1924, the commemorative efforts in most localities took the form of the erection of a cairn or obelisk bearing a tablet, and the holding of an unveiling ceremony and a picnic. The central committee sent representatives to each ceremony. The monuments were erected in a variety of shapes and sizes, and some were completed after 1924 and as late as 1927 when funds became available.

Plans for the Hume and Hovell Centenary celebrations at Kilmore progressed following a public meeting and formation of a committee. In 1924 the *Kilmore Advertiser* reported that Sir James Barrett visited Cr McFadzean when "He was told about the great potentialities of Kilmore and particularly of the special advantages of the 'Look-out' in connection with the forthcoming celebration of the centenary of Hume and Hovell's "Great Adventure". Sir James then deputed Cr McFadzean to make arrangements for him, and to tell the Kilmore folk that he would be delighted to come and lay the foundation of the cairn on the Look-out and give an address. Cr. Ryan then offered stones from the walls of the old Kilmore Gaol for the cairn.

The importance of the anniversary and the significance of Hume and Hovell's journey were reflected in the State plans for the centenary which included the naming of the Hume Highway by the Country Roads Board, and the fleet of cars which were to travel the route from Albury to Lara. The actual route taken by Hume and Hovell in 1824 was inaccessible by car and only certain vantage points provided a good view. The *Advertiser* reported that "One of the finest is from the Look-out on the forest reserve at Kilmore" which would be the most suitable location to build a cairn. The advantages of this location was reported in the *Argus* and the *Advertiser*:

From it many miles of country travelled by the exploring party is directly under view, covering the track taken by them after leaving the Murchison, up the Sunday Creek, which rises in the ranges commanded by the Out-look, down the valley towards Wandong and then to Mount Disappointment, which is also under view from this vantage point.

The excitement of the expeditionary party by the discovery of this vantage point is recorded by Hamilton Hume in his journal:

Being some distance ahead of the party I observed an opening and fall of the land far to the south, thinking at last the struggle at last won, my heart rose and I cheered long and loud, most of the men left their cattle and rushed towards me, Mr Hovell amongst their number.

The vast area now known as Monument Hill became known as a lookout in the early years of European settlement that followed the Hume and Hovell expedition. A view that would have been of interest was boundary lines of the Rutledge Special Survey, which reveals that it encompassed the best farming country near Kilmore. It was set-aside as a public park in 1911 and formed part of a large reserve extended from the Kilmore Lake to the lookout.

Although a cairn had initially been planned for the lookout, the plan adopted was one presented by Mr. R. Fennelly, C.E., which proposed moving and re-erecting an old tower from the Kilmore Gaol. The directors of the Kilmore Dairy Co. donated the stone tower (sometimes referred to as the guard's tower), which was described as being "25ft high, with spiral stone steps, the platform being 10ft x 8ft". Mr. Fennelly suggested that the tower could be raised an additional four feet higher by using a bluestone foundation. An appeal for funds was launched and the *Advertiser* reported the list of donors and amounts each week. It also listed people who volunteered to assist with carting material up the track to the summit: Messrs D. Clancy, R. Bowers, J. Butler, E. Poulter, J. Proudfoot, J. Bryden, G. Hamilton, A. Mier and H. Chapman.

Mr. James Proudfoot demolished the bluestone tower at the old gaol and rebuilt it in a similar form at the lookout. The cost of the work was estimated at £100. Mr. R. Bowers had the task of repairing the "road" to ensure the drays could transport the material to the summit. Kilmore residents were not the only donors to the monument appeal with donations coming from Melbourne and other Victorian country towns, accompanied by letters of congratulations and support. The Hume and Hovell Memorial Committee held regular well-attended meetings to ensure the monument was completed in time for the celebrations. They chose October 25th as

the day of the "carting bee" when most of the material was transported to the monument site, and agreed to invite Lord Stradbroke, the State Governor to unveil the memorial. Thirty-three loads of material were carted up to the summit between 8.00 a.m. and sunset and the sentiments expressed in the *Advertiser* are worth repeating:

The ten teamsters, with their magnificent horses, presented an inspiring [sic] as well as an unusual sight in our township, and, when one considers it was all done free of charge for the memorial in honour of the explorers Hume and Hovell, one feels sure that the spirit of chivalry [sic] is not dead, neither are the deeds of our pioneers forgotten by those of us who love our native land.

In the weeks leading up to the centenary celebrations, the *Advertiser* continued to report donors and offers of labour from members of the local community. They included lengthy articles on the journey of Hamilton Hume and William Hovell, the first Europeans to visit the area, and included extracts from their journal with local and current place names appropriately inserted. At least 28 monuments were to be unveiled in Victoria as part of the celebrations with Kilmore's day planned for Saturday December 13, 1924. Work on the monument was delayed due to the "scarcity of skilled stonemasons", however the Committee obtained the services of Mr. Charles Axen and were confident it would be completed in time.

Plans for the unveiling ceremony were announced and included a "monster district picnic in the Park [Lake] grounds during the afternoon". At the Shire Council meeting on December 3, 1924, the Memorial Committee asked the council to donate £25 to ensure the monument was completed for the unveiling. The public had already donated £127 2s but additional funds were required. Cr. Wortley voted against the donation arguing that the council needed the funds for the civic reception for the Governor. A suggestion to cut the champagne from the civic reception was met with cheers by members of the public, and all but Cr. Wortley voted to provide £25 to the monument and £5 for the children's picnic. It was suggested by some that the Governor "would prefer a glass of lager beer to champagne".

The day of the unveiling was hot but did not deter a large crowd. The *Advertiser* described the town "profusely decorated with bunting, flags flying from the Town Hall and other buildings, whilst along Powlett and Sydney-streets, several lines of streamers of multi-coloured flags were stretched. The Governor arrived at the Town Hall for the civic reception, followed by dinner at the Royal Oak Hotel. A long procession of cars then drove to the summit where the plaque was unveiled". The monster picnic was then held in the Park between the track and the water trough [Lake] and "all enjoyed the entertainment, refreshments and merry-go-round".

In January 1925, in response to the Memorial Committee's appeal for a further £25 to complete the monument, donations and Letters to the Editor were printed in the *Advertiser*. One letter from Edward Murphy, President of the Kilmore Branch of Australian Natives Association, included a donation of one guinea and stated:

This site is also unique and commands more of the explorer's track than any other point on the route.

Fennelly

Fennelly also practiced as an architect and designed many fine buildings in the Shire. Refer to the *Mitchell Shire Stage 2 Heritage Study* for further examples of his buildings, some of which are included in the Heritage Overlay of the Mitchell Planning Scheme.

Source

Aron, Dr Paul & Lorraine Huddle Pty Ltd, *Mitchell Shire Stage Two Heritage Study. Volume 2: Environmental History*, June 2002

'Hume and Hovell at Limeburners' Creek: A Lost Record' in 'The Corian: Journal of the Geelong Grammar School', May 1921, pp.25-26, cited in Dr David Rowe, *Conservation Management Plan for the Hume and Hovell monument, Lara*, commissioned by the City of Greater Geelong, 2002

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1999 Information board at the monument

Description

The Hume and Hovell Monument is situated at the peak of Monument Hill at the end of the unsealed road of the same name that winds its way up the side of the south-western face of the hill. Two walking tracks lead from the monument along the ridges down to the Golf Course and through to the Cricket Ground and the Lake. Much of Monument Hill is covered in Eucalypt woodland, similar when Hamilton Hume climbed the hill in 1824.

As noted in the history, the monument comprises one of the watchtowers of the former Kilmore Goal, which was dismantled and re-erected on this site. It is a rectangular structure 17.8 m (23 feet) in height. The exterior walls are made of random-range quarry faced bluestone ashlar with subtle quoining at the corners and simple rectangular openings in the upper walls and roof. Set into the exterior of one of the walls is a smooth white marble plaque with finely crafted black lettering, which is surrounded by a mixture of roughly tooled and quarry faced bluestone ashlar. The plaque has the following inscription:

Erected December 1924, by residents to the memory of Hume and Hovell, who passed near by on December 18, 1924

There is an interior wall of red brickwork, which supports the winding interior staircase, constructed of finely tooled bluestone steps, leading to the top of the tower. The top of the monument is made of white concrete, (replaced in 1999) and is accessed via a metal ladder set in concrete sides, and then through a cleanly cut rectangular opening in the concrete. The black painted metal balustrade was also restored in 1999 (although the paint is badly deteriorating) and resembles the balustrade design illustrated in early photographs. There is a Geodetic Survey Victoria Triangulation Station marker set into the concrete.

The original concrete posts, constructed by the Hume Pipe company, which supported chain fencing surrounding the monument are being restored by the Friends of Monument Hill. A recently constructed double-sided interpretative sign tells the Hume and Hovell Story and commemorates the restoration work carried out in 1999. It is made of a painted tubular steel frame with a flat metal board supporting the information, which has been painted onto the surface. The paint work of the tubular steel is deteriorating in the same manner as the metal balustrade on top of the monument. Some vandalism has occurred to the painted sign, but is in good condition.

The monument is possibly the most unusual and distinctive Hume and Hovell monument in Victoria.

Comparative notes

According to Dr Rowe's comparative analysis of the monuments, the Kilmore monument is the most unusual, and possibly the most substantial one erected.

With the exception of four tablets placed in schools (including the schools at Hansonville, Lima South and Samaria West), the memorial most often took the form of a small cairn or obelisk that were situated at or near townships or centres including Lara, Werribee, Deer Park, St. Albans, Bulla, Mount Bland, Kilmore, Broadford, Yarck, Yea, Upper Plenty, Seymour,

Woodfield, Avenel, Euroa, Violet Town, Warrenbayne West, Barjarg, Samaria, Angleside, Swanpool, Tatong, Molyullah, Mount Buffalo, Myrtleford, Whorouly, Murmungee, Stanley, Everton, Back Creek, Allan's Flat, Staghorn Flat, Ebdon, Bethanga and Albury.♦♦

The whole area of Monument Hill, including the monument, was noted in the Kilmore Heritage Study, 1982 as a place of historical importance for its historical connections, its natural bushland cover and its contribution to Kilmore's setting.♦♦

Sources

Dr David Rowe, *Conservation Management Plan for the Hume and Hovell monument, Lara*, commissioned by the City of Greater Geelong, 2002

Statement of significance

What is significant?

The Hume & Hovell Monument situated at the top of Monument Hill. The following places/elements contribute to significance of the place:

- The Hume and Hovell Monument.
- The access road leading to the Monument.
- Views to Monument Hill and from the Monument.
- The landscape character of Monument Hill, particularly its eastern face as viewed from Kilmore town.

How is it significant?

The Hume & Hovell Monument is of local historic and social significance to Mitchell Shire.

The Hume & Hovell Monument is also of potential historical significance to the State of Victoria.

Why is it significant?

The Hume & Hovell Monument is significant as a commemoration of the important role that this place played in the early exploration and settlement of Victoria by non-Aboriginal people and the continuing importance of the place to the people who settled here. The monument is significant as the largest and most substantial in a series of monuments erected in 1924, reflecting the historic importance of Monument Hill as a site of key significance in the Hume & Hovell expedition. (Criteria A & H)

The Hume & Hovell Monument is historically and socially significant as a tangible expression of the growing community awareness and appreciation of the post-contact history of Victoria in the decade leading up the centenary of first permanent settlement in 1834. (Criteria A & G)

The Hume & Hovell Monument is aesthetically significant as an integral part of the historic cultural landscape of Monument Hill. The siting and scale of the monument gives it landmark qualities (Criterion E).

The Hume & Hovell Monument and Monument Hill are of historic and social significance as a place of recreation and wonder since the nineteenth century. Monument Hill is historically significant as one of the oldest known lookouts in Victoria and views to Monument Hill from Kilmore, valued by Europeans since they occupied the area, and the walk to the summit of the hill, which culminates with a lookout to the town, has continued to be a popular activity since the nineteenth century. The continuing strong associations with the community to this place was demonstrated by the 1999 restoration of the monument by the Kilmore-Broadford Rotary Club and Kilmore Mechanics' Institute, to celebrate the 175th anniversary of the expedition. (Criteria A & G)

PYALONG RURAL TOWN

Doogan's Hotel and outbuildings

History

The township of Pyalong, in the Parish of Pyalong, comprised land, which was part of the Mollison brothers' pastoral run of the same name. The Mollison brothers became heavily involved in the business and public affairs of the colony, and they became Members of Parliament. The Mollison brothers held Pyalong Run until February 1866 when it was taken over by William Bogle Hamilton. The town of Pyalong was in the northeast of the run and the creek running through the town was named Mollison's Creek (Note 1)

The town was surveyed in 1854 and many of its lots were sold in April and May of that year. South of Mollison's Creek the town included seventeen allotments in two sections, plus the Police Reserve, while to the north of the creek there were more than seventy allotments in the area between the creek and Station Street to the north (Note 2). By the 1860s a township had developed and Bailliere's Victorian Directory of 1868 describes Pyalong as a "Postal and Road Board Town" with a Police Station, Registrar of Births (Hugh Doogan), and Postmaster (Michael Joseph McCulla).

Pyalong was on the main route from Kilmore to Heathcote and Bendigo (the present day Northern Highway), however the road from Glenaroua and Seymour in the east came into Pyalong above Mollison's Creek and across the smaller Pyalong Creek (Note 3). The first businesses in the town catered for the travellers who came following the discovery of gold at McIvor in 1852. In the district around the town, a growing number of settlers established dairy and crop farms. The telegraph line from Kilmore to Heathcote through Pyalong was connected in 1859 (Note 4).

