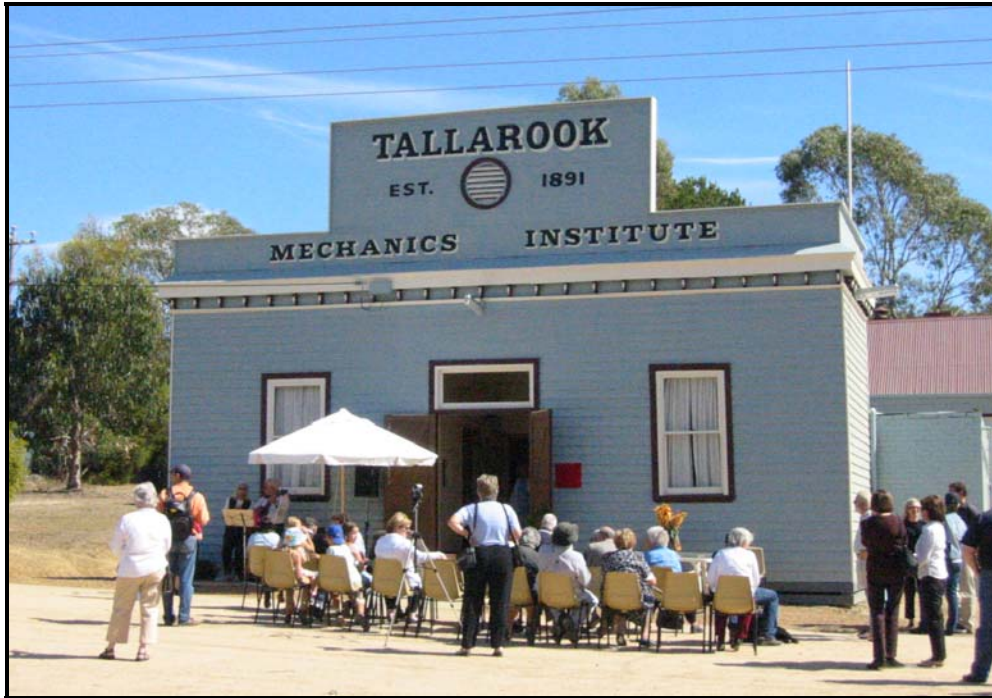


MITCHELL SHIRE STAGE TWO HERITAGE STUDY

January 2006.

VOLUME 1 of 5 THE REPORT



Recent Community gathering at the 1891 Tallarook Mechanics Institute Hall

Commissioned & Funded by
Mitchell Shire Council and Heritage Victoria

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EXECUTIVE SUMMARY

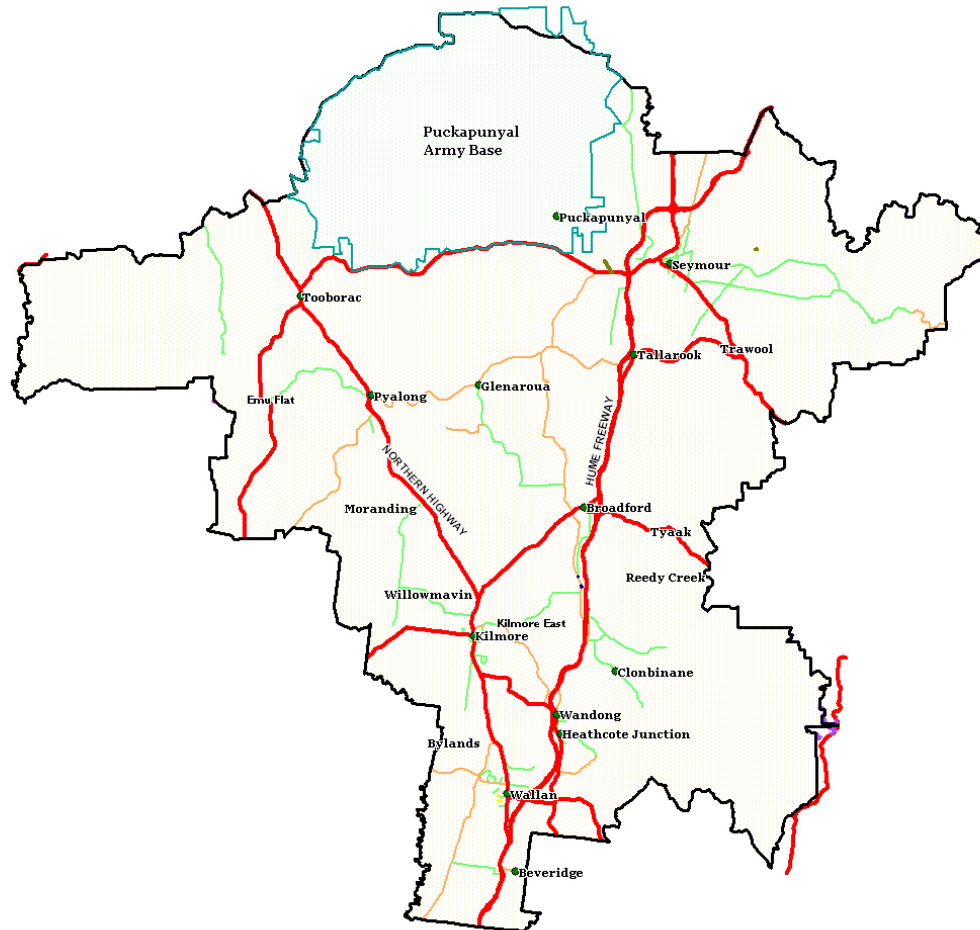


Fig. 1

**Map of the study area of Mitchell Shire
(Excluding Puckapunyal which is shown within the blue boundary line.)**

Source: Map supplied by GIS Officer, Mitchell Shire Council 2006.

EXECUTIVE SUMMARY

The Mitchell Shire Stage One and Stage Two Heritage Studies were carried out with the assistance of funds made available from the State Public Heritage Program and from Mitchell Shire Council. Several members of the Mitchell Shire Planning Department managed the project at different times, including Ian Scholes, Richard Strates, Pam Holland, Wendy Reilly, Linda Graham, Javiera Maturana, and Katie Rizutto, over the duration of the two studies. Steering committee meetings were chaired by the Mitchell Shire representatives. The committee comprised a delegate from the Department of Sustainable Environment (Heritage Victoria) Jenny Climas, Cr David McCullough JP, and later, Cr Ross Lee, Heather Knight, Kilmore Historical Society, John Jennings, Seymour and District Historical Society, Alison Tomkins, Broadford Historical Society, Gloria Cordingley, Broadford and District Family History Group and Lynne Dore, archaeologist from Wandong.

Mitchell Shire Council commissioned Lorraine Huddle, from Lorraine Huddle Pty Ltd, as the principal consultant and manager of the **Stage Two Study**, with Ian Wight of Ian Wight Planning and Heritage Strategies as a major contributor and Dr Aron Paul and Susie Zada as historians. Damien Williams, Claire McCallum and Stephanie Rose provided administration assistance. The study commenced in January 2003 with a fifteen month program. Due to unforeseen circumstances, however, outlined in the limitations of the study, it was completed in February 2006.

Mitchell Shire Council commissioned Lorraine Huddle, Lorraine Huddle Pty Ltd and Ian Wight, Ian Wight Planning and Heritage Strategies, as the principal consultants, with Aron Paul as the consultant historian for the stage one study. It commenced in September 2001 and was completed in June 2002. Lorraine Huddle managed the study and was the author of the **Stage One Report**.

The study area covers the whole of the Mitchell Shire, with the exception of the military area of Puckapunyal, which is managed by the Commonwealth Government. The area included three large towns, Kilmore, Broadford and Seymour and several smaller towns including Pyalong, Tallarook, Tooborac, Wallan, and Wandong. The Mitchell Shire also includes parts of areas that are, since amalgamation of local government, shared by adjacent shires. Thus all or part of the existing or former hamlets, and areas such as Avenel, Baynton East, Beveridge, Bylands, Clonbinane, Emu Flat, Flowerdale, Forbes, Glenaroua, Heathcote Junction, Heathcote South, High Camp, Highlands, Hildene, Kilmore East, Mangalore, Mia Mia, Moranding, Northwood, Nulla Vale, Reedy Creek, Trawool, Tyaak, Upper Plenty, Whiteheads Creek and Willowmavin are included in the study area.