The township of Pyalong was initially in the Shire of McIvor, however neglect of the town and creek crossings in the area resulted in the proclamation of the Pyalong Roads Board on 2 September 1863. Most of the early ratepayers in the Roads Board were in the Parish of Moranding where there were 126 ratepayers' names on the roll. The Board had been meeting at Moranding however an increased number of ratepayers in the Parish of Pyalong may have contributed to its decision to move the "office of the Board" to Pyalong in July 1869. Meetings were held at Doogan's Hotel for six months then at Cooke's White Harte Hotel [*sic*] for the same period, alternating between the two hotels on opposite sides of Mollison's Creek. The Roads Board was financed by rates, government subsidies and tolls collected at the Sydney Road and Moranding toll gates.

In 1871 a motion was passed to "have the District proclaimed a Shire". The first Shire of Pyalong meeting was held on 26 May 1871 at Doogan's Hotel. An application was made to the Board of Land and Works for a site for the new Shire's Hall on the Police Reserve, south of the creek. The Council's first meeting in the new Hall was held on 3 February 1873.

The opening of the railway line from Kilmore to Heathcote on 22 August 1890 stimulated further development in the township (Note 7). The line went through Pyalong near the eastern boundary of the township. A large trestle bridge carried the line across Mollison's Creek and the station was a little north of the eastern end of Mollison Street (Note 8).

The railway also provided transport for a new industry that developed in Pyalong in the early 1900s. The sand from Mollison's Creek "was recognised as being of excellent quality" and was "very much in demand in Melbourne by the building industry". Various methods were used to extract the sand including using pumps set up on concrete foundations on the bank of the creek. One of the sand miners was Percy Herbert Hiscock who was born in Pyalong in 1866. Sand mining of Mollison's Creek became the main labour industry in Pyalong with more than twenty men employed in 1924. The Mollison Sand and Gravel Company laid down tram lines for side-tipping trucks used to take the sand to the station where it was transferred to railway

trucks. At times there were nine train loads a week carrying sand to Melbourne and two additional lines were laid in the Pyalong railway yards to cater for extra railway trucks. By 1968 “the sand had almost stopped coming down Mollison Creek” and the sand mining industry has come to an end (Note 10). The last train on this line ran on 9 November 1968 after which the tracks and sleepers were removed (Turton, 1968:25-26).

The advent of the motor vehicle brought a change to the “commercial” area of Mollison Street. Henry Zoch progressed from his blacksmith shop to run an agency selling cars around Pyalong and Emu Flat. About 1926 a new concrete bridge replaced the old wooden bridge over Mollison’s Creek on the Northern Highway and the Zoch family’s hotel and store were missing the through traffic on the highway. In 1927, Albert moved the Coronation Hotel across the bridge to a site on the eastern side of High Street where the current hotel stands. He renamed it the Pyalong Hotel and added brick extensions and a large garage to house visitors’ motor vehicles (McHarg, 2000:89, 92-93).

Place history

As noted above the first businesses in the town of Pyalong catered for the through traffic, particularly following the discovery of gold at McIvor in 1852. The exact date of the construction of Doogan’s Hotel is not known and local histories have conflicting accounts about whether it was first hotel to be established in the town. One source suggests that it was constructed by 1864. If so, this would make it the second hotel in Pyalong as it is believed that the other early hotel known as the White Hart situated on the opposite side of Mollison was constructed as early as 1857-9.

The former hotel is situated on suburban Allotment 9A in the Parish of Pyalong. Hugh Doogan. Hugh Doogan is shown as the purchaser of various blocks of land in Pyalong in 1859 and 1860, and Birth, Death and Marriage indexes show that children were born to Hugh and Alice Doogan in Pyalong from 1860. The Bailliere’s Victorian Directory of 1868 describes Pyalong as a Postal and Road Board Town with a Police Station, Registrar of Births (Hugh Doogan), and Postmaster (Michael Joseph McCulla). Hugh Doogan was also listed as a publican in High Street in this directory.

As noted above the hotel was also used for meetings of the Pyalong Roads Board, beginning in 1869 alternating with the White Hart Hotel. The first meeting of the newly proclaimed Shire of Pyalong was held at the Hotel on 26 May 1871.

At some time the hotel was delicensed and later sold to the Brown family. The Brown family came from Suffolk in England in 1879 and after a short time in Queensland the family moved to Victoria working at Glenarou Station and Mollison Park. In 1904 Alfred Brown married Louisa Wines and purchased this property, which they renamed ‘Fairview’. Old photographs show Brown family members at Fairview and it appears that the house was built alongside the stone building known as Doogan’s Hotel.

Both the early owners of the property are recognised in the local street names. Doogan Street runs along the south east side of the property and Browns Lane along the south west side. Descendants of the Brown family still live in the Pyalong area. Outbuildings seen from Doogan Street are part of the former Hotel property later known as Fairview.

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- Note 2: Town of Pyalong, Parish of Pyalong, County of Dalhousie, 1951, SLV; Agricultural Allotments on Mollison's Creek Adjoining the Township of Pyalong, Assistant Surveyor Alexander Black, December 4, 1856 SLV.
- Note 3: Parish of Pyalong, P114, n.d., SLV; *Pyalong: A Brief History*, p. 8; Farrell, op. cit., p.1.
- Note 4: *Pyalong: A Brief History*, p.8; Randell, op cit., p. 52.
- Note 5: Farrell, op. cit., pp. 1, 4-10, 20, 55.
- Note 6: Farrell, op. cit., pp. 1, 4-10, 20, 55.
- Note 7: Randell, op. cit., pp. 56-7.
- Note 8: Town of Pyalong, Parish of Pyalong, County of Dalhousie, 1951, SLV.
- Note 9: McHarg, op. cit., pp. 68, 87, 89.
- Note 10: *Pyalong: A Brief History*, p.15; Farrell, op. cit., pp. 27-28; CD-Rom Indexes to Victorian Births, Deaths, and Marriages.

Description

The former Doogan's Hotel is a single storey hipped roof building, with a brick chimney, is constructed of locally quarried granite which is quarry faced and set in courses. It has hip roof, now clad in corrugated iron. The early French doors, and double hung windows are timber, with pressed metal window hoods added c1900. The former hotel is set on the street frontage. There is a weatherboard Federation era cottage next door, which set back behind a small garden.

At the rear of the former hotel and house facing Doogan Street is a noteworthy group of vertical timber slab outbuildings facing in Doogan Street. They are in fair/poor condition and appear to be relatively intact.

Statement of significance

What is significant?

The former Doogan's Hotel (later Fairview) and outbuildings at 9 High Street and 80 Brown's Lane, Pyalong. The following elements contribute to the significance of the place:

- The stone and weatherboard building to the extent of the nineteenth and early twentieth century materials, form and detailing. Later additions and alterations are not significant.

- The group of timber and slab outbuildings at the rear facing Doogan Street (Brown's Lane). Other buildings on the sites are not significant.

How is it significant?

The former Doogan's Hotel (later Fairview) and outbuildings are of local historic, architectural and technical significance to Mitchell Shire.

Why is it significant?

The former Doogan's Hotel complex is historically and socially significant as tangible evidence of the importance of Pyalong as a supply and service town for gold seekers, who walked, rode or travelled by wagon, and crossed Mollison's Creek on their way towards the goldfields at McIvor in 1852 and for its associations with Hugh Doogan. (Criteria A & H)

The former hotel is architecturally significant as a representative example of an early rural hotel. It has aesthetic qualities as a picturesque building that contributes to the historic character of Pyalong township (Criteria D & E).

The outbuildings are historically significant as evidence of the facilities required for horses at early hotels and technically significant as rare surviving examples of timber slab construction (Criteria A & F)

Anglican Church of the Transfiguration

History

The township of Pyalong, in the Parish of Pyalong, comprised land, which was part of the Mollison brothers' pastoral run of the same name. The Mollison brothers became heavily involved in the business and public affairs of the colony, and they became Members of Parliament. The Mollison brothers held Pyalong Run until February 1866 when it was taken over by William Bogle Hamilton. The town of Pyalong was in the northeast of the run and the creek running through the town was named Mollison's Creek (Note 1)

The town was surveyed in 1854 and many of its lots were sold in April and May of that year. South of Mollison's Creek the town included seventeen allotments in two sections, plus the Police Reserve, while to the north of the creek there were more than seventy allotments in the area between the creek and Station Street to the north (Note 2). By the 1860s a township had developed and Bailliere's Victorian Directory of 1868 describes Pyalong as a "Postal and Road Board Town" with a Police Station, Registrar of Births (Hugh Doogan), and Postmaster (Michael Joseph McCulla).

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In 1871 a motion was passed to “have the District proclaimed a Shire”. The first Shire of Pyalong meeting was held on 26 May 1871 at Doogan’s Hotel. An application was made to the Board of Land and Works for a site for the new Shire’s Hall on the Police Reserve, south of the creek. The Council’s first meeting in the new Hall was held on 3 February 1873.

The opening of the railway line from Kilmore to Heathcote on 22 August 1890 stimulated further development in the township (Note 7). The line went through Pyalong near the eastern boundary of the township. A large trestle bridge carried the line across Mollison’s Creek and the station was a little north of the eastern end of Mollison Street (Note 8).

The railway also provided transport for a new industry that developed in Pyalong in the early 1900s. The sand from Mollison’s Creek “was recognised as being of excellent quality” and was “very much in demand in Melbourne by the building industry”. Various methods were used to extract the sand including using pumps set up on concrete foundations on the bank of the creek. One of the sand miners was Percy Herbert Hiscock who was born in Pyalong in 1866. Sand mining of Mollison’s Creek became the main labour industry in Pyalong with more than twenty men employed in 1924. The Mollison Sand and Gravel Company laid down tram lines for side-tipping trucks used to take the sand to the station where it was transferred to railway trucks. At times there were nine train loads a week carrying sand to Melbourne and two additional lines were laid in the Pyalong railway yards to cater for extra railway trucks. By 1968 “the sand had almost stopped coming down Mollison Creek” and the sand mining industry has come to an end (Note 10). The last train on this line ran on 9 November 1968 after which the tracks and sleepers were removed (Turton, 1968:25-26).

The advent of the motor vehicle brought a change to the “commercial” area of Mollison Street. Henry Zoch progressed from his blacksmith shop to run an agency selling cars around Pyalong and Emu Flat. About 1926 a new concrete bridge replaced the old wooden bridge over Mollison’s Creek on the Northern Highway and the Zoch family’s hotel and store were missing the through traffic on the highway. In 1927, Albert moved the Coronation Hotel across the bridge to a site on the eastern side of High Street where the current hotel stands. He renamed it the Pyalong Hotel and added brick extensions and a large garage to house visitors’ motor vehicles (McHarg, 2000:89, 92-93).

Place history

The Anglican Church of the Transfiguration on the south side of Bridge Street is located on Lots 1 and 2, Section 5 in the town of Pyalong (SLV - Township of Pyalong, 1951). The first Church of England was located on the same allotments but to the north of the current church. This building may have served a dual purpose as a church and early school. The old building eventually became too dilapidated for church services and travellers, hawkers and swagmen used it as a temporary camping place before it “disappeared” in 1903. The State School was used for church services until sufficient funds were raised to build a new church just prior to WWI (Farrell, 1972:49).

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Description

The Anglican Church of the Transfiguration is a Federation era Carpenter Gothic Church of typical simple design with a gabled corrugated iron (short-sheet) roof with three Health Department vents along the ridge line and a cross at the apex. There is a small open gabled porch at the front, and a small gabled section at the rear containing the vestry. There are three lancet windows in each side elevation.

Statement of significance

What is significant?

The Anglican Church of the Transfiguration at 2 Bridge Street, Pyalong. The simple form, detailing and materials and siting of the church contribute to its significance.

How is it significant?

The Anglican Church of the Transfiguration, Pyalong is of local historic and architectural significance to Mitchell Shire.

Why is it significant?

The Anglican Church of the Transfiguration is historically and socially significant for its associations with the continuing development of the Anglican Church in Pyalong. The church itself symbolises the development of Broadford in the early twentieth century, which was associated with the expansion of industries including the paper mill. (Criterion A)

The Anglican Church of the Transfiguration is socially significant as the centre of Anglican worship in Pyalong for over 80 years. (Criterion G)

White Hart Hotel

History

The township of Pyalong, in the Parish of Pyalong, comprised land, which was part of the Mollison brothers' pastoral run of the same name. The Mollison brothers became heavily involved in the business and public affairs of the colony, and they became Members of Parliament. The Mollison brothers held Pyalong Run until February 1866 when it was taken over by William Bogle Hamilton. The town of Pyalong was in the northeast of the run and the creek running through the town was named Mollison's Creek (Note 1)

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Place history

Various references state that Patrick Cooke’s White Hart Hotel (also spelt White Harte) was built sometime between 1851 and 1869. On the occasion of a family reunion for descendants of Patrick and Mary Cook, it was stated that the family came to Pyalong from Ireland in 1857. Birth, Death and Marriage indexes show that children were born to this couple in Pyalong from 1859. The mail coach passed through Pyalong three times a week on its way to Bendigo and the White Hart Hotel stabled fresh horses for the coaches (Note 11).

An early plan of the township of Pyalong shows stockyards on the land where the present building is situated, and tents and a bark hut located on the main road immediately in front of this land. Cooke’s White Hart Hotel was recognised as the second hotel to open in Pyalong, with Hugh Doogan’s being the first. In 1868 Patrick Cooke is listed as a publican at Pyalong in Bailliere’s Victorian Directory and the following year the meetings of the Pyalong Roads Board were transferred from Moranding to Pyalong, alternating every six months between Doogan’s Hotel and Cooke’s Hotel (Farrell, 1972:1-2,6).