PROJECT OBJECTIVES

The objectives of the stage one study were to identify and record post-colonial places of potential cultural significance in the study area; identify and develop potential heritage precincts in the study area; prepare a draft thematic environmental history of post-colonial European occupation and development of the study area and estimate the resources required to more fully research, document and assess the post-colonial places of potential cultural significance in the study area.

The objectives of Stage 2 were to undertake detailed fieldwork for twenty-two potential heritage precincts, recording on brief datasheets the physical places of cultural significance; prepare maps of the boundaries and locations of each significant place within the boundaries of twenty-two heritage precincts (covering about six hundred individual places within them); research and write the historical basis of extant heritage fabric of each precinct, write a description of the extant heritage characteristics of the physical fabric of the place, and write a Statement of Cultural Significance for each precinct.

Research and write the history of forty individual places outside precincts with a brief physical description of the place and a Statement of Cultural Significance relating to the known extant physical fabric, especially as seen from the public realm.

Attend seven community information sessions and six steering committee meetings. Amend the Environmental History, enter data of readily available information on places in the precincts and those to be individually listed into the Mitchell Shire Heritage Data Base, which was set up in **Stage One** and further developed during the study. Present the results in a report, together with a heritage program, for recommended future work to protect the heritage places in Mitchell Shire.

The work has been prepared in hard copy and electronic format.

PROFESSIONAL CRITERIA AND BASIS FOR THE STUDY

The basis of the preparation, identification and analysis of the study was the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter)* and its *Guidelines*. Assessment of all heritage places within the study area was in accordance with the Criteria of the Register of the National Estate, as prescribed in the *VPP: Applying the Heritage Overlay*. The *Municipal Strategic Statement (MSS)* and *Local Planning Policy Framework (LPPF)* also formed the basis of the study. Places of potential State significance were assessed against the criteria used by Heritage Victoria.

PHYSICAL AND HISTORICAL ASSESSMENT.

For the majority of places assessment of potential significance was based on the physical features of the place as seen from the public realm, or from any known history. A few had more detailed site inspections. The historic themes used in this project, particularly in the environmental history, were developed from the *Australian Historic Themes: a framework for use in heritage assessment and management, Australian Heritage Commission, 2001*. This is a research tool that helps identify, assess, interpret and manage heritage places.

Community consultation was an important part of the study and involved public workshops in cultural mapping in Seymour, Broadford, Kilmore and Wandong. Further meetings were held with various community groups, such as the Kilmore Historical Society, where an outline of the study was provided with illustrations. The consultations were open to all residents of these towns as well as residents from other parts of the Shire. Help pages were distributed throughout the Shire as a means of obtaining the community's interest and assistance in the study. Numerous individual conversations, telephone calls and letters were part of the consultative process.

Ongoing consultation with the steering committee was very valuable. Representatives from each of the historical and family history groups in the study area were on the steering committee. John Jennings, Alison Tomkins, Heather Knight, Lynne Dore, Gloria Cordingley and Leslie Rastie volunteered their time to be the main contact person for information and about their local area. In return, the group that each person represented was given a donation, totalling \$2000, from the consultants' **Stage One** study fund.

METHODOLOGY FOR PRIORITISATION OF PLACES FOR DETAILED ASSESSMENT IN STAGE 2

In **Stage One**, 1315 potential heritage places were identified through community consultation, fieldwork and some research using old maps. Over nine hundred photographs were taken covering over eight hundred and fifty individual places. The photographs were entered into a specially designed database (using Microsoft Access) and known information regarding references, and listing on other heritage registers, was cross-referenced into the database. These included four legislative registers: the Victorian Heritage Register, the Victorian Heritage Inventory (both of these are State Government registers), the heritage overlay for individual and precinct places (Local Government) and other heritage registers such as the Register of the National Estate, and the National Trust of Australia (Victoria) Register.

Because of insufficient funds for all potentially significant places to be individually researched in the **Stage Two Heritage Study**, the places and precincts identified in stage one were prioritised for work in the stage two study. The basis for this is shown in Table One. It is based on brief physical and documentary evidence and a comparative analysis of all the places in the database. As Stage Two progressed, therefore, and more research and fieldwork information became available, a few places were reassessed and their priority level was changed along the boundaries of each precinct. It was found after fieldwork and research that two potential heritage precincts did not meet the assessment criteria and they were not developed any further.

During the review of the status of existing heritage precincts it was noted that the documentation for seven of the existing heritage precincts was grossly inadequate for their ongoing management and for the community to understand their significance and the parameters for development within the precincts. After discussion with the Steering committee it was agreed to review the boundaries of these precincts and to provide research and documentation that is consistent for all precincts across the Shire. Due to budget constraints, however, two existing precincts were not reviewed in this study. Refer to Table Four for details.

TABLE ONE.

The level of priority in this table does not necessarily reflect the priority level of the cultural significance of a place.

Level Of Priority For Stage 2.	Method of Assessment of priority for each place	Total No. Of Places	Comments	Type of research recommended
1	Place located within a potential Heritage Precinct	596	Refer to the maps of the 23 precincts in the Stage One Heritage Study Report.	Research the historical development of the precinct area and contribution of the places within it. No research of the history of individual places. Some of these individual places may be altered to level 2 or 3 if the detailed fieldwork and research for the precinct reveals evidence for this.
2	Individual Complex Place	92	These include homesteads, factories, and other places with several components, and have the potential to be individually significant.	More time required for field work as they will require appointments with the owners for site visits, may contain several buildings, or the interiors of places such as churches, Avenues of Honour, etc. Research is more complex, especially if there is evidence of important changes to the place or they have detailed historical, social or scientific values.
3	Individual Single Place	182	These include places that have potential individual significance.	These include places with some known historical significance, or architectural significance, technical significance and social significance that is worthy of detailed research and documentation.
4	Existing HO Documentation inadequate	40	Individually significant places already protected on the planning Scheme without description, history and Statement of Significance.	
5	Low Priority	349	Places are not located in a precinct and are unlikely to reach the criteria for individual protection on the Planning Scheme.	They are archaeological, of modest architectural merit, or have little or no known historical significance.
6	Existing HO Documentation is adequate.	56	Already protected on the planning scheme with research, description and/or a Statement of Significance.	
TOTAL		1315 individual places of potential significance		

Consideration was also given to ensuring that representative examples of heritage places were identified and documented in various geographic and historically defined areas across the Shire. It became apparent when researching the history of each place and when carrying out the fieldwork in the Mitchell Shire that the current shire boundaries (a recent political and administrative construct) do not reflect the historical development of the area. Rather, historical boundaries such as the pastoral runs, early road board districts, early towns and shires and subdivisions of land into suburban allotments are the physical expressions of the history of the extant historical places in the shire.

Approach to Drafting Local Heritage Policy

The brief calls for the consultants to draft local policies for each of the precincts recommended for a heritage overlay. It does not, however, specify the format that these policies should adopt or indicate how local area policies should be integrated into the planning scheme. Some planning schemes, for example, have a general overall heritage policy. Local policies ought not be direct copies of general heritage guidelines.

There is no particular structure recommended by the Department, but various planning panels have made recommendations as to how this should be approached. The Ballarat C58 Panel suggested that general heritage policies should be avoided and suggested that instead Heritage Victoria's draft '*Guidelines for Assessing Heritage Planning Applications*' (2000) should be incorporated in all planning schemes. Other panels have followed this lead but more recently the Surf Coast C15 panel suggested that these guidelines were inconsistent with the heritage overlay and could not be incorporated. The most recent panel on a heritage amendment at the time of writing, Kingston C46, recommended including of policies based on the guidelines and the inclusion of these as a reference document. We are also aware that the Guidelines are currently being reviewed, with a new draft likely to be completed in the next two or three months.

Given this dynamic situation we have adopted a format that is based on an approach that has in recent years been accepted both by planning panels and the Planning Minister and has resulted in successful amendments, despite the fluidity of the current situation regarding heritage policies. This format incorporates for each precinct:

Policy Basis:

A reference to the MSS directions on heritage conservation and the Statement of Significance from the Heritage Study forms the Policy Basis.

Objectives:

These are broad conservation objectives largely drawn from the Statement of Significance relating to places in the precinct to be conserved or enhanced.

Policies:

These flow directly from the objectives and attempt give more specific direction on how applications should be assessed.

The policies have also been designed discretely and are not dependant on any more general heritage policy in the scheme.

Some changes are likely to be necessary in formulating the actual amendment, but we believe that the primary role of this part in the study is to ensure that the content of what is required has been covered, and we have presented this in a structure that is as close to a workable amendment as possible.

We are aware that the Heritage Overlay may not be the most appropriate tool for conserving some of the items included in the policies. We have drawn attention to this by using italics. The hawthorn hedges in the Kilmore Hawthorn Hedges Precinct form a significant element, but the Heritage Overlay does not require a permit to remove, destroy prune or lop vegetation other than trees where the schedule to the overlay identifies the heritage place as one where tree controls apply. The Overlay does not overcome the exemption in Clause 62.02 to the removal of vegetation. Council should consider the use of a Vegetation Protection Overlay or other means to protect these hedges.

Policies encouraging archaeological investigation have also been shown in italics as consideration needs to be given to the principal that the duplication of requirements covered by other legislation should be avoided. We think it quite legitimate to control the removal of ruined structures under the heritage overlay but have concerns about applying the overlay to archaeological excavation that requires consent under the Heritage Act.

Attention should also be drawn to the innovative approach taken to conserving the pre 1912 group of buildings in Broadford. These buildings would not merit heritage protection in their own right and cannot be protected as part of a precinct because they are scattered across the town. Furthermore, they are often very modest timber structures and that have undergone some alterations. Their distribution, however, indicates the way that Broadford developed. There ought to be no doubt that if they were to disappear, an important link with the understanding of Broadford's development would be lost together with much of its limited stock of historic fabric. These buildings have therefore been treated as a group, in much the same way as a precinct. They should have the same HO number but the overlay should only cover individual sites.

LIMITATIONS OF THE STUDY

The budget consisted of \$75,000 from the State Government Public Heritage Program plus \$24,000 from Mitchell Shire Council, making a total budget of \$99,000, plus GST, available over a two year period. This is \$106,000 less than the budget for Stage Two, estimated in January 2002.

Places listed as levels 4, 5, and 6 (TABLE ONE) for the stage two study could not be done within the available budget. These include **individually significant places** (Level 4) already on the planning scheme, without adequate documentation such as a history, description or Statement of Significance. It also includes places (Level 5) that are not located in a precinct and are unlikely to reach the criteria for protection in the planning scheme as an **individually significance place**. These include archaeological sites except where there are significant ruins that would be appropriate to protect in the scheme and sites that are more effectively managed by a government land management agency. Finally places already protected on the planning scheme as **individually significant** (Level 6) have adequate documentation at present and the documentation

should be reviewed for completeness and consistency with the rest of the places on the planning scheme.

Suitable maps required for fieldwork mapping of the precinct boundaries and locations of the significant places within the precincts was not available from the shire offices until they had installed appropriate software and trained workers to use it. This delayed the study for eight months and extended the time it took to complete the study as it had to be fitted in between other consultancies which commenced within that waiting period.

Although the number of places listed in this study is very high compared to the number currently on the planning scheme, it should be understood that this is not a definitive list. For various reasons some places have been missed. This may be because they could not be seen or because they are in obscure locations in forest, or along roads that require four-wheel drive access. It is an ongoing task. As time progresses and places are researched they may qualify for consideration for protection on the Planning Scheme. This study has endeavoured to identify and photograph the vast majority of existing potential heritage places in the study area.

In addition, several potential heritage places have been identified by the community representatives and listed in the database as evidence of further heritage work, particularly individual places outside the towns.

Some small places such as remote cottages, are difficult to research within the budget available. Together with the lack of historical evidence and their modest architectural merit it is difficult to make a case for their protection. Most places like this are protected only if they are within a heritage precinct, where they collectively contribute to the character of the precinct. Some of these places, however, with little supportive documentation, have nevertheless been recommended for individual listing because they represent a rare example of the heritage places in a particular area as, for example, in Tyaak.

Archaeological places are generally not included in heritage studies, and only those within a heritage precinct are noted. Refer to the specific report about the place of archaeological sites in heritage studies, in the Appendices.

Interiors of most places have not been assessed and are therefore not recommended for protection. This does not, however, preclude the possibility that some of those interiors may be culturally significant. Further work is required to establish this. Nevertheless, the interiors of public places, including churches, have been recommended for interior protection as their internal forms are significant for aesthetic and social reasons, and this protection will provide a mechanism for the shire's heritage advisor to assess the interior in detail when necessary.

Most places were assessed from the public realm as funding did not provide for the time required to obtain permission to go on site and do a more detailed assessment. One site approved by the steering committee, was researched and documented more extensively and this was for a house in Wandong. Extra funding was provided by Mitchell Shire Council for this site.

Intricate detail of both architectural and historical background on each individual significant site within a precinct is not necessary for the purposes of this report. Much more detail is provided in the database, and the two tools are intended to be used in conjunction with one another to provide the highest level of documentation afforded by this project.

Photographs are not provided for each individual site within the precinct as these are available in the database. The photographs included in the report are meant to be representative of the precinct or to illustrate a particular theme or claim. However, there is a photo list of most of the culturally significant places in a precinct, at the end of the documentation for each precinct.

The historic maps provided are for illustrative purposes only – they are not intended to be entirely legible or used for extracting information. The alternative option is to remove them from the reports and refer the reader to them as a reference within a footnote. Readers are encouraged to consult the original map when attempting to extract further information or verify the evidence.

The precinct boundary maps are intended to represent the final precinct maps that will be produced by council for the planning scheme, after the approval of the boundaries during the planning amendment process. Whilst they are difficult to read in the report due to their size, quality and markings, they are intended to provide an overall view of the precinct boundaries only. Council will produce the final versions that will be used for planning and future documentation using their mapping software.

A range of heritage recommendations were developed for the heritage precincts and the amendment processes. Further work has been suggested to Section 22 of the Heritage Policies of the Local Planning Policy Framework (LPPF), and public awareness programs.

RESULTS OF THE STUDY

Refer to TABLES TWO, THREE, FOUR and FIVE for details.

- [Table 5] A total of 564 places (105 existing and 459 new) are recommended for Heritage Overlay protection within 20 heritage precincts in the Mitchell Shire Planning Scheme.
- [Table 4] A further 68 places have been recommended for individual Heritage Overlay protection in the Mitchell Shire Planning Scheme.
- [Table 2] The total number of new places recommended for Heritage Overlay protection is: $459 + 68 = 527$
- [Table 5] The number of places in each precinct and the status of the new precincts relative to the existing precincts is shown in TABLE FIVE. Fifteen of the twenty precincts are within the three major towns. Three precincts are within three smaller towns: Pyalong, Tallarook and Wandong. Two precincts are within the rural areas of Emu Flat and Moranding. Only two of the existing precincts have not been reassessed and updated during this study. They are Powlett St in Kilmore and HO154 in Seymour, although a small part of the

latter one has been included in the new Seymour Old Town precinct and so the boundaries of HO154 will need to be altered during the Amendment process.