The White Hart continued as a hotel until c.1901 when Cooke gave up his license and the property became a family home. Patrick Cooke died on 1 May 1903 (*Pyalong: A Brief History*, p.22).

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Note 5: Farrell, op. cit., pp. 1, 4-10, 20, 55.

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Note 8: Town of Pyalong, Parish of Pyalong, County of Dalhousie, 1951, SLV.

Note 9: McHarg, op. cit., pp. 68, 87, 89.

Note 10: *Pyalong: A Brief History*, p.15; Farrell, op. cit., pp. 27-28; CD-Rom Indexes to Victorian Births, Deaths, and Marriages.

Note 11: *Pyalong: A Brief History*, p.15; Farrell, op. cit., pp. 27-28; CD-Rom Indexes to Victorian Births, Deaths, and Marriages; Interview with local Pyalong residents, October 2003.

Description

The White Hart Hotel is a typical mid-nineteenth century weatherboard hotel. Situated on a corner site it is built to both street frontages with a return skillion verandah. The main elevations of the hotel are very intact with original windows and doorways.

Notable outbuildings include the stone stables, and the former slaughterhouse, situated further to the east.

Statement of significance

What is significant?

The former White Hart(e) Hotel complex at 4145 Northern Highway, Pyalong. The following elements contribute to the significance of the place:

- The weatherboard hotel building.
- The stone stables/outbuildings
- The remnants of the slaughterhouse building

Other buildings on the sites and later additions/alterations are not significant.

How is it significant?

The White Hart Hotel complex is of local historic and architectural significance to Mitchell Shire.

Why is it significant?

The former White Hart Hotel is historically and socially significant as a place that provides a tangible reminder of the important role of Pyalong as a supply and service town for gold seekers, who walked, rode or travelled by wagon, and crossed Mollison's Creek on their way towards the goldfields at McIvor in 1852. After the gold rush the hotel continued to service travellers on the Northern Highway to Bendigo, Echuca and beyond, as well as the growing number of settlers who established dairy and crop farms in the nearby district. (Criterion A)

The former White Hart Hotel is architecturally significant as a rare representative example of an early hotel building. It is an integral building within the historic cultural landscape of Pyalong township and the prominent corner siting gives the building landmark qualities. (Criteria D & E)

The former White Hart Hotel complex has scientific (archaeological) significance for the remains of other early buildings on the site, which may provide additional information about the settlement of Pyalong and the use of this site.

Coronation Hotel water tank

History

The township of Pyalong, in the Parish of Pyalong, comprised land, which was part of the Mollison brothers' pastoral run of the same name. The Mollison brothers became heavily involved in the business and public affairs of the colony, and they became Members of Parliament. The Mollison brothers held Pyalong Run until February 1866 when it was taken over by William Bogle Hamilton. The town of Pyalong was in the northeast of the run and the creek running through the town was named Mollison's Creek (Note 1)

The town was surveyed in 1854 and many of its lots were sold in April and May of that year. South of Mollison's Creek the town included seventeen allotments in two sections, plus the Police Reserve, while to the north of the creek there were more than seventy allotments in the area between the creek and Station Street to the north (Note 2). By the 1860s a township had developed and Bailliere's Victorian Directory of 1868 describes Pyalong as a "Postal and Road Board Town" with a Police Station, Registrar of Births (Hugh Doogan), and Postmaster (Michael Joseph McCulla).

Pyalong was on the main route from Kilmore to Heathcote and Bendigo (the present day Northern Highway), however the road from Glenaroua and Seymour in the east came into Pyalong above Mollison's Creek and across the smaller Pyalong Creek (Note 3). The first businesses in the town catered for the travellers who came following the discovery of gold at McIvor in 1852. In the district around the town, a growing number of settlers established dairy and crop farms. The telegraph line from Kilmore to Heathcote through Pyalong was connected in 1859 (Note 4).

The township of Pyalong was initially in the Shire of McIvor, however neglect of the town and creek crossings in the area resulted in the proclamation of the Pyalong Roads Board on 2 September 1863. Most of the early ratepayers in the Roads Board were in the Parish of Moranding where there were 126 ratepayers' names on the roll. The Board had been meeting at Moranding however an increased number of ratepayers in the Parish of Pyalong may have contributed to its decision to move the "office of the Board" to Pyalong in July 1869. Meetings were held at Doogan's Hotel for six months then at Cooke's White Harte Hotel [*sic*] for the same period, alternating between the two hotels on opposite sides of Mollison's Creek. The Roads Board was financed by rates, government subsidies and tolls collected at the Sydney Road and Moranding toll gates.

In 1871 a motion was passed to "have the District proclaimed a Shire". The first Shire of Pyalong meeting was held on 26 May 1871 at Doogan's Hotel. An application was made to the Board of Land and Works for a site for the new Shire's Hall on the Police Reserve, south of the creek. The Council's first meeting in the new Hall was held on 3 February 1873.

The opening of the railway line from Kilmore to Heathcote on 22 August 1890 stimulated further development in the township (Note 7). The line went through Pyalong near the eastern boundary of the township. A large trestle bridge carried the line across Mollison's Creek and the station was a little north of the eastern end of Mollison Street (Note 8).

The railway also provided transport for a new industry that developed in Pyalong in the early 1900s. The sand from Mollison's Creek "was recognised as being of excellent quality" and was "very much in demand in Melbourne by the building industry". Various methods were used to

extract the sand including using pumps set up on concrete foundations on the bank of the creek. One of the sand miners was Percy Herbert Hiscock who was born in Pyalong in 1866. Sand mining of Mollison's Creek became the main labour industry in Pyalong with more than twenty men employed in 1924. The Mollison Sand and Gravel Company laid down tram lines for side-tipping trucks used to take the sand to the station where it was transferred to railway trucks. At times there were nine train loads a week carrying sand to Melbourne and two additional lines were laid in the Pyalong railway yards to cater for extra railway trucks. By 1968 "the sand had almost stopped coming down Mollison Creek" and the sand mining industry has come to an end (Note 10). The last train on this line ran on 9 November 1968 after which the tracks and sleepers were removed (Turton, 1968:25-26).

The advent of the motor vehicle brought a change to the "commercial" area of Mollison Street. Henry Zoch progressed from his blacksmith shop to run an agency selling cars around Pyalong and Emu Flat. About 1926 a new concrete bridge replaced the old wooden bridge over Mollison's Creek on the Northern Highway and the Zoch family's hotel and store were missing the through traffic on the highway. In 1927, Albert moved the Coronation Hotel across the bridge to a site on the eastern side of High Street where the current hotel stands. He renamed it the Pyalong Hotel and added brick extensions and a large garage to house visitors' motor vehicles (McHarg, 2000:89, 92-93).

Place history

In 1902, Eliza Zoch purchased another acre of land and built the Coronation Hotel to the west of her store in Mollison Street. Eliza's daughter-in-law, Catherine Zoch, was named as the hotelier when it opened in 1903. Eliza died in 1905 and her son Albert, with his wife Catherine, took over the operation of the store and the hotel. Later their eldest son, Henry, opened a blacksmith shop on the west side of the hotel (McHarg, 2000:89, 92-93).

The tank was constructed by W. McGeorge. According to Farrell (1972):

W. McGeorge was a bricklayer who was well known for his workmanship, and there are many underground tanks in the district built by him that have his initials and the year in which they were constructed on the dome.

The Coronation Hotel was later demolished and a house built on the site, but the domed water tank survived.

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Note 10: *Pyalong: A Brief History*, p.15; Farrell, op. cit., pp. 27-28; CD-Rom Indexes to Victorian Births, Deaths, and Marriages, Macbeth Genealogical Services Pty Ltd, Victoria.

Description

This site contains an inter-war house. The domed underground tank built for the Coronation Hotel is situated just on the east side of the house.

Statement of significance

What is significant?

The domed water tank of the former Coronation Hotel at 17 Mollison Street, Pyalong. The house and other buildings on the site are not significant.

How is it significant?

The domed water tank of the former Coronation Hotel, Pyalong is of local historic and architectural significance to Mitchell Shire.

Why is it significant?

The domed water tank is historically significant as a rare surviving example of an underground water tank. It is also historically significant as the only physical remnant of the Coronation Hotel and provides a tangible reminder of the important role of Pyalong as a supply and service town for travellers on the route via Kilmore to Bendigo, Echuca and beyond, as well as the growing number of settlers who established dairy and crop farms in the nearby district. It demonstrates how the opening of the railway in 1890 resulted in the opening of commercial premises in Mollison Street close to the station. (Criteria A & D)

Zoch House, 21-33 Mollison Street

History

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Place history

This house on the north side of Mollison Street is located on or near to Lot 4, Section 4. F. Rogers was the first purchaser of this land in 1854 (SLV, Township of Pyalong, 1951). The timber house erected c.1892 for Eliza Zoch; it was her third home in the Pyalong district.

The location of the railway line and station opened by 1890 probably influenced Eliza Zoch in her choice of land in the township of Pyalong. She purchased two acres in Mollison Street, near the east end, and moved her house from the Zoch family farm at Pyalong West known as 'The Gap'. She then built a general store next door and ran a wine shop from her home, taking advantage of the extra traffic generated by the railway station as well as the track from Glenaroua and Seymour.

In 1902, Eliza purchased another acre of land, Lot 2, Section 2, and built the Coronation Hotel to the west of her store in Mollison Street. Eliza's daughter-in-law, Catherine Zoch, was named as the hotel-keeper when it opened in 1903. Eliza died in 1905 and was buried in Pyalong cemetery. Her son Albert took over the operation of the store and the hotel. Later, his eldest son, Henry, opened a blacksmith shop on the west side of the hotel. The domed underground tank built for the hotel can still be seen in Mollison Street (Please refer to separate citation in this Study) (McHarg, 2000:7-14, 19-25, 68, 87-89).

Winifred Ryan, known as Eliza, was born in Co. Tipperary in Ireland in 1830. She married Owen Ryan in 1852 before they emigrated to Australia, however Owen died just before they landed in Melbourne. To support herself, Eliza set up a wine shop in Melbourne and later became a domestic servant. In 1858, Eliza married Simon Ledwich however four months after their son was born, Simon died, once again leaving Eliza a widow with her baby, as well as Simon's young son from his first marriage. She moved to land near present day Coburg and purchased some dairy cattle.

In 1861 Eliza selected two eighty-acre blocks of land at Pyalong West and travelled there by coach and wagon. She camped with her children in a tent for some weeks until her livestock and house from Coburg arrived on a bullock wagon. Eliza's selection was referred to as "The Gap" and here she extended her dairy herd. She milked them and made butter, which she sold around Heathcote.

In 1869, Eliza married Stephen Zoch, an emigrant from Germany and a recent selector at Pyalong West. On Eliza's first selection, Stephen built a house of local granite near the Coburg house. A glass door from Eliza's Coburg house, previously from her Melbourne shop, was installed in the new stone house. Stephen and Eliza had three sons, however, in 1886 the marriage ended and Stephen moved out of the house at Pyalong West.

In 1891 Eliza Zoch and her youngest son Albert moved from the farm at Pyalong West into the town. Initially they lived in a house on the south side of Mollison Street (Now No.4 - please refer to separate citation in this Study) while Eliza had her Coburg house moved from 'The Gap' at Pyalong West to this two-acre site in Mollison Street.

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Description

A simple gabled weatherboard cottage, sited parallel to and close to the street frontage. The front door is placed off-centre and the windows are placed irregularly, which illustrates the moving and re-erection of (and possible alteration to) this house at least twice before it was erected on this site. The verandah appears to be a sympathetic replacement. There appears to be one low brick chimney situated behind the main roof.

Statement of significance

What is significant?

The former Zoch house and wine shop, re-erected on this site c.1892, at 21-33 Mollison Street, Pyalong.

Other buildings on the site are not significant.

How is it significant?

The former Zoch house at 21-33 Mollison Street, Pyalong is of local historic significance to Mitchell Shire.

Why is it significant?

Historically, it is significant as one of a small number of surviving late-nineteenth century buildings, which provides tangible evidence of how the development of Pyalong responded to the commercial opportunities created by the opening of the railway with new houses and businesses constructed along Mollison Street, which led to the station. It is also important for its strong associations with the locally known Zoch family. (Criteria A, B & H)

SEYMOUR

Christ Church of England

History

Early development of Seymour

The “New Town” of Seymour developed on land less flood prone than the site of the Old Town and the location of the commercial area of Seymour emphasises the influence of the opening of the railway line and station in 1872 on the development of the town. As identified in the Environmental History, the commercial area relocated from Emily Street to Station Street to take advantage of the increased trade opportunities generated by the railway and the growth of the residential areas to the north in the area bounded by Crawford and High streets and, later, to the south of the railway line (Paul & Lorraine Huddle Pty Ltd, 2006:7, 2, 44).

A commercial precinct developed immediately to the north of the station along Station Street, and dwellings were constructed in nearby subdivisions. Before long, houses were also built on the south-eastern side of the station and railway line, particularly along Anzac Avenue. The population of Seymour grew from 450 in 1865 to 1,000 in 1890, which made additional town land for dwellings necessary (Martindale, 1982:61-8, 84-5; VMD 1890).