- [Table 2] Some areas had no heritage places protected prior to this study. These are Baynton East, High Camp, Moranding, Tyaak and Willowmavin. The latter four now has at least one place recommended for protection and up to twelve places recorded in the database to be considered for future research.
- [Table 2] Kilmore had the most places protected (52) and this was nearly twice as many as Seymour (32). This was most likely a reflection of the fact that the former Shire of Kilmore had protected most of these places after their 1988 heritage study, whereas the former Shire of Seymour had never undertaken a heritage study. At the completion of this heritage study, Seymour has five-fold the number of new places (278) recommended for heritage protection, than Kilmore (58).
- [Table 2] Broadford, the third largest town in the Shire, had only eight places protected, however the number has now increased by 83, a ten fold increase. Broadford has not previously been the subject of a heritage study.
- [Table 2] Pyalong has a substantial increase from seven places to thirty places.
- [Table 2] Tallarook has a substantial increase from four places to thirty-eight places.
- [Table 2] Wandong has a substantial increase from one place to eighteen places.
- [Table 2] There were 1134 places (plus 172 archaeological and twelve miscellaneous) = a total of 1318 in the database at the end of Stage One and there are now 1351, an increase of thirty-three.
- [Table 2] 694 places are listed in the database as having potential cultural significance but did not meet the criteria for assessment in this study. Recommendations are made regarding future heritage assessment of these places in this report.
- The locations with the largest number of culturally significant places are within the three major towns of Broadford, Kilmore and Seymour.
- Stage One identified twenty-three potential heritage precincts and Stage Two identified twenty of these for heritage overlay protection in the Mitchell Shire Planning Scheme.



Fig 2. Memorial Tree, Union Street, Kilmore.
Source: Lorraine Huddle Pty Ltd.

TABLE TWO

Geographic Distribution of Culturally Significant places: alphabetically listed by town or area.¹

Note: The numbers of places may have changed from Stage One for various reasons such as: the location/address being changed from one area to another as more accurate information became available, deleting duplicate records, etc. The stage one numbers are in brackets.

Town or Rural area	A Existing HO Places (Individ and Precinct HO)	B1 New Precinct	B2 New Individ.	B3 New Total B3=B1+B2	C (A+B3=C) Cumulative total no. of places HO places. (Individual and Precinct HO)	Total of Places recorded in the DB for this area.	Stage One No's
Beveridge	7	0	1	1	8	13	(13)
Broadford	8	72	11	83	91	179	(176)
Bylands	3	0	1	1	4	25	(26)
Clonbinane	1	0	0	0	1	2	(4)
Emu Flat (s)	2	0	0	0	2	3	(4)
Glenaroua	2	0	0	0	2	9	0
High Camp	0	0	1	1	1		
Kilmore	52	44	14	58	110	255	(258)
Kilmore East	1	0	0	0	1	3	0
Mia Mia	2	0	0	0	2	4	0
Moranding	0	6	0	6	6	12	(9)
Pyalong	7	18	5	23	30	67	(64)
Reedy Creek	1	0	3	3	4	8	(9)
Seymour	32	271	7	278	310	365	(336)
Tallarook	4	33	1	34	38	55	(58)
Tooborac	1	0	11	11	12	40	(18)
Trawool	1	0	4	4	5	14	(7)
Tyaak	0	0	1	1	1	7	(7)
Wallan	3	0	4	4	7	21	(18)
Wallan East	1	0	0	0	1	10	0
Wandong	1	15	2	17	18	28	(25)
Whiteheads Creek	1	0	0	0	1	3	(3)
Willowmavin	0	0	2	2	2	10	(10)
SUB TOTAL	130	459	68	527	657	1134	
Other places recorded in the database but not assessed in this study.							
Archaeological						170	(172)
Miscellaneous						47	(12)
TOTAL						1351	(1318)

¹ A more accurate list could be determined after the Council matches their Property Numbers with the places in the database so that consistent addressing is applied, especially to places in rural areas. There is a Property Number field in the database to enable council to accurately cross reference the heritage place to other council data on this property.

TABLE THREE

The location of the culturally significant places (Precinct and Individual places) in Mitchell Shire is shown in order of greatest to smallest number of places per geographic area, recommended for Heritage Overlay protection.

	Town and/or Rural area	No. of Heritage Precincts	A No of additional places recommended for HO protection: (Individual and Precinct HO)	B Existing HO Places (Individual and Precinct HO)	C (A+B=C) Total no of places for HO. (Individual and Precinct HO)
	Seymour	6	271	32	303
	Kilmore	7	44	52	96
	Broadford	2	72	8	80
	Tallarook	1	33	4	37
	Pyalong	1	18	7	25
	Wandong	1	15	2	17
	Tooborac	-	11	1	12
	Beveridge	-	1	7	8
	Wallan	-	4	3	7
	Moranding	1	6	0	6
	Trawool	-	4	1	5
	Reedy Creek	-	3	1	4
	Bylands	-	1	3	4
	Mia Mia	-	0	2	2
	Emu Flat(s)	1	0	2	2
	Willowmavin	-	2	0	2
	Glenaroua	-	0	2	2
	Wallan East	-	0	1	1
	High Camp		1	0	1
	Tyaak	-	1	0	1
	Kilmore East	-	0	1	1
	Whiteheads Crk	-	0	1	1
	Clonbinane	-	0	1	1
	SUB TOTAL	20	487	130	618

TABLE FOUR

List of 68 individually significant places recommended for Individual Heritage Overlay (HO) protection.

Number	Town	DB no.	Name	Address
1	Beveridge	1195	Stewart House	75 Stewart Street
2	Broadford	438	Glendora	16 Derek Drive
3	Broadford	857	Prospect Hill	Broadford-Kilmore Road
4	Broadford	1703	Zwar House	Zwar Road
5	Broadford	1756	Tooronga Vale	110 Piper Street
6	Bylands	1103	Castle Glen	Union Lane
7	High Camp	709	Rockvale	Crawfords Lane
8	Kilmore	378	House	78 Powlett Street
9	Kilmore	379	House/shops	80 Powlett Street
10	Kilmore	384	International School	White Street
11	Kilmore	437	Carlsberg/Costello	15 Costello's Rd
12	Kilmore	459	House	16 George Street
13	Kilmore	482	General Cemetery	Kilmore-Lancefield
14	Kilmore	675	Wyldecourt	Lancefield Rd
15	Kilmore	699	Woodburn	McDougalls Rd
16	Kilmore	708	Medlicott Bridge	Northern Highway
17	Kilmore	990	RC Cemetery	Lancefield Road
18	Pyalong	853	Former hotel	High Street
19	Pyalong	1184	Cemetery	Cemetery Road
20	Pyalong	1716	The Stone House	West Road
21	Reedy Creek	1746	Cottage	Reedy Creek Rd
22	Reedy Creek	1747	Cottage	Reedy Creek Rd
23	Reedy Creek	1749	School	Reedy Creek Rd
24	Seymour	1445	Railway Bridge	Goulburn River
25	Seymour	443	Howard's Residence	5 Tierney Street
26	Seymour	405	Memorial cairn	Anzac Avenue
27	Tooborac	411	RSL Memorial	Northern Highway
28	Tooborac	849	Leicester House	Northern Hwy
29	Tooborac	851	Farmhouse	Northern Hwy
30	Tooborac	864	Taringa Farmhouse	Northern Hwy
31	Tooborac	1160	Residence & butcher shop	Northern Hwy
32	Tooborac	1161	Sugarloaf Hotel	Northern Hwy
33	Tooborac	1166	Mechanics' Institute	Northern Hwy
34	Tooborac	1169	Uniting Church	Flagstaff Lane
35	Trawool	950	School No. 2700	Goulburn Valley Hwy
36	Trawool	1789	Clyde Cottage	Goulburn Valley Hwy
37	Wallan	1119	Presbyterian Church	Watson and Wellington Sts
38	Wallan	1191	Macsfield House	Macsfield Lane
39	Wandong	1694	Catholic Church	Dry Creek Crescent
40	Wandong	1683	House	764-770 Kilmore Epping Rd
41	Willowmavin	711	Floradale	210 Campaspe Road

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The next 27 places have known cultural heritage but are outside the budget provided for the study and limited documentation only has been provided.

No.	Town	DB no.	Name	Address
42	Broadford	786	Bluestone Culvert	Broadford-Kilmore Rd
43	Broadford	339	Catholic Church	2 McKenzie Street
44	Broadford	471	Broadford Paper Mill	209 High Street
45	Broadford	505	Broadford Cemetery	Piper & Murchison Sts
46	Broadford	1303	Beuhne Monument cairn and trees	Kilmore-Broadford Rd
47	Broadford	1384	Brick spoon drain	High Street
48	Broadford	473	Former Bush Nursing Hospital	158-162 High Street
49	Kilmore	1839	Memorial Gum tree	Union Street
50	Kilmore	696	Bluestone gutter	Melbourne street
51	Kilmore	698	Cork tree and setting	Northern Hwy
52	Kilmore	1765	Bridge over Hume Hwy	Sydney Street
53	Pyalong	1832	Hanging Rock	Northern Hwy
54	Pyalong	1707	Timber bridge over Cameron's Creek	Glenaroura-Broadford Rd
55	Seymour	401	Horse troughs & plaque	Lighthorse Drive
56	Seymour	731	Masonic Lodge and trees	Anzac Ave and Watson St
57	Seymour	933	Hume and Hovell Monument	Goulburn Valley Hwy
58	Seymour	1263	Flood Level Marker	Station Street
59	Tallarook -Yea	1786	Railway Reserve	Tallarook -Yea
60	Tooborac	410	McIvor Shed and House	Major's Lane
61	Tooborac	738	Cairn on Flagstaff Hill	Flagstaff Hill
62	Tooborac	1668	Smiths Bridge	Baynton Road
63	Trawool	713	Diversion Weir and Reservoir	Reservoir Track
64	Trawool	1785	Trawool Railway Bridge	Goulburn Valley Road
65	Tyaak	429	Tyaak Cemetery	Broadford-Strath Ck Rd
66	Wallan	1123	Catholic Church	Wallan
67	Wallan	1831	Cemetery	Queen Street
68	Willowmavin	1726	Costello's Rd Bridge	Willowmavin



Fig 3

**Wallan War Memorial Obelisk, Lone Pine with Anzac Day wreaths, flanked by the Avenue of Honour,
outside the former Mechanics Institute hall and library.**

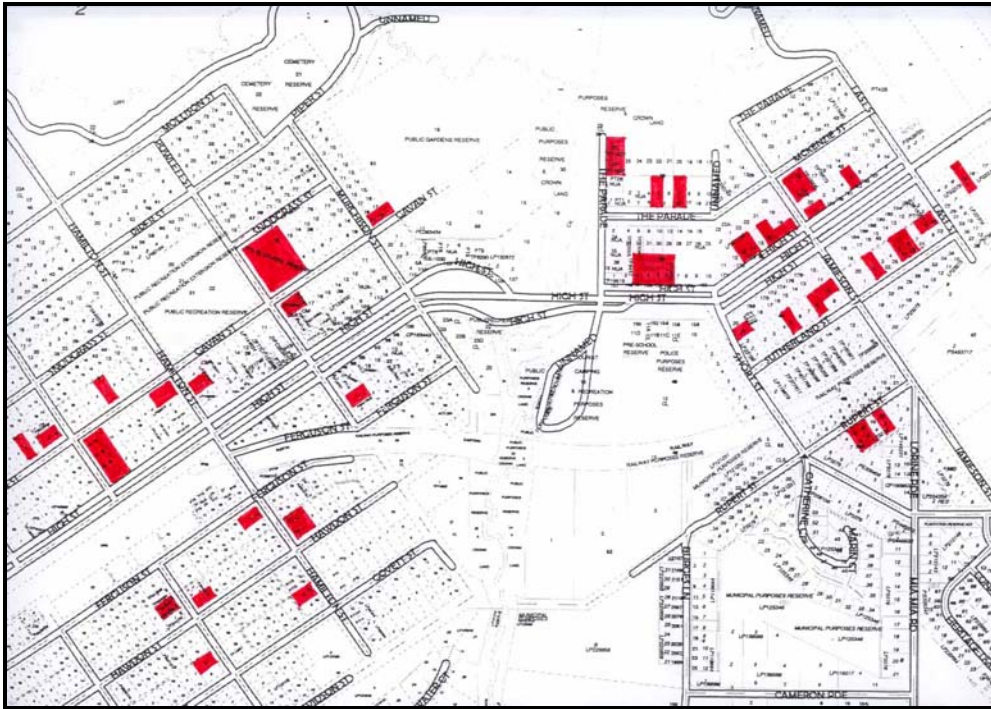
Source: Lorraine Huddle Pty Ltd.

TABLE FIVE

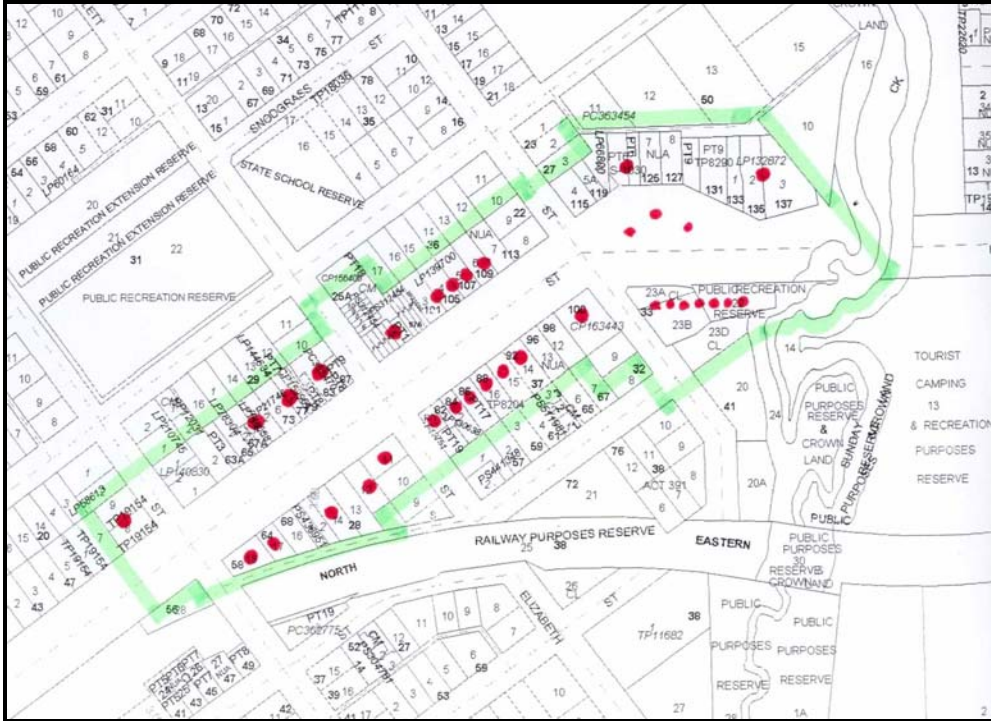
List of Precincts with the heritage places within each one and proposed planning overlays.

	Precinct Name	Precinct Existing HO places	Heritage New Places	Planning Overlay
1	Broadford Collective Citation (Not technically a precinct.)	1	49	HO and DDO
2	Broadford Commercial Town Centre	7	23	HO
3	Emu Flat Rural	2	0	HO and SLO
4	Kilmore Church	3	4	HO
5	Kilmore Creek	2	8	HO
6	Kilmore Hawthorn Hedge	3	3	HO and VPO
7	Kilmore Outdoor Recreation Includes Kilmore Monument Hill Kilmore Sport (cricket field only) and existing precinct Lake HO 104	1	3	HO
8	Kilmore Railway	0	3	HO
9	Kilmore Town Centre [formerly Sydney Street) HO 99 This precinct has been documented and extended.	39	14	HO
10	Kilmore Society Existing HO100 has been completely redone, and a section moved from HO100 to Kilmore Creek Precinct.	4	9	HO
11	Moranding Rural Settlement	0	6	HO & SLO
12	Pyalong Rural Town	7	18	HO
13	Seymour Commercial Existing precinct HO157 has been completely redone and boundaries changed.	5	12	HO
14	Seymour High Street	1	91	HO
15	Seymour King's Park	0	13	HO
16	Seymour Old Town This existing precinct HO156 has new boundaries and has been completely redone and now includes part of HO154.	24	6	HO
17	Seymour Progress	0	140	HO
18	Seymour Railway Part of this new precinct was in the existing precinct HO157.	2	9	HO
19	Tallarook Town The existing precinct HO181 has been completely redone, and the boundaries extended.	4	33	HO
20	Wandong	0	15	HO
	TOTAL	105	459	564
21	Seymour Goulburn River Precinct (Existing) (the Planning Dept are advised to change the boundaries of this precinct to accommodate the Seymour Old Town precinct (above))	HO154		