In the late 1880s to meet this demand the farming land to the south of the railway station began to be subdivided into township allotments. Over a period of 40 years there were three main subdivisions, of the land originally owned by the Guild brothers and Wallis, as follows:

- **1888: Seymour Park Estate - Guild’s Paddock**, fronted Tallarook Road and stretched from Guild Street in the west to Anglesey Street in the east. The eastern section from Goulburn Street to Anglesey Street, including Hunt and Grant Streets, was only one block deep to Loco Street. The western section was between Guild Street and Goulburn Street and includes Railway, Park and Progress Streets and the Esplanade to the south. The Plan of Subdivision LP 2504 was part of Crown Allotment 48 originally owned by Alexander Guild. The subdivision included 137 allotments (See Note 1)
- **1911:** Subdivision of 31 allotments from Lot 168 on the east side of Park Street north to Loco Street, then east to Grant Street on the south side of Loco Street. The Plan of Subdivision LP 5656 was part of Crown Allotment 48 originally owned by Alexander Guild (See Note 2)
- **1927: Goulburn Park Estate – Guild’s Hill**, was bounded by Gordon Crescent in the west to Anzac Avenue in the north, Guild Street in the east, and the Recreation Reserve in the south. The Plan of Subdivision LP 12230 was part of Crown Allotments 1, 2, 3 & 4 Section V, and part of Crown Allotment 1A Section E originally owned by John Guild and Henry Wallis. The subdivision included 136 allotments (See Note 3).

Much of the area was developed during the inter-war period and in 1963 there were just twelve vacant allotments in the Seymour Park Estate subdivision LP 2504, no vacant allotments in the 1911 subdivision LP 5656, and only fourteen vacant allotments in the Goulburn Park Estate subdivision LP 12230 (SDHS)

The Precinct was used predominantly as a residential and recreational area, except for the allotments facing Anzac Avenue on which the Presbyterian and Anglican churches were built.

As Jennings notes Seymour was first and foremost a railway town and many of the new residents in this area were employed directly or indirectly by the railways. Seymour was the principal maintenance and repair depot for the north-east and north-central lines. In its heyday the railways employed more than four hundred men. With their families, they totalled about 1,500 people, which was almost one third of the population of Seymour. The introduction of the standard gauge line through Seymour had a severe effect of the size of the workforce in the

town. By 1963 the number of railway employees had dropped to three hundred, although they still occupied one-fifth of the homes in Seymour. Further reductions occurred with the introduction of diesel in 1966 and the allocation of major engine repairs to Bendigo, Ballarat or Melbourne. More than anything else, the railway had the greatest impact on the development and history of Seymour (Martindale, 1982:187-8).

Christ Church of England

The first Anglican Church in Seymour, designed by Leonard Terry was constructed c.1865 in Emily Street. In the 1920s in a decision said to have been 'influenced by the movement of the town' the church acquired land in the Seymour Park Estate subdivision and a new Rectory was constructed in Guild Street in 1927. The parish hall, originally in Emily Street, was moved to an adjacent site at the corner of Anzac Avenue and was later enlarged (Martindale, 1982:124).

According to Martindale (1982:124) 'affection for the original church' meant that it remained in use until it was finally demolished in 1941. The enlarged Parish Hall in Anzac Avenue was then used until the present Christ Church was built in 1945. The new church was designed by the highly regarded and popular ecclesiastical architect from Melbourne, Louis Williams, and the builder was James Moore (Martindale, 1982:124).

Bishop Thomas Makinson Armour, of Wangaratta laid the foundation stone of this church on 28 July 1945. Archdeacon Carter reset the 1865 stone that had been laid in the old church by Bishop Goe. The dedication of the new church was carried out by Bishop Armour in January 1946. The church has been furnished and decorated by numerous gifts made by parishioners associated with the church over the years (Martindale, 1982:124).

The sites of the new Anglican church and the new Presbyterian church on the opposite corner, constructed in 1938-9, were apparently influenced by the significant growth of Seymour to the south of the railway line in the early to mid-twentieth century.

In 1962 the old parish hall was replaced by a new building, which was constructed by R.D. Beattie to a design by architect was Mr. H. Winbush.

Sources

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Louis Williams' scrapbook, State Library of Victoria

Martindale, H.G., *New crossing place: A history of Seymour and its Shire*, Revised edition, Shire of Seymour, 1982

Seymour & District Historical Society Inc. (SDHS) MAP 19 Seymour Sewerage Authority Plan of Sewerage District, 1963

Victorian Municipal Directory (VMD) 1890, p.457

Note 1: Plan of Subdivision LP 2504, 1889. Source: Landata Victoria; Seymour Park Estate Auction Notice, October 6, 1888. Source: State Library of Victoria (SLV), Haughton Collection, SLTEF 912.9451 H290; MAP 17 in the List of Map Attachments. Township of Seymour, n.d. Source: SLV, Put-away Plan collection, S261(3) (microfiche)

Note 2: Plan of Subdivision LP 5656, 1911. Source: Landata Victoria; MAP 17 in the List of Map Attachments. Township of Seymour, n.d., Source: SLV, Put-away Plan collection, S261(3) (microfiche)

Note 3: Plan of Subdivision LP 12230, 1927. Source: Landata Victoria (Allotment 4 Section V and Allotment 1A Section E are not part of this precinct); Goulburn Park Estate Sale Notice,

1927. Source: Val Court, Seymour; MAP 17 in the List of Map Attachments. Township of Seymour, n.d., Source: SLV, Put-away Plan collection, S261(3) (microfiche)

Description

Christ Church of England, constructed in 1945, was designed by architect Louis Williams in an abstracted Gothic style. It has the massing of the Gothic, but the white painted brick walls, inside and out, and autumn coloured terra cotta roof tiles are materials that evoke a Mediterranean feel in the design. The highly simplified geometric details and decoration are derived from medieval church architecture. Internally, the church has plain white walls, which contrast with the dark timber ceiling and large roof trusses.

The church is in excellent condition and appears to have a high degree of integrity both internally and externally. The original fence, visible in photographs of Louis Williams' scrapbook, has been removed and a very low bluestone (possibly from the demolished church in Emily Street) retaining wall remains.

The church is constructed in a prominent location that can be seen from the railway station and shopping centre. Adjoining the church is the parish hall, which is a simple cream brick post-war building with a low pitched gable roof.

Statement of significance

What is significant?

Christ Church of England, Seymour, designed by Louis Williams and constructed in 1945-6, at 6 Anzac Avenue, Seymour.

The Parish Hall at 3 Guild Street is not significant.

How is it significant?

Christ Church of England, Seymour is of local historic, social and aesthetic significance to Mitchell Shire.

Why is it significant?

Christ Church of England is historically significant as a place in Seymour that illustrates an important phase of growth when new and larger places of worship were constructed to serve the growing congregation. It also provides evidence of the development of Seymour to the south of the railway line in the inter-war period. It is also significant as an example of the work of noted church architect, Louis Williams (Criteria A & H)

Christ Church of England is architecturally significant as a fine example of a mid-twentieth century church in the abstracted Gothic style. It illustrates the move away from traditional church design and the transition to modernist church design that would emerge later in the post-war era. (Criteria D & F)

Christ Church of England is socially significant as the centre of Anglican worship in Seymour. (Criterion G)

St Andrew's Presbyterian Church

History

Early development of Seymour

The "New Town" of Seymour developed on land less flood prone than the site of the Old Town and the location of the commercial area of Seymour emphasises the influence of the opening of the railway line and station in 1872 on the development of the town. As identified in the Environmental History, the commercial area relocated from Emily Street to Station Street to take advantage of the increased trade opportunities generated by the railway and the

growth of the residential areas to the north in the area bounded by Crawford and High streets and, later, to the south of the railway line (Paul & Lorraine Huddle Pty Ltd, 2006:7, 2, 44).

A commercial precinct developed immediately to the north of the station along Station Street, and dwellings were constructed in nearby subdivisions. Before long, houses were also built on the south-eastern side of the station and railway line, particularly along Anzac Avenue. The population of Seymour grew from 450 in 1865 to 1,000 in 1890, which made additional town land for dwellings necessary (Martindale, 1982:61-8, 84-5; VMD 1890).

In the late 1880s to meet this demand the farming land to the south of the railway station began to be subdivided into township allotments. Over a period of 40 years there were three main subdivisions of the land originally owned by the Guild brothers and Henry Wallis, as follows:

- **1888: Seymour Park Estate - Guild's Paddock**, fronted Tallarook Road and stretched from Guild Street in the west to Anglesey Street in the east. The eastern section from Goulburn Street to Anglesey Street, including Hunt and Grant Streets, was only one block deep to Loco Street. The western section was between Guild Street and Goulburn Street and includes Railway, Park and Progress Streets and the Esplanade to the south. The Plan of Subdivision LP 2504 was part of Crown Allotment 48 originally owned by Alexander Guild. The subdivision included 137 allotments (See Note 1)
- **1911:** Subdivision of 31 allotments from Lot 168 on the east side of Park Street north to Loco Street, then east to Grant Street on the south side of Loco Street. The Plan of Subdivision LP 5656 was part of Crown Allotment 48 originally owned by Alexander Guild (See Note 2)
- **1927: Goulburn Park Estate – Guild's Hill**, was bounded by Gordon Crescent in the west to Anzac Avenue in the north, Guild Street in the east, and the Recreation Reserve in the south. The Plan of Subdivision LP 12230 was part of Crown Allotments 1, 2, 3 & 4 Section V, and part of Crown Allotment 1A Section E originally owned by John Guild and Henry Wallis. The subdivision included 136 allotments (See Note 3).

Much of the area was developed during the inter-war period and in 1963 there were just twelve vacant allotments in the Seymour Park Estate subdivision LP 2504, no vacant allotments in the 1911 subdivision LP 5656, and only fourteen vacant allotments in the Goulburn Park Estate subdivision LP 12230 (SDHS)

The Precinct was used predominantly as a residential and recreational area, except for the allotments facing Anzac Avenue on which the Presbyterian and Anglican churches were built.

As Jennings notes Seymour was first and foremost a railway town and many of the new residents in this area were employed directly or indirectly by the railways. Seymour was the principal maintenance and repair depot for the north-east and north-central lines. In its heyday the railways employed more than four hundred men. With their families, they totalled about 1,500 people, which was almost one third of the population of Seymour. The introduction of the standard gauge line through Seymour had a severe effect of the size of the workforce in the town. By 1963 the number of railway employees had dropped to three hundred, although they still occupied one-fifth of the homes in Seymour. Further reductions occurred with the introduction of diesel in 1966 and the allocation of major engine repairs to Bendigo, Ballarat or Melbourne. More than anything else, the railway had the greatest impact on the development and history of Seymour (Martindale, 1982:187-8).

St Andrew's Presbyterian Church

The foundation for St Andrew's Presbyterian Church was laid on 2 September 1938 by The Right Reverend John Mackenzie, Moderator General of the Presbyterian Church of Australia, and the church was opened in the following year by his successor, K. Forster (Martindale, 1982:126). St Andrew's was designed by the distinguished Melbourne architectural firm, Scarborough, Robertson & Love while the builder was L. Adam and Sons (*Argus*).

This church was the second St Andrew's church. The first St Andrew's church and manse were constructed on Manse Hill near the old Goulburn Bridge. The old church was moved twice as the town developed to more central locations, first in 1876-77 to a site in Emily Street, and then in 1894 to Tallarook Street (Martindale, 1982:126). In the 1930s, with the significant growth of Seymour to the south of the railway the decision was made to build a new church.

The sites of the new Presbyterian church and the new Anglican church on the opposite corner, constructed in 1945-6, were apparently influenced by the significant growth of Seymour to the south of the railway line in the early to mid-twentieth century.

The Guild brothers donated the bell for the first church and this bell may be the one now hanging above the east door of the present church facing Guild Street. Over the years several memorials have been placed on the site including the Memorial Gates for Ivy E. Bell 1919-1940, and for Mr and Mrs James Greenshields 1942-1950. In 1957 a new Manse was built facing Guild Street as was the Memorial Christian Education Centre Hall on the north side of the church (Martindale, 1982:126).

Sources

Argus, undated article on the opening of the church

Foundation stone

Aron, Dr Paul & Lorraine Huddle Pty Ltd, *Mitchell Shire Stage Two Heritage Study. Volume 2: Environmental History*, June 2002

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Seymour & District Historical Society Inc. (SDHS), Map 19 Seymour Sewerage Authority Plan of Sewerage District, 1963

Victorian Municipal Directory (VMD) 1890, p.457

Note 1: Plan of Subdivision LP 2504, 1889. Source: Landata Victoria; Seymour Park Estate Auction Notice, October 6, 1888. Source: State Library of Victoria (SLV), Haughton Collection, SLTEF 912.9451 H290; MAP 17 in the List of Map Attachments. Township of Seymour, n.d. Source: SLV, Put-away Plan collection, S261(3) (microfiche)

Note 2: Plan of Subdivision LP 5656, 1911. Source: Landata Victoria; MAP 17 in the List of Map Attachments. Township of Seymour, n.d., Source: SLV, Put-away Plan collection, S261(3) (microfiche)

Note 3: Plan of Subdivision LP 12230, 1927. Source: Landata Victoria (Allotment 4 Section V and Allotment 1A Section E are not part of this precinct); Goulburn Park Estate Sale Notice, 1927. Source: Val Court, Seymour; MAP 17 in the List of Map Attachments. Township of Seymour, n.d., Source: SLV, Put-away Plan collection, S261(3) (microfiche)

Description

St Andrew's Presbyterian Church, constructed in 1938 is a fine example of the Interwar Arts and Crafts Gothic style that has recognisably medieval attributes expressed with modern qualities of directness and clarity. The skilled use of red-orange brick walls and terra cotta tiled roof give the building an appearance of warmth. The side walls are supported by massive brick buttresses interspersed with fifteen pane gothic windows set with leadlight. The soaring recessed round arch on the front elevation culminates with a rose window. The side entrances have Moorish timber arch detailing. As noted above, a bell hangs above the east door of the church facing Guild Street. The church is in excellent condition and appears to have a high degree of integrity both internally and externally.

The adjacent memorial hall is a plain brick post-War building with a low pitched gable roof and a projecting porch also with a low pitch gable roof. The brick fence and wrought iron

memorial gates appear to be constructed of the same pale cream bricks as the adjacent memorial hall and may date from that period.

The church is constructed in a prominent corner and can be seen from the railway station and shopping centre, as well as along the southern approach to Seymour along Anzac Avenue.

Statement of significance

What is significant?

St Andrew's Presbyterian Church, Seymour, designed by Scarborough, Robertson & Love and constructed in 1938 at the corner of Anzac Avenue and Guild Street, Seymour

The memorial gates and fences and the adjacent memorial hall are not significant.

How is it significant?

St Andrew's Presbyterian Church, Seymour, is of local historic, social and aesthetic significance to Mitchell Shire.

Why is it significant?

St Andrew's Presbyterian Church is historically significant as a place in Seymour that illustrates an important phase of growth when new and larger places of worship were constructed to serve the growing congregation. It also provides evidence of the development of Seymour to the south of the railway line in the inter-war period. Socially, it is significant as a building that has strong association with the Seymour community as the centre of Presbyterian worship for over 70 years. (Criteria A & G)

The church is aesthetically significant as a fine example of an inter-war gothic church by the distinguished architectural firm of Scarborough, Robertson & Love. The prominent siting of the church at a key gateway to Seymour gives it landmark qualities. (Criteria E, D & H)

Goulburn Park (Former, Guild House), 16 The Avenue

History

This property is situated on land that was identified in 1843 as part of the Village of Seymour Township Reserve. The 1855 Sale Plan of Town & Suburban Lands at Seymour shows the track to Dempsey's Station and Tallarook along the route of the present day Anzac Avenue, described as "Timbered chiefly with Box, indifferent gravelly ground". By 1866 part of the land had been subdivided and identified as Section V comprising 3 allotments and part of Section 48 (SLV).

John Guild was the first purchaser of allotments 1 and 2 in Section V on December 3, 1867. These allotments were five acres, two roods and thirty-one perches, and thirteen acres and three perches respectively. Henry Wallis bought allotment 3 on 25 May 1866, which comprised eighteen acres, one rood and thirty-seven perches. At the same time approximately nineteen acres of low-lying land with natural billabongs, between the aforementioned three allotments and the Goulburn River, was set aside as a Recreation Reserve. The size of allotments one, two and three was diminished when the North Eastern Railway Line was built in 1870-72. The western section of allotment one, and the northern section of allotments two and three became railway property (SLV).

Alexander Guild was the purchaser of the balance of Section 48 comprising 140 acres three roods and twenty-five perches on 11 November 1870. This land was to the west of the three smaller allotments. Alexander, John and Thomas Guild also owned several sections of land to the south west.

It is believed that the house now at 16 The Avenue, which is situated on part of allotment 1 and part of allotment 2, was built for John Guild c.1876. The Shire of Seymour Rate Books in 1867 list Guild as the occupier and owner of a "weatherboard dwelling" and in 1876 he was

living in a “good brick dwelling” that in 1878 was described as a “Villa Residence” (RB). Guild’s home and property were called Goulburn Park and land surrounding the house was also referred to as Guild’s Paddock and Guild’s Hill by locals and in subdivision sales plans in 1888 and 1927 respectively (SLV; Jennings, 2003:171-8).

By January 1927 John Guild, then retired, was the sole owner of allotments 1, 2 and 3. Later that year he subdivided his property into 135 suburban allotments creating the Goulburn Park Estate. Land sales commenced in 1927 and by 1930 over a third of the lots had been sold (Please refer to the separate citation in this Study for the Seymour Progress precinct for further information). Lot 113 in the subdivision (Now 16 The Avenue), which contained the old homestead, was purchased in December 1928 by Kate and Benjamin Bevan (Land Victoria).

Alexander Guild arrived in Seymour in 1851 or 1852. In 1854 he purchased the general store that became known as Guild’s Store (now demolished). Guild brought his brothers John, and later Tom, out from Scotland and the three formed a partnership operating the store and the Royal (George) Hotel. Each of the brothers purchased suburban land blocks on the river flats south of the town. After the partnership was dissolved in 1875, Alexander operated the hotel, Tom the general store, and John concentrated on farming. All the Guild brothers were closely associated with the local Presbyterian church and donated a bell for the church, which is believed to be the one that still hangs on the present St Andrew’s church at the corner of Anzac Avenue and Guild Street (Martindale, 1982:55-8, 126).

John Guild was a patron of the National School in 1858, a foundation member of the Seymour Road Board in 1863, and President of the Shire of Seymour in 1880-81 and 1887-88 (Martindale, 1982: 117, 119, 131). He died in 1935.

Sources

Goulburn Park Estate sale notice, 1927. Source: Val Court, Seymour

Land Victoria, certificate of title Vol.5317 Fol.317, LP 12230

Martindale, H.G., *New crossing place: A history of Seymour and its Shire*, Revised edition, Shire of Seymour, 1982

Seymour Express, October 5, 1888; Seymour Park Estate Auction Notice, October 6, 1888. Source: State Library of Victoria, Haughton Collection, SLTEF 912.9451 H290

State Library of Victoria (SLV) Map 17 Township of Seymour, n.d., Put away plan collection 261(3) (microfiche)

Shire of Seymour Rate Books (RB), Transcription by Seymour Historical Society (computer file)

Val Court, ‘Living on Guild’s Hill since 1929’ in Jennings, John G. and Virginia, *Memories of Seymour*, Seymour & District Historical Society Inc., Seymour, 2003

Description

The house at 16 The Avenue, Seymour is a symmetrical double fronted Victorian era brick house, which is sited to face toward the north overlooking the railway in the direction of the Old Town. It has an M-hipped roof with a separate return skillion verandah. There are two rendered brick chimneys. The windows are double-hung sash with large stone sills.

The house is in good condition and has a relatively high degree of external integrity. The roofing and verandah iron has been replaced and an addition appears to have been made under a new and separate steeply-pitched hip roof at the rear.

Statement of significance

What is significant?

The former Goulburn Park house, constructed c.1876 for John Guild, at 16 The Avenue Seymour.

The significant feature is the Victorian era brick house defined by the main M-hipped roof and its return verandah. The original external form, detailing and materials of the house contribute to the significance of the place. Later additions and other buildings on the site are not significant.

How is it significant?

The former Goulburn Park house at 16 The Avenue, Seymour is of local historic significance to Mitchell Shire.

Why is it significant?

Guild House is historically significant as a representative example of a house associated with the selection of land around Seymour township in the mid to late nineteenth century. It provides tangible evidence of the use of the land south of the township for farming allotments prior to suburban subdivision during the inter-War period. It is also significant for its strong association with the locally important John Guild, who lived here for 50 years. (Criteria A & H)

Mob Siding

History

Thematic context

The theme of 'Defending Australia' is identified as one of the key themes in the Environmental History for Mitchell Shire and the growth and development of Seymour as a military centre from 1910 is illustrated by several places that provide tangible evidence of this important era in the Shire's history. The following is an extract from Chapter 8 of the Environmental History.

In 1870 the ordinary defence of the colonies was devolved upon colonial authorities, which thereafter bore responsibility for the raising of local militia. In 1887 the Seymour Mounted Rifles were raised. A Light Horse brigade was also formally begun in 1904, with 'Goldies Paddock', near the tannery on the former Marengo Run providing a training ground. Exercises there included tent pegging, with the terrain ideal for field exercises, and high land for camp sites. Victoria sent 3,500 men and 3,825 horses to the Boer War at the turn of the century, and the regiments from Seymour received King's Colours in 1904.

In 1910 the region, including Seymour and Kilmore, proudly hosted the Empire's military commander and hero of South Africa, Lord Kitchener, with the Seymour Racecourse showing 4000 troops, 2000 horses and field guns hauled by bullocks. Lord Kitchener had a special meaning for British subjects in the dominions, as an Empire builder commanding victorious armies in the Sudan, and more latterly in South Africa and, four years after his visit to Seymour assuming the supreme command of the British Empire's war against the German Empire in Europe. His visit in 1910 was an opportunity not just to show off the martial manhood and loyalty of the area, but also the towns themselves, with decorations and the erection of temporary arches of welcome much like those erected for the Federation celebrations and subsequent Royal visits (See image in Martindale, 1982, facing p.145)

Between the 1903 Defence Act and the outbreak of war there were attempts to further militarise able-bodied men through cadet forces and Swiss-style military service. Lord Kitchener selected Seymour as the chief mobilisation zone for Victoria and Australia's military, an important decision as in the first decade of the twentieth century the whole Empire, and all the 'Great Powers', were preparing for the coming war. A Lighthorse camp was also set up at Wallan East in 1913 while in 1908 live firing was carried out on the Marengo Estate at Seymour. In Seymour a Drill Hall was erected on Emily Street, next to the Prince of Wales Hotel in 1927.

The area continued to fulfil its military purpose in the Second as well as the First World War and many buildings remain (not to mention the camp at Puckapunyal itself), including 'Mob (ilisation) Siding' which was the station to which new recruits and other army arrivals were brought. Mob Siding was also called Tel-el-Kabir barracks after 1965. During the Second World War Kilmore also played its part, hosting not only military camps, but a Volunteer Air Observer Corps post (VAOC) on the site of the Kilmore State Primary School. It was formed at a public meeting in 1941 and was among many around Australia that was on the lookout for enemy aircraft. Fear of bombing and invasion even led some to build their own bombshelters (Wheatley). At Mt Disappointment, there are extant remains of an internment camp that was built to house Italian prisoners of war.

Mobilisation (Mob) Siding

The Mobilisation Siding, which comprised an extensive area of storehouses, magazines and vehicle parks intended to hold all the stores required on general mobilisation, was established c.1920 on a large site to the east of Seymour near Delatite Road. This area became known ever after as 'Mob Siding'.

Mob Siding was expanded during World War Two and was an active Army depot serving Army requirements during the Korean, 'Cold War' and the Vietnam Wars. During its heyday

it held up to 1200 vehicles, from motor bikes to tanks, and enough stores to kit out a brigade of 3000 personnel and the Army presence continued to play a major economic and cultural role in Seymour's development until the late 1970s.

Establishment 1920-1939

After federation in 1901 the Commonwealth took over responsibility for defence, although there was no Commonwealth legislation until the first *Defence Act* was passed in 1903. As Miller (1994:34) notes:

In essence the colonial policy of a predominantly citizen force whose aim was the defence of Australia remained in place. Yet at the very time of federation colonial forces were involved on Imperial service in South Africa. Paradoxically, and despite the continuing commitment to the principles of citizen soldiery and home defence, Australia's major wartime soldiering has been done overseas by special enlistment in response to real or perceived obligations to allies. Nonetheless, the underlying system of citizen forces has continued, thereby leading to a situation whereby Australia has at times maintained two armies, one for home defence and one for overseas service.

According to Miller (1994:56) it was some years before defence planning required any significant building program. After the Imperial Conference of 1911 it was clear that 'while superficially preparing a scheme of home defence, the real priority at the highest level of planning was preparation for war'. Nonetheless, a number of notable defence facilities were established during that time including the Naval Base at Flinders and the Air Force base at Point Cook.

As noted above, the site in Seymour for the storage facility that would become known as Mob Siding was selected by Lord Kitchener himself when he inspected the Australian forces in 1910 (Miller, 1994:58) and it was to be the only stores depot established after WW1. Established by 1921 it was initially used to 'dekit' troops returning from WW1 and was then used for some time to store issues to the militia who needed large stores of supplies in the event of an emergency (SDHS). According to Miller, such 'mobilisation' facilities needed to be located outside of major cities and close to a rail line.

In 1921 a mile-long siding was constructed branching off the main line in the Seymour station yard near the former Chittick Street, running virtually parallel with Wimble Street and ending at Delatite Road. The large storehouses were west of Delatite Road and the explosives area east of Delatite Road. The site also included a barracks.

Expansion 1939-1965

The period from 1935 to 1939 saw a dramatic increase in defence spending in preparation for the Second World War (WW2) (Miller, 1994:40). Seymour became a major military training district with Puckapunyal Army camp established in 1939 on a large site 15 kilometres to the north west of the town, and major development of the WW1 Trawool camp to the south.

The outbreak of WW2 had a profound effect as Miller (1994:42-3) notes:

The war was a unique experience in Australian history because for the first time all activity was subordinated to the war effort. In this war the armed forces were not just infantry but all arms of a modern mechanised military. The capacity for the establishment or redirection of munitions manufacturing capability during this period is simply astonishing for a country which until that time had relied almost exclusively on primary industry.

The period of the Second World War saw the biggest program of defence related property acquisition in Victoria. As well as direct acquisition of sites for camps, factories, airfields, stores, hospitals, headquarters and so on, land was leased or occupied by regulation and proclamation.

A systematic expansion of defence sites and upgrading of buildings was underway at the start of the war in 1939, and in general terms the style and construction followed the building types established in the mid-1930s, which were usually constructed of red brick. However, after the entry of the Japanese into the war in December 1941 a new sense of urgency arose and red brick

was discarded in favour of timber framed buildings clad with corrugated galvanised iron or asbestos sheet.

The extent of mobilisation of WW2 meant that storage facilities were needed for all branches of the service and for all types of products. General storage was typically in corrugated iron clad buildings. Within Victoria, new stores depots were established at Tottenham, Bandiana, Broadmeadows, Kensington, Mangalore, Port Melbourne, Seymour (Dysart Siding) and Somerton (Miller, 1994:64).