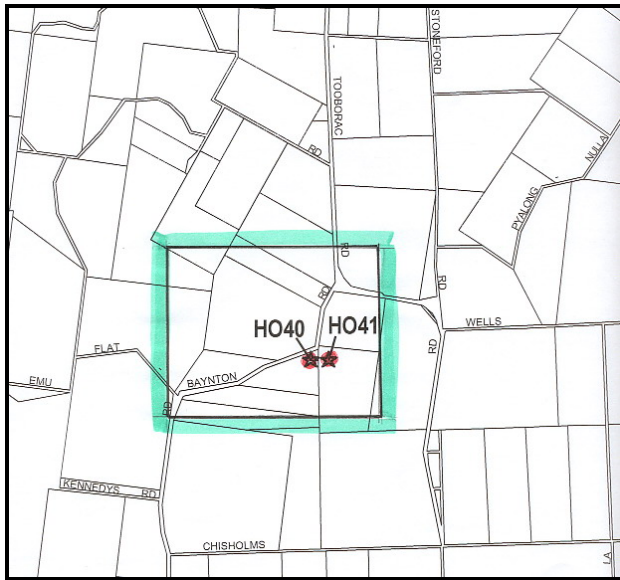
PRECINCT MAPS



Map 1 . Bradford Collective Citation – showing location of significant places.



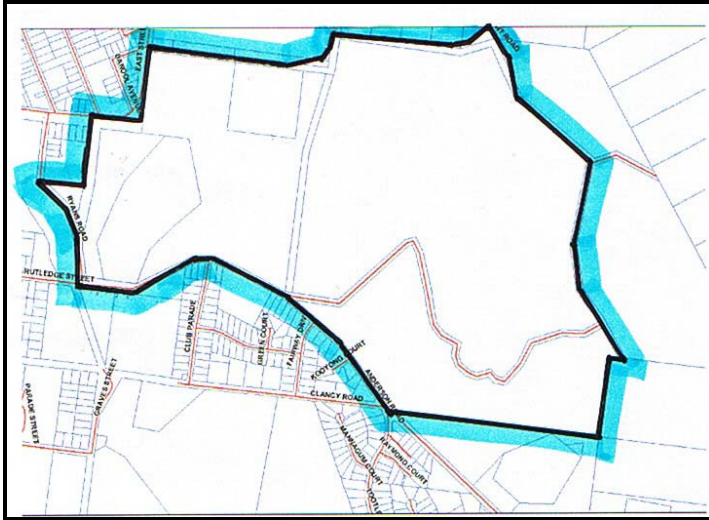
Map 2 .Bradford Commercial Town Centre Heritage Precinct – showing boundaries in green, and significant places in red.



Map 3. Emu Flat Heritage Precinct – showing boundaries in green, and significant places in red.



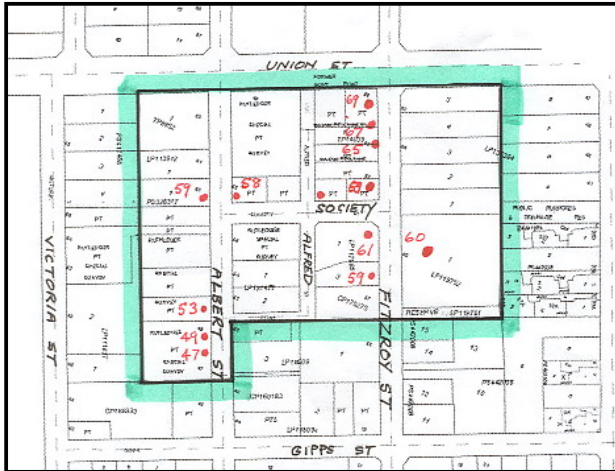
Map 4 Kilmore Church Heritage Precinct – showing boundaries in green, and significant places in red.



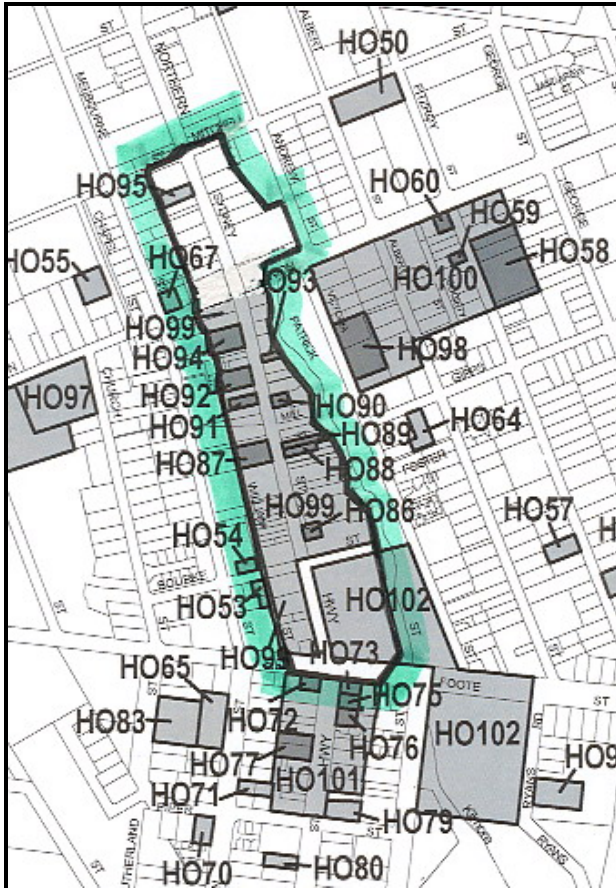
Map 7 Kilmore Outdoor Recreation Heritage Precinct – showing boundaries in green, and significant places in red.



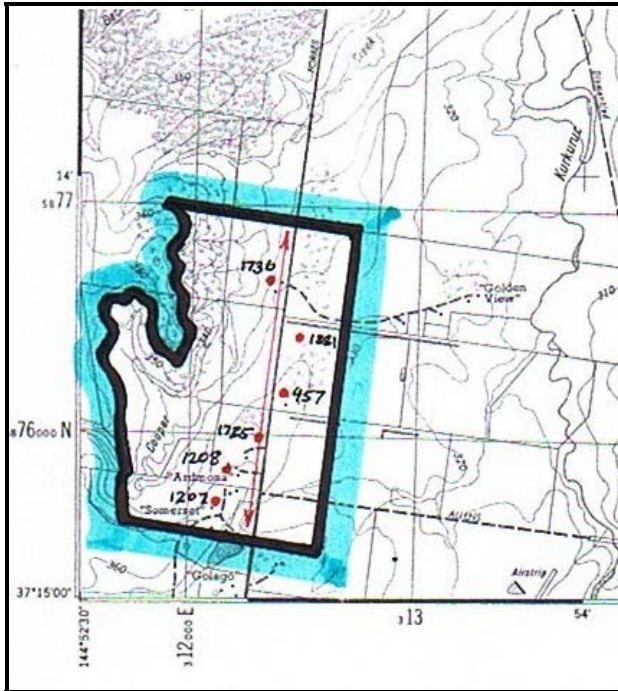
Map 8. Kilmore Railway Heritage Precinct – showing boundaries in green, and significant places annotated.