During WW2 Mob Siding was of major importance as an army supplies depot and part of the facility was taken over by the U.S Army (41st. Division), which it is believed constructed a large sawtooth roof stores building/workshop in 1942-3. This building and other new stores building on the site were possibly prefabricated by the Civil Construction Corps, which was formed by the Allied Works Council in early 1942, when large span buildings were needed and steel was in short supply (Nolan, 1996).

At the end of WW2, control of Mob Siding reverted back to the Australian Army and it became a sub-unit of 3 Base Ordnance Depot, South Kensington and renamed '331 Supply Company. Mob Siding'. After WW2 it was said to house stores for up to 3,000 army personnel, and 1,200 vehicles including motor cycles and tanks in nine substantial stores buildings. The building constructed by the U.S. Army was then occupied by R.A.E.M.E - the Royal Australian Electrical and Mechanical Engineers Corps.

RAEME was only officially established in December 1942 when the repair facilities of the Ordnance Corps (AAOC) and the Service Corps (RASC) were combined to form the Australian Electrical and Mechanical Engineers Corps (AEME). In 1948 the dedicated performance of the AEME tradesman during WW2 was recognised by His Majesty King George VI when he granted the Corps the title 'The Royal Corps of Australian Electrical and Mechanical Engineers' (RAEME website).

RAEME provides maintenance support to the Australian Army. The Corps provides repair and recovery support for all equipment operated by the Army, including aircraft and watercraft (RAEME website).

In 1956 the Australian Defence force commissioned a new barracks to be built in Seymour at the Mob Siding to replace an earlier WW1 barracks built on a different part of the site. The new barracks was named 'Tel El Kabir' in 1965 in honour of those who served in the WW1 conflict at Tel El Kabir in Egypt (Yandle, 2009).

The Army built the barracks, and it is said that the design was based on a standard layout used also at what was Robertson Barracks and also Bridges Barracks at Puckapunyal. In this instance, however, it was built individually as a single building instead of in a cluster with others. As a stand-alone building it had its own attached kitchen, mess hall and recreation hall. It is said that this aspect makes this barracks unique from others of similar design that were built in clusters of typically six buildings, each having dormitory, shower, lavatory & laundry facilities but sharing common much larger messing facilities. Other recreational facilities included a cricket ground for which a pavilion was constructed in 1961 (Yandle, 2009)

The barracks was designed to accommodate 120 personnel, which were accommodated in 30 bedrooms, each approximately 30 sq. m. and capable of housing four people. Each room had four built-in wardrobes, and space for four single beds as indicated by the four wall-mounted bed lamps, and four foot lockers. The strict hierarchy within the Army was expressed in the facilities at the Barracks with the Sergeants Mess with bar, dining room and billiard room situated on the upstairs level and the O.R. Mess Hall downstairs with its own bar, dining room, billiard room and library.

The O.R. Mess Hall was frequently visited by civilians and became a centre of social life in Seymour during the 1960s and 70s. It had a long history of dances and it was for many years (until the liberalization of licensing laws) the only bar in Seymour open on a Sunday and after 6 o'clock closing on other days. Reputedly, the bars on-site averaged 36 barrels of beer per week in its hey-day (Yandle, 2009).

According to the current owner, the barracks was affectionately known as ‘Moby’ by locals and many people still refer to it by this name. It was home to soldiers training, the neighbouring R.A.E.M.E. transport workshops and stores personnel as well as soldiers in transit. The barracks was also used in the days of National Service and was a well-known part of Seymour’s military history (Yandle, 2009).

The construction of the barracks effectively completed the development of Mob Siding. The extent of the complex is clearly shown on the 1963 Sewerage Plan of Seymour (See Figure 1).



Figure 1: Detail of part of Mob Siding site showing stores buildings along Wimble Street
 Source: *Seymour Sewerage Authority Plan of Sewerage District, 1963*

Closure and decommissioning

In later years Mob Siding was used for camp stores and vehicle holding. It was finally decommissioned in the late 1980s and its operations were relocated at Puckapunyal (SDHS).

The railway line to the siding was eventually removed, although a small length of line used by the Seymour Steam and Loco Group for storage remains. By 1990 many of the stores buildings had been damaged by storms and had been demolished for safety reasons. The Commonwealth Government subdivided the site and sold off the remaining buildings and land to various private owners (SDHS).

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Darren Yandle, pers. comm., May 2009

Physical description

The Mobilisation Siding precinct comprises two large sites on the north side of Wimble Street, on either of Delatite Road. The surviving features within the precinct include:

- The former Ordnance buildings and caretakers residence at 29 Highlands Road Road
- The group of three stores buildings, the former RAEME building, and the former Tel el Kabir Barracks and associated facilities including the cricket oval and pavilion on the east side of Delatite Road. This includes the buildings and a large area of land extending from Wimble Road north to the Creek.
- The remains of the railway connecting the precinct to the main line further to the west.

The ordnance magazines

West of Delatite Road, there are two ordnance magazines. These are brick buildings with gable roofs with deep eaves extended on one side to form a verandah roof over loading platforms. The magazines do not appear to have had protective earth buffers but do appear to incorporate specialist features such as unenclosed eaves to encourage any accidental explosion to remove the roof rather than breach the walls. The role of these buildings in storing explosive materials is also expressed in their relative isolation compared to the other buildings.

What is presumed to be the caretaker's residence is situated close to Highlands Road. It is a small plain brick inter-war house, asymmetrical in plan with a gabled roof and a projecting gable at the western end. Windows are narrow double hung sash with four pane upper sash, arranged in pairs with concrete lintels.

The stores buildings and barracks complex

The site to the west of Delatite Road contained the stores complex. As seen in the 1963 Plan (Figure 1) up to 10 stores buildings once occupied this site. At least six of these have been demolished, including all the north-south oriented buildings closest to Wimble Street. The surviving buildings are:

- The c.1942-3 U.S. Army store, later RAEME store, which is situated in the north-west of the site at the end of Worrough Road. It is a large timber framed warehouse, clad in corrugated iron with a sawtooth roof comprising several bays with corrugated asbestos cement roofing. The section with the gabled roof appears to be a later addition.
- The three remaining large storage warehouses oriented east-west, which are aligned along the southern side of the former railway siding (See Figure 2). The central and eastern storage sheds are both of similar design and probably date from the construction of the barracks in 1921. They are timber-framed buildings clad in horizontal galvanised iron, with galvanised hipped roofs superimposed with a second level roof above clerestory windows. They have rows of large sliding doors for handling goods along each side and at each end. The side doors open onto raised platforms covered by verandahs formed by the extended lower roof, for handling goods from rail cars on the north side and for loading or unloading vehicles along the south side. Both sheds are divided across the middle by brick walls.

The shed to the west appears to be of a later date, probably dating from WW2, because it has a saw tooth asbestos cement sheet corrugated roof, but it was designed to perform similar functions with doors opening onto platforms along the north and south sides.



Figure 2: Storage warehouses and elevated tank
 Source: Lorraine Huddle Pty Ltd, 2006

To the north of the stores is the 1956 Barracks. This comprises a two storey accommodation block and single storey mess block in a T-shaped plan, which is sited at an angle compared to the regular alignment of the other buildings. The buildings are constructed in light red brick with low-pitched gabled corrugated asbestos cement roofs. The construction date is reflected in remnant 'Glen Iris' brand bricks found on site marked with the date 1956 and the Olympic insignia. The Barracks block has paired double hung windows with tiled sills, hipped and a wide rendered portico. A two storey ablution wing is attached at the rear.

The interior including the entry stairwell with terrazzo floor and wrought iron balustrade, cream brick interior corridors, and bedrooms with wardrobes is largely intact, although some changes appear to have been made in the Sergeant's Mess and to the finishes in certain areas. Some fittings and fixtures such as original light fittings, door furniture survive intact or have been re-instated by the present owner.

The Mess block has lightweight end walls, and side walls containing areas of timber-framed glazing; the interior is also cream brick. A kitchen wing extends to the north-west. The flat-roofed glazed link and paved terrace between the mess and accommodation blocks is a sympathetic addition, probably of the 1960s.

At the rear of the barracks is a cricket oval, with a small open weatherboard pavilion with a butterfly roof. There is also a semi-circular driveway at the rear and some remnant exotic landscaping surrounding the building. Other features on the site include a very prominent water tank on a tall steel frame between two of the stores buildings (see Figure 2). Surviving vegetation includes a double row of Sugar Gums (*Eucalyptus cladocalyx*) along the west side of Worrrough Road, which is a typical interwar planting. There is also a large oak tree adjacent to one of the stores building.

Mob Siding railway

Much of the track infrastructure has been removed, and the visual and physical connection of the Mob Siding to the main line has been disrupted at Mentor Street by the construction of housing on allotments that were formerly part of the reserve. The former route of the railway is, however, evident as a raised bank formation crossing the creek and as a slight cutting where it enters the platform sidings on the north side of the three surviving stores buildings. The concrete platform retaining walls survive opposite the stores buildings and there are some surviving sections of track can also be seen embedded in the earth at the top of Worrrough Road where the railway would have once crossed, suggesting that not all the track has been removed, only buried.

Other extant features associated with the railway are the brick and concrete double arched culvert situated in a paddock just to the north east of the top end of Dropmore Street, and a signal mast situated close to the rear boundary of a house on the east side of Dropmore Street at its northern end.

Comparative notes

The stores complexes at Tottenham and South Kensington have been demolished. Bandiana, established in WW2, is thought to contain the most intact surviving complex of buildings, but inspection of that site was outside the scope of this study. Little remains of the WW2 stores established at the Dysaght Siding north of Seymour.

Many similar or identical Army Barracks buildings were constructed during the 1950s-1960s period at Victorian bases such as Puckapunyal and Watsonia. However this building appears to be the earliest and most intact example and it has been suggested that the layout of this building incorporating both accommodation and the mess building is unusual. However, at least one other example of a combined accommodation barracks and mess building is known – this was built c.1956 at the former Mt Martha Military Camp and survives today.

Bridges (formerly Kapyong) barracks at Puckapunyal contains a cluster of 6 accommodation blocks (now substantially altered) built in 1958 to the same design but without attached mess blocks. There is also a single accommodation block with attached mess block (of slightly different design) at Puckapunyal built in the 1960s but also altered, and a similar Sergeant's barracks built in 1968.

Internally, the barracks at Puckapunyal are less intact than at Tel el Kabir as they have been adapted for present day requirements (usually this has resulted in the subdivision of rooms into smaller units accommodating one or two people at most).

Statement of significance

What is significant?

The Mob Siding complex, developed from c.1920 to c.1960, comprising the following buildings and features:

- The former Ordnance buildings and caretakers residence at 19-25 Highlands Road.
- The group of three stores buildings, the former RAEME building, and the former Tel el Kabir Barracks and associated facilities including the cricket oval and pavilion, on the east side of Delatite Road, north of Wimble Road.
- The row of Sugar Gums (*Eucalyptus cladocalyx*) adjacent to Worrough Road and the mature Oak (*Quercus sp.*) adjacent to the stores buildings.
- The remnant features associated with the railway including the track formation, the double brick and concrete culvert, signalling mast at the north end of Dropmore Street, remnant track infrastructure, and platform formations adjacent to the stores buildings.

Other buildings on the site are not significant.

How is it significant?

The Mob Siding complex is of local historic, architectural, technical and social significance to Mitchell Shire.

The Mob Siding complex is of potential historic significance to the State of Victoria.

Why is it significant?

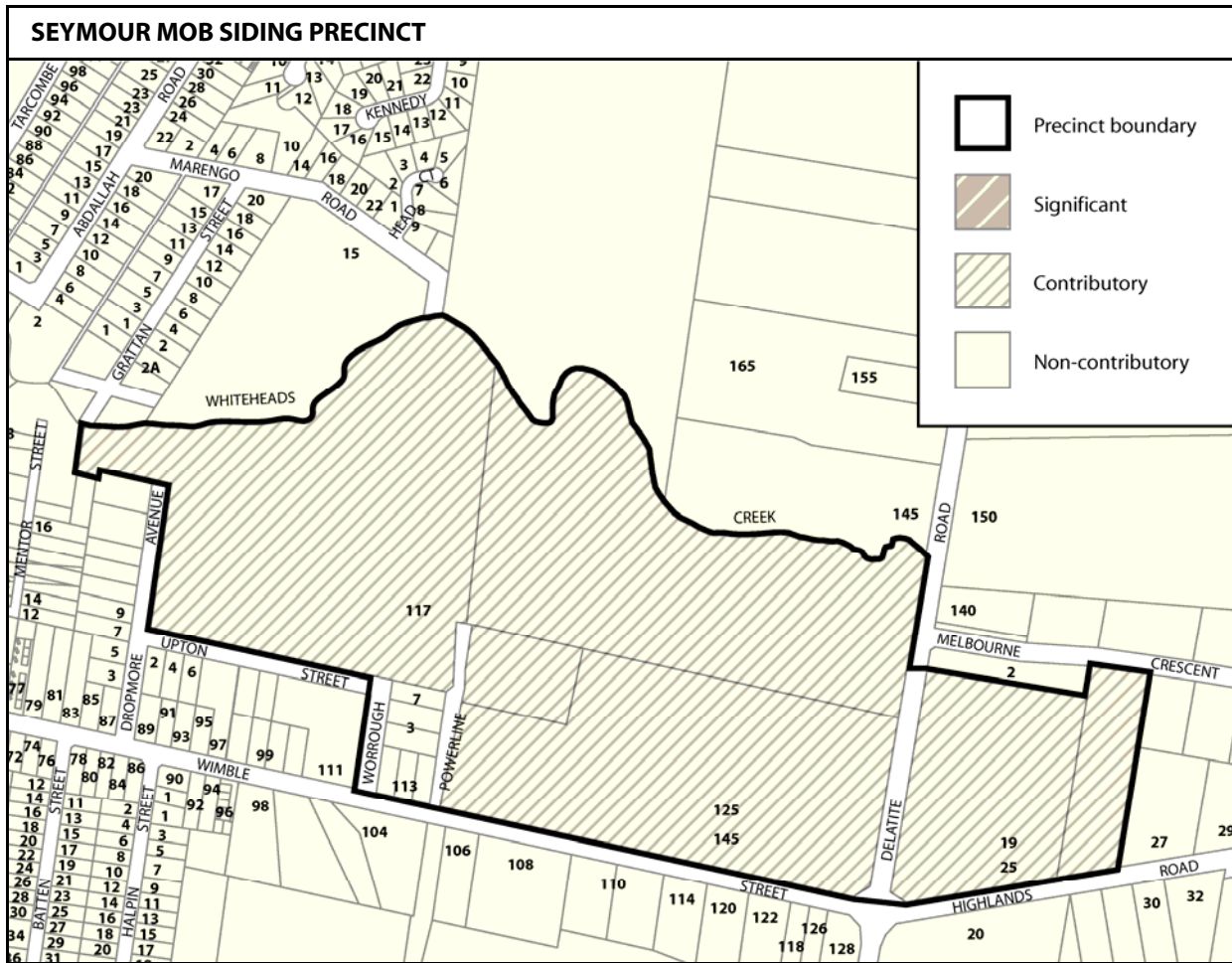
The Mob Siding complex is historically significant as the first defence stores facility established by the Commonwealth Government as a response to the First World War and as a place that