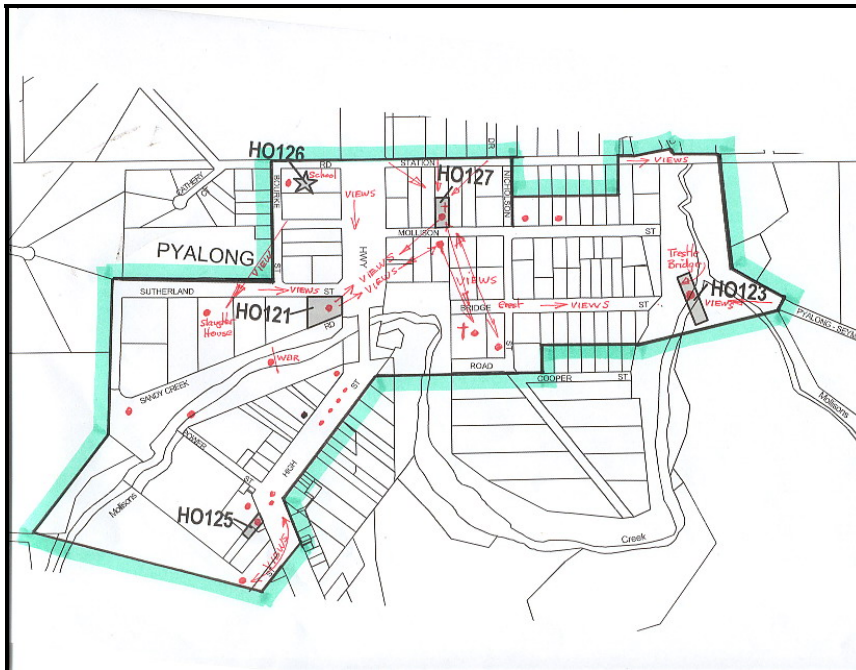
Map 9 Kilmore Society Heritage Precinct – showing boundaries in green, and significant places annotated.



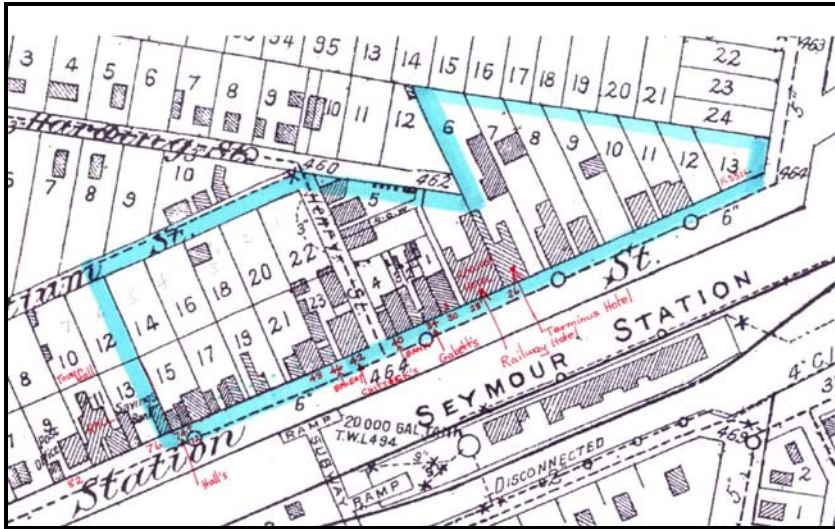
Map 10. Kilmore Town Centre Heritage Precinct – showing boundaries in green, and significant places annotated.



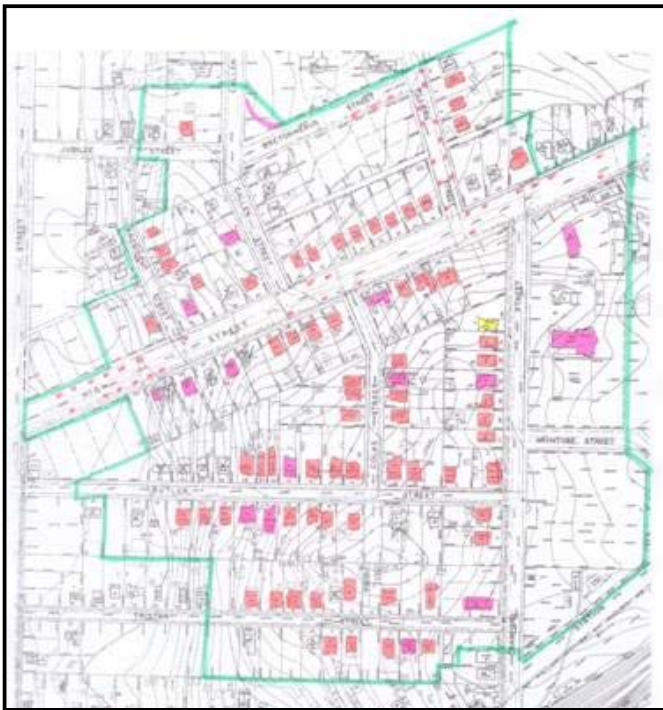
Map 11 Moranding Rural Settlement Heritage Precinct – showing boundaries in green, and significant places in red.



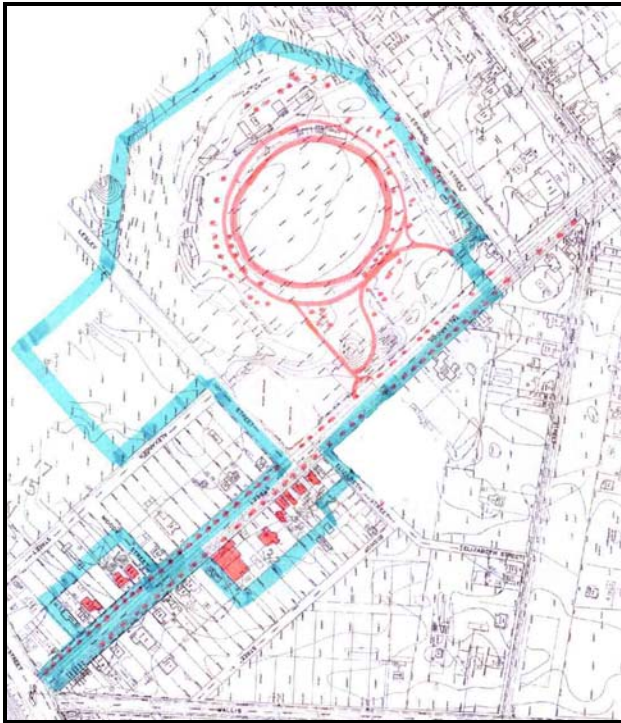
Map 12 Pyalong Rural Town Heritage Precinct – showing boundaries in green, and significant places in red.



Map 13 Seymour Commercial Heritage Precinct – showing boundaries in green, and significant places in red.



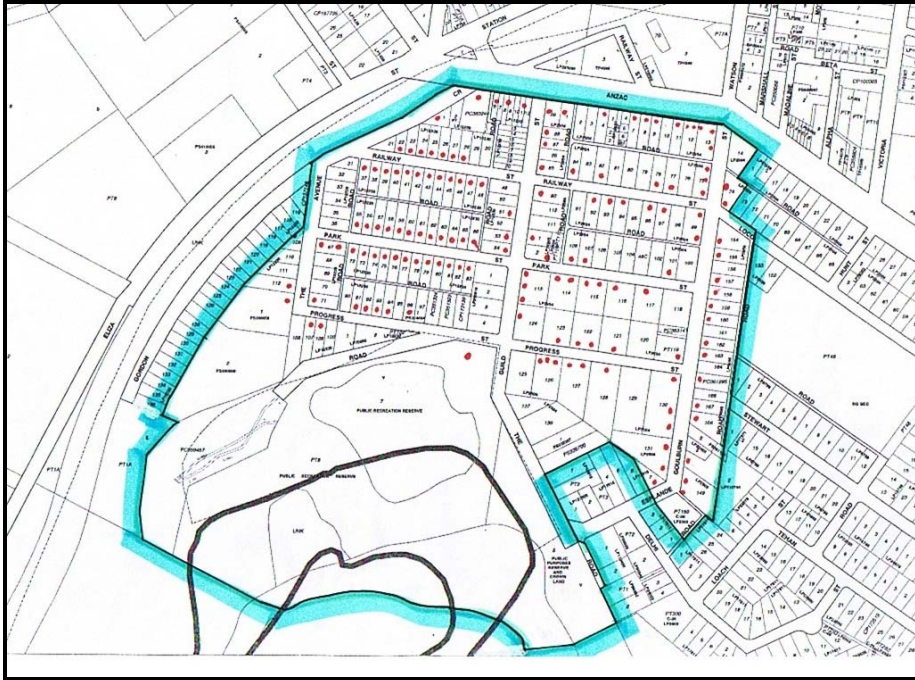
Map 14 Seymour High Street Heritage Precinct – showing boundaries in green, and significant places in red.