played a critical role in the war effort during the Second World War. It is a tangible reminder of the critical, but often ignored, problems of logistic support for a citizen army, which receives its mobilisation orders. Its location indicates the pivotal strategic importance of the Seymour area to the national defence system. The former RAEME building is historically significant as place associated with the American occupation and control of various Australian military facilities during World War 2.

The Mob Siding complex is historically significant as a representative example of a purpose-built military stores complex that expresses its specific function as a transfer and distribution point between road and rail transport through the design and layout of the buildings, roads and remnant rail infrastructure. (Criterion D)

The stores and ordnance buildings are of architectural significance as representative examples of the buildings built by the Australian Army that illustrate the techniques and materials employed to enable quick and economical construction. The significance of these buildings, once relatively common, is enhanced as so many comparable examples have been demolished. The design of the magazines that incorporate specialist features such as unenclosed eaves to encourage any accidental explosion to remove the roof rather than breach the walls is also technically significant. (Criterion D & F)

The Mob Siding complex is socially as one of a number of major defence facilities that played an important role in the historic development of Seymour particularly during World War Two and the immediate post-war period. Besides its role as a defence facility, the mess hall at the barracks known as the 'Moby' was an integral part of the social life of Seymour for over two decades. (Criterion G)



Church of the Immaculate Conception

History

A Government grant of land for Catholic church purposes was given in the old township of Seymour, but, owing to its low-lying position, it was abandoned in favour of the present high and commanding site in the new township. The foundation stone of the original Catholic church was laid in 1871 and the building completed in 1887. Patrick Hanna donated the land for the church, school and presbytery and “also gave the church bell, and was, during his life, a liberal benefactor to St Mary’s Church”. The total cost of the church was about £2000 (Centenary Booklet).

Seymour was originally part of the Kilmore Parish. In 1890, Seymour was made a separate parish, one of 14 new parishes created by Archbishop Carr between 1887 and 1897 during a time of significant growth in Victoria. At the same time, construction commenced on a presbytery, which was completed by 1895 at cost of £1200. It was described as “a handsome two-storey brick building situated on one of the finest sites in the new township” (Centenary Booklet).

According to Martindale (1982:134-5) a Roman Catholic school was commenced in the late 1880s in the church, Misses Renahan and Burns being teachers. In 1893 a brick room was built at the time when eighty-two children were on the roll under the care of Miss McDonnell (Carr, 1897:59-60; Martindale, 1982:134-5; Tender Notice). After Miss Graham and others had also served as teachers this school became Saint Mary’s convent school on the arrival of teaching sisters from Mansfield in 1900. The staff, led by Rev. Mother Agnes, included Sister M. Berchmans who was still in the convent in 1957. Archbishop Carr officiated at the inauguration of the school to which a room was added in this same year, 1900. •

A two-storied convent, designed by noted Diocesan architect Augustus A. Fritsch, was built by Buggy and Blake in 1903. Previously the sisters lived first in a cottage in Crawford Street (Believed to be at No.31) and then at the corner of High and Collas Streets. It was there that the Sacred Heart College for both primary and secondary education was commenced till classes transferred to the new convent, where boarders were accommodated for a time (Jennings, 2000:163-9).

The school’s growth necessitating remodeling and Archbishop Mannix consecrated the reconstructed school in 1930. Further additions were made in 1954 and again in 1957. In 1946 the primary grades of the college were merged with those of St Mary’s and by 1988 the two schools were amalgamated into St Mary’s College. The fence was constructed with bricks from the first church (Jennings, 2000:163-9).

As the Catholic population increased it was decided to build a new and larger church. This was commenced in mid 1938 and completed in June 1939. The builder and architect was Bart Moriatti of Melbourne. Many local tradesmen were involved in this project and just on one million bricks were used in the construction of the church. The new church was consecrated in 1945 by Archbishop Daniel Mannix (Centenary Booklet).

The old church was used as the Parish Hall before being demolished in 2000. The bell from the old church was mounted in a small brick enclosure situated just to the north-west of the 1939 church. The Presbytery was also demolished. In 1988 the two schools were amalgamated into St Mary’s College. The fence was constructed with bricks from the first church (Jennings, 2000:163-69).

Sources

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Jennings, John G. and Virginia, *The Schools of Seymour and District: 1846-1999*, Seymour & District Historical Society Inc., Seymour, 2000

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1990 St Mary's Parish Centenary celebration booklet, information from John Jennings

Tender notices

Kempson, Conolly and Oldham, 'Contract open for erection of school at Seymour', *Australasian Builder and Contractor's News* 16 September 1893 p.1

Kempson, Conolly and Oldham, 'Tenders accepted for erection of school at Seymour', *Building, Engineering and Mining Journal (BEMJ)* 20 October 1893 sp 6 MLI

A.A. Fritsch, cnr. Queen and Bourke Sts. 'Tenders accepted for erection of 2-storey convent for the Sisters of Mercy in Seymour', *BEMJ* 14 March 1903 sp 5. MLI

Description

The Church of the Immaculate Conception of 1939 is an imposing interwar Gothic Revival building. While the architectural language is medieval in form, the massing indicates its interwar origins and the influence of Moderne architecture.

The walls are clad with red facebrick, with cream brick parapets – a material fashionable in the 1930s through '50s. The walls are very tall, accented by the parapets, and there are tall clerestory windows above the aisles. The gabled roof, which is largely concealed, is covered in slates. The aisle roofs are entirely concealed behind parapets.

The façade has a parapeted gable flanked by truncated 'towers'. The cream-brick parapets to the 'towers' and the entrance porch step inward, giving them the appearance of an Art Deco pylon. A similar effect is achieved along the nave, with projecting vertical bands of bricks, reaching just above the tops of the clerestory windows, suggesting buttresses.

Beneath the front gable is a broad lancet window with intricate stone tracery beneath a label mould. The windows are diamond-pane leadlights. The ends of the transepts take the same form.

The doorways generally have Tudor-arched highlights and stone quoining. Doors are ledged. The church retains its original rainwater heads (decorated with a crucifix) and rectangular downpipes.

The church is setback from the street behind a U-shaped asphalt driveway. Each driveway entrance is flanked by a dwarf brick wall with rendered capping that may date from the same period as the church. The old church bell is housed in a small brick enclosure, just inside the northern entrance. A mature Elm tree is situated close to the northern boundary, but all other landscaping is more recent. There is a small church hall behind the church, which appears to be recent, but has adopted the same red brick, parapeted gable front, and cream-coloured accents.

Statement of significance

What is significant?

Catholic Church of the Immaculate Conception, designed and built by Bart Moriatti in 1938-39, in Crawford Street, Seymour. The following features contribute to the significance of the place:

- The church

- The dwarf brick and render walls at the northern and southern ends of the frontage flanking the driveway entrances
- The layout of the entrance driveway.
- The old church bell, but not the enclosure holding it.
- The mature English Elm (*Ulmus procera*) adjacent to the north boundary

The parish hall at the rear of the church is not significant.

How is it significant?

Catholic Church of the Immaculate Conception, Seymour, is of local historic, social and aesthetic significance to Mitchell Shire.

Why is it significant?

Catholic Church of the Immaculate Conception is historically significant as a place in Seymour that illustrates an important phase of growth when new and larger places of worship were constructed to serve the growing congregations in the town. It is an integral part of the Catholic Church complex in Seymour and demonstrates the continued development and growth of the church on this site in the twentieth century. Socially, it is significant as a building that has strong association with the Seymour community as the centre of Catholic worship for over 70 years. (Criteria A & G)

The church is architecturally and aesthetically significant as a fine example of an inter-war Gothic Revival church, which illustrates how traditional styles were adapted using Modern styles. The imposing scale and siting of the church gives it landmark qualities. (Criteria E & D)

St Mary's Convent and School

History

A Government grant of land for Catholic church purposes was given in the old township of Seymour, but, owing to its low-lying position, it was abandoned in favour of the present high and commanding site in the new township. The foundation stone of the original Catholic church was laid in 1871 and the building completed in 1887. Patrick Hanna donated the land for the church, school and presbytery and “also gave the church bell, and was, during his life, a liberal benefactor to St Mary's Church”. The total cost of the church was about £2000 (Centenary Booklet).

Seymour was originally part of the Kilmore Parish. In 1890, Seymour was made a separate parish, one of 14 new parishes created by Archbishop Carr between 1887 and 1897 during a time of significant growth in Victoria. At the same time, construction was commenced on a presbytery, which was completed by 1895 at cost of £1200. It was described as “a handsome two-storey brick building situated on one of the finest sites in the new township” (Centenary Booklet).

According to Martindale (1982:134-5) a Roman Catholic school was commenced in the late 1880s in the church, Misses Renahan and Burns being teachers. In 1893 a brick room was built at the time when eighty-two children were on the roll under the care of Miss McDonnell (Carr, 1897:59-60; Martindale, 1982:134-5; Tender Notice). After Miss Graham and others had also served as teachers this school became Saint Mary's convent school on the arrival of teaching sisters from Mansfield in 1900. The staff, led by Rev. Mother Agnes, included Sister M. Berchmans who was still in the convent in 1957. Archbishop Carr officiated at the inauguration of the school to which a room was added in this same year, 1900. •

A two-storied convent, designed by noted Diocesan architect Augustus A. Fritsch, was built by Buggy and Blake in 1903. Previously the sisters lived first in a cottage in Crawford Street (Believed to be at No.31) and then at the corner of High and Collas Streets. It was there that

the Sacred Heart College for both primary and secondary education was commenced till classes transferred to the new convent, where boarders were accommodated for a time (Jennings, 2000:163-9).

As noted by Bourke (1988:160) education was the cornerstone of policy enacted by Archbishop Carr who served from 1839 to 1899. Bourke noted that:

There was no future for the Catholic Church, or indeed for any other religion, unless the children were given a thorough religious education not only in the home and in the church, but at school.

According to Bourke (1988:160) Carr constantly stressed that religious instruction 'could not be done sufficiently at home, nor in one hour on Sunday; it had to be given daily at school'. Between 1887 and 1907 the Catholic Church spent over £500,000 on parish schools and other educational buildings and as Bourke concludes 'even if all the records should be lost, the bricks and mortar which remain of his schools and of their extensions would bear mute and lasting witness to his policy' (Bourke, 1988:161-2).

The school's growth in the twentieth century necessitating remodeling and Archbishop Mannix consecrated the reconstructed school in 1930. Further additions were made in 1954 and again in 1957. In 1946 the primary grades of the college were merged with those of St Mary's and by 1988 the two schools were amalgamated into St Mary's College. The fence was constructed in 2000 with bricks from the first church (Jennings, 2000:163-9).

As the Catholic population increased it was decided to build a new and larger church. This was commenced in mid 1938 and completed in June 1939. The foundation stone was laid by Archbishop Daniel Mannix on 12 March 1939, and Archbishop Mannix returned to consecrate the church in 1945. The builder and architect was Bart Moriatti of Melbourne. Many local tradesmen were involved in this project and just on one million bricks were used in the construction of the church (Centenary Booklet).

The old church was used as the Parish Hall before being demolished in 2000. The bell from the old church was mounted in a small brick enclosure situated just to the north-west of the 1939 church. The Presbytery was also demolished. In 1988 the two schools were amalgamated into St Mary's College. The fence was constructed with bricks from the first church (Jennings, 2000:163-69).

Sources

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A.A. Fritsch, cnr. Queen and Bourke Sts. 'Tenders accepted for erection of 2-storey convent for the Sisters of Mercy in Seymour', BEMJ 14 March 1903 sp 5. MLI

Description

The former St Mary's Convent is a two storey Federation era villa constructed of red face brick with a M-hipped iron roof. The two-storey verandah, which returns on the east side, is supported on substantial squared brick piers and has a timber balustrade to the upper level, and other timber detailing including a ladder frieze and angled timber brackets to the upper level. The skillion verandah roof has a small central gablet surmounted by a cross. Windows in the main elevation are tall double hung sash, arranged symmetrically in pairs. There is a large centrally placed front door. There are three brick and render chimneys.

The convent is setback from the road behind a circular asphalt driveway, which is of more recent origin, but may be based on an earlier layout. Remnant planting is limited to two semi-mature Italian Cypresses (*Cupressus sempervirens*).

The convent is in good condition and has a moderate degree of external integrity. A gabled addition dating the from inter-war or post-war era has been made on the west side, and there is another addition at the west end of the verandah. Both additions have, however, been constructed in a manner that has caused minimal alteration to the form of the original building and are secondary in scale. Part of the upper level of the verandah as been enclosed and it appears that the verandah detailing has been recently restored along with the roofing material to the verandah and main roof.

The school comprises a complex of buildings that wrap around the east, south and west sides of the convent. The earliest surviving buildings, which may include remnants of the original 1893 building and early twentieth century additions, are the two freestanding brick buildings to the west of the Convent. Both buildings are in good condition, but have relatively low integrity. The building closest to High Street has a half-hip roof, now re-clad in colourbond. Windows in the east elevation are large double hung timber sashes arranged in pairs or triples with concrete lintels. It appears the building once had a group of three windows with arched profiles in the north end elevation facing High Street. An addition has been made along the west elevation.

The other early building, toward the centre of the school grounds, is distinguished by its tall gabled roof with Health Department vents along the ridge line and a brick and rendered chimney at the south end. It is constructed of face red bricks with white banding at eaves level and at dado level. Additions have been made to all elevations.

Statement of significance

What is significant?

St Mary's Convent, designed by A.A. Fritsch and constructed by Buggy & Blake in 1903, in High Street, Seymour.

The later additions to the convent and post-1940 school buildings on the site are not significant. The surviving pre-1940 school buildings are also not significant because of their low integrity.

How is it significant?

St Mary's Convent, Seymour, is of local historic significance to Mitchell Shire.

Why is it significant?

St Mary's Convent is historically significant as a tangible reminder of the importance of education to the Catholic Church in the early twentieth century and of the importance of Seymour as a Parish centre. It is an integral part of the Catholic Church complex in Seymour and demonstrates the continued development and growth of the church on this site in the early twentieth century. Socially, it is significant as a building that has strong association with the Seymour catholic community as a building that has been used for over 100 years. It is also significant as a representative example of the work of Diocesan architect, A.A. Fritsch. (Criteria A, G & H)

APPENDIX C – PERMIT EXEMPTIONS

Mitchell Shire HO Permit Exemptions incorporated plan

1 Application

These permit exemptions apply to places included within the Heritage Overlay as follows:

- Heritage precincts in the Residential 1 zone (Section 3.1)
- Individual heritage places in the Residential 1 or Township zone (Section 3.2)
- Individual heritage places in the Rural zone (Section 3.3)

2 Definitions

The following definitions apply:

Level	Significance
<i>Significant</i>	A <i>Significant</i> place is a single heritage place that has cultural heritage significance independent of its context. These places may also contribute to the significance of a heritage precinct. <i>Significant</i> places will usually have a separate citation and statement of significance.
<i>Contributory</i>	A <i>Contributory</i> place contributes to the significance of a heritage precinct, but would not be significant on their own.
<i>Non-contributory</i>	<i>Non-contributory</i> places do not contribute to the significance of a heritage precinct. In some instances, a <i>Significant</i> place may be considered <i>Non-contributory</i> within a precinct. For example, an important Modernist house within a Victorian era precinct.
<i>Significant feature</i>	A significant feature is any feature (building, tree, structure etc.) that the <i>Mitchell Shire Stage 2 Heritage Study 2006</i> identifies as contributing to the significance of a heritage place.

Significant, *Contributory* and *Non-contributory* places within heritage precincts are shown on the precinct maps that form part of this incorporated plan.

3 No Planning Permit Required

3.1 Residential heritage precincts

This applies to the heritage precincts listed in Table 3.1, which are shown on the attached precinct maps.

Table 3.1 – Heritage precincts

Precinct	HO No.
Broadford Pinniger Street	TBA
Kilmore Railway	TBA
Kilmore Society	TBA
Kilmore Creek	TBA
Seymour High Street	TBA
Seymour Progress	TBA
Wandong Town	TBA

Permit exemptions

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following development within the heritage precincts subject to the Heritage Overlay specified in Table 3.1:

- Demolition of a building or part of a building on a property shown as *Non-contributory* on the relevant precinct map.
- Repairs or routine maintenance to a building that would change the appearance of that building on a property shown as *Non-contributory* on the relevant precinct map. This exemption does not apply if the repairs or maintenance would result in an extension to the building.
- Repairs or routine maintenance to the wall of a building that faces the rear boundary that would change the appearance of only that wall on a property shown as *Contributory* on the relevant precinct map. This exemption does not apply if the repairs or maintenance would result in an extension to the building or to a building on a corner site.
- Construction of an outbuilding with a gross floor area not more than 10 square metres and a maximum building height not more than 3 metres above natural ground level within the rear yard of any property (Refer to Figure 1).
- Construction or extension of a garage or carport on place shown as *Contributory* or *Non-contributory* on the relevant precinct map provided that all of the following conditions are met:
 - The garage or carport is not attached to the existing dwelling
 - The garage or carport is setback not less than 4 metres measured from the minimum front setback of the dwelling (see Note 1).
- Construction or extension of an open-sided pergola or verandah with a finished floor level not more than 800mm above natural ground level and a maximum building height not more than 3 metres above natural ground level within the rear yard of any property (Refer to Figure 1).
- Construction or extension of a deck with a finished floor level not more than 800mm above natural ground level within the rear yard of any property (Refer to Figure 1).
- Construction of an extension to a building on a property shown as *Contributory* on the relevant precinct map provided that all of the following conditions are met:
 - the building height¹ is not more than the building of the original dwelling excluding any later extensions or additions;
 - there is no alteration or extension to any part of the roof facing the front or side boundary;
 - there is no alteration or extension to any part of the front or side walls of the dwelling, and;
 - the setback from side boundaries is not less than the setback of the existing dwelling.
- Construction of an extension to a building on a property shown as *Non contributory* on the relevant precinct map provided that all of the following conditions are met:
 - the building height⁹ of the existing building is not exceeded; and
 - the setback from front or side boundaries is not less than the setback of the existing building.
- Construction of a front fence not more than 1.2m in height above natural ground level provided that this does not require the demolition of an existing front fence of a property

⁹ “Building height” as defined by Clause 72 General Terms in the Mitchell Planning Scheme.

shown as *Significant* or *Contributory* on the relevant precinct map or identified as a *Significant feature* within the precinct.

- Construction or demolition of side or rear fences on any property.
- Installation of lattice or trellis on side or rear fences on any property, provided this is not situated forward of the front wall of the building.
- Installation of domestic services normal to dwelling on any property that may be visible from a street or public park provided that all of the following conditions are met:
 - is not attached to the front wall of the building;
 - is not situated between the front wall of the building and the front property boundary;
 - if attached to the side wall of a building on a property shown as *Significant* or *Contributory* on the relevant precinct map, it is setback not less than 4 metres from the minimum front setback of the dwelling (see Note 1);
 - does not project above the highest point of the roof;
 - is not situated on that part of the roof that faces directly toward a street (including a side street); and
 - if situated on part of a roof that faces a side boundary on a property shown as *Significant* or *Contributory* on the relevant precinct map, it is set back not less than 4 metres from the minimum front setback of the dwelling (see Note 1).
- Construction or extension of a domestic swimming pool or spa and associated mechanical equipment and safety fencing on any property provided that the pool is situated within the rear yard.

3.2 Individual places in the Residential 1 Zone or Township Zone

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following development for individual heritage places within the Residential 1 Zone or Township Zone subject to the Heritage Overlay:

- Demolition of or alterations to a building that is not specified as a *Significant feature*. This includes routine maintenance that would change the appearance of a building.
- Construction of an outbuilding with a gross floor area not more than 10 square metres and a maximum building height not more than 3 metres above natural ground level within the rear yard of a property (Refer Figure 1). This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.
- Construction or extension of an open-sided pergola or verandah with a finished floor level not more than 800mm above natural ground level and a maximum building height not more than 3 metres above natural ground level within the rear yard of a property (Refer Figure 1). This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.
- Construction or extension of a deck with a finished floor level not more than 800mm above natural ground level within the rear yard (Refer Figure 1). This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.
- Construction of a front fence not more than 1.2 metres in height above natural ground level provided that this does not require the demolition of an existing front fence that is identified as a *Significant feature*.
- Demolition of side or rear fences.
- Installation of lattice or trellis on side or rear fences, provided this is not situated forward of the front wall of the building.
- Installation of domestic services normal to dwelling that may be visible from a street or public park provided that all of the following conditions are met:
 - is not attached to the front wall of the building;

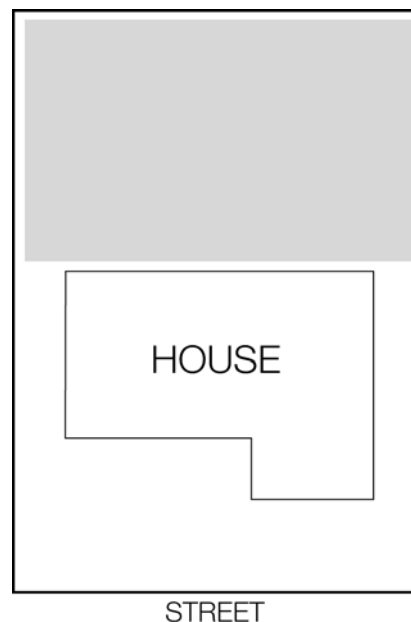
- is not situated between the front wall of the building and the front property boundary;
 - if attached to the side wall of a building, it is setback not less than 4 metres from the minimum front setback of the dwelling (see Note 1);;
 - is not situated on that part of the roof that faces directly toward a street (including a side street);
 - does not project above the highest point of the roof; or
 - if situated on part of a roof that faces a side boundary, it is set back not less than 4 metres from the minimum front setback of the dwelling (see Note 1);.
- Construction or extension of a domestic swimming pool or spa and associated mechanical equipment and safety fencing on any property provided that the pool is situated within the rear yard (Refer Figure 1) This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.

NOTE 1:

For the purposes of this exemption the front setback is measured to the original dwelling and not to any later extensions of additions such as garages or carports.

FIGURE 1

The shaded area defines the rear yard for the purposes of this policy

**3.3 Individual places in rural zones**

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following development for heritage places within the Farming Zone subject to the Heritage Overlay:

- Construction of a fence or demolition, removal or alteration of any fence.
- Demolition of or alterations to a building that is not a *Significant feature*. This includes routine maintenance that would change the appearance of a building.
- Construction of a building provided that the building is no closer to a road than a *Significant feature* and is not less than 10 metres from any *Significant feature* on that property.
- Carrying out of works associated with a Section 1 use.
- Installation of plant and equipment associated with a Section 1 use. This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.

- Installation of plant or equipment associated with hot water services or central heating units provided that the equipment is not attached to a front façade of a building that is a *Significant feature*.
- Construction of equipment associated with a roof-mounted solar hot water system or satellite dish provided that the equipment is not situated on that part of the roof that faces directly toward a street or road.
- Replacement or installation of a domestic television aerial.
- Construction of a pool or associated fencing on any property. This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.

APPENDIX D – HERCON CRITERIA

Criterion A:•

Importance to the course, or pattern, of Victoria's (or the region's) cultural history.

Criterion B:•

Possession of uncommon, rare or endangered aspects of Victoria's (or the region's) cultural history.

Criterion C:•

Potential to yield information that will contribute to an understanding of Victoria's (or the region's) cultural history.

Criterion D:

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

Criterion E:•

Importance in exhibiting particular aesthetic characteristics.

Criterion F:•

Importance in demonstrating a high degree of creative or technical achievement at a particular period.

Criterion G:•

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.●●

Criterion H:

Special association with the life or works of a person, or group of persons, of importance in Victoria's (or the region's) history.

APPENDIX E

Conservation Policy for individual places

In considering applications under the Heritage Overlay it is policy to:

General

- Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.
- Encourage new development that is complementary in form, scale detailing and materials to significant features on the site, but is clearly contemporary in design.
- Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
- Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant features.
- Encourage fences to be constructed in a style and height that is appropriate to the era of the place.
- Encourage the location of services and other features such as tanks in locations that are not highly visible from the street.
- Discourage the demolition of significant features except where it can be demonstrated that:
 - the building or feature is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.

Demolition of part of a significant feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place.

- Allow the demolition or removal of non-significant buildings or features.
- Conserve or reveal the visual relationship between the significant features in order to demonstrate the historic use and/or development of the place.
- Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features.
- Conserve or reveal views that contribute to the significance of the place.
- In the case of subdivision, encourage the retention of the significant features on one lot.

Trees

In order to conserve the heritage significance of significant trees, it policy to:

- Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.

- Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- If the significant trees require replacement, encourage replacement with 'like with like' species

Decision guidelines

It is policy to consider, as appropriate:

- The citation/s in the Mitchell Shire Heritage Study, including the precinct and, where relevant, any individual statement of significance for the place.
- Whether the proposal may assist in revealing the significance of the place by restoring or reconstructing missing fabric or removing a non-significant alterations or additions.
- Whether the proposal will assist in the conservation or maintenance of the place.
- The impact upon any views or vistas.
- Whether the proposal will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building.
- Whether the proposal will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.