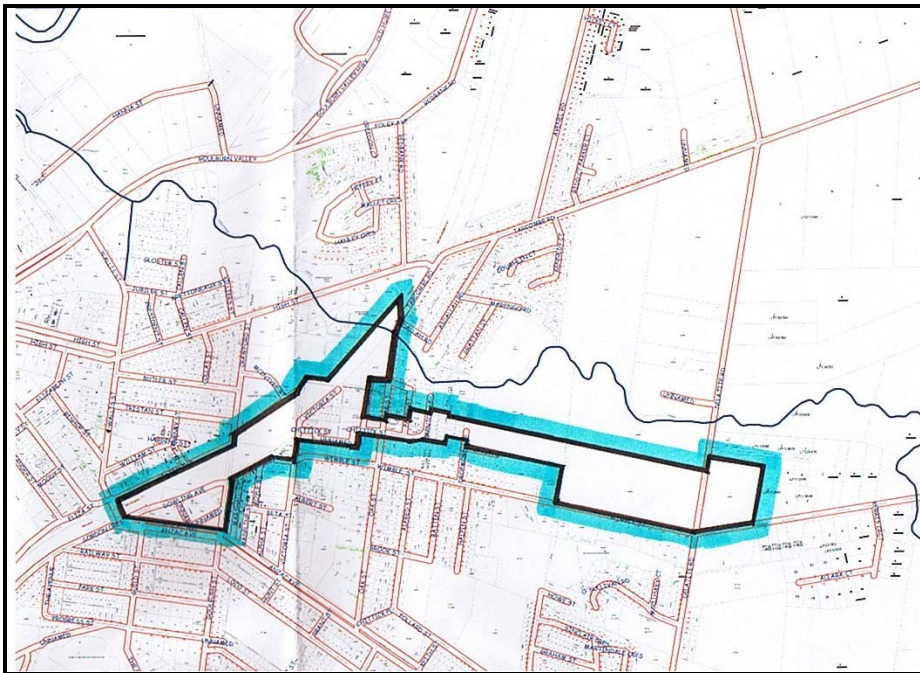
Map 15 Seymour King's Park Heritage Precinct – showing boundaries in green, and significant places in red.



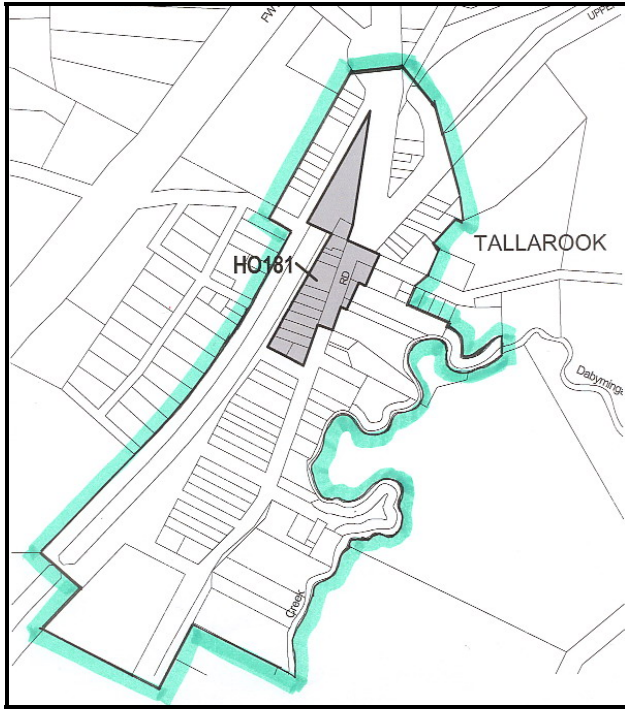
Map 16 Seymour Old Town Heritage Precinct – showing boundaries in green, and significant places in red.



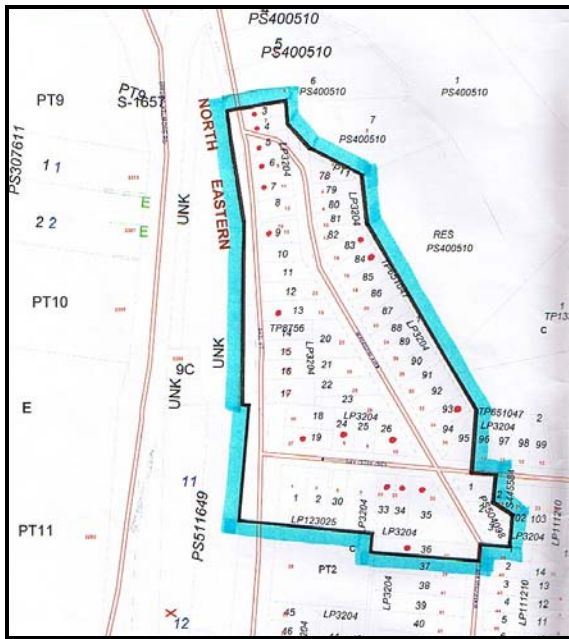
Map 17 Seymour Progress Heritage Precinct – showing boundaries in green, and significant places in red.



Map 18 Seymour Railway Heritage Precinct – showing boundaries relative to Whitehead Creek



Map 19 Tallarook Town Heritage Precinct – showing boundaries in green, and significant places in red.



Map 20 Wandong Heritage Precinct – showing boundaries in green, and significant places in red.

Best Practice Management of Change

The authentic heritage places and precincts recommended for protection are part of the setting for living and evolving communities in Mitchell Shire. The planning scheme amendments recommended in this study provide the means for council and the community to manage the change so that the ‘baby is not thrown out with the bath water’ during those changes.



Source: Lorraine Huddle Pty Ltd.

Some changes that have occurred to these authentic heritage places and precincts have not been welcomed by the community and some places have been completely destroyed. The latter assets cannot be returned and are lost to future generations. However, it is possible to reverse some of the inappropriate alterations and carry out future changes that are sympathetic to the heritage character, thus enhancing these heritage assets and providing a win-win outcome. The Kilmore Town Hall is a very good example of the successful reversal of inappropriate changes that were made from about the 1960s. Appropriate adaptive re-use was made for the building to be leased as the Town Hall Café and Restaurant business.



Fig 4 Kilmore Town Hall: Café and Restaurant proprietors, Susan and Peter Seibel, next to staircase with restored cast iron balusters, carved timber banister and lead treads with copped nail decoration. Source: Lorraine Huddle Pty Ltd.

To facilitate this approach it is very important for council to provide positive pro-active brochures for each precinct, concurrently with the amendment. The brochures should explain, with illustrations, what is



important and how to make sympathetic changes. A history and description, and statement of significance are all provided in this report in volumes 4 and 5.

The precinct documentation, in an abbreviated form, with matching illustrated design guidelines are the basis of these useful brochures. Provision of these brochures is economically worthwhile as they reduce many of hours of work by council’s planning officers and heritage advisor explaining these matters to each individual. Good examples can be seen in the City of Ballarat DDO Urban Character Design Guidelines and the City of Greater Bendigo Residential Character Study Design Guidelines. These can be viewed and printed from the respective web sites. One of the brochures should be a copy of the Burra Charter.

It is also recommended that the Mitchell Shire Council’s website be used provide the entire contents of the heritage study, in PDF format; copies of the design guideline brochures, and an abbreviated form of the heritage database.

1.0 INTRODUCTION TO THE STUDY



Tooborac
RSL Memorial Obelisk erected in 1921 is aesthetically, historically, socially and scientifically significant at the LOCAL level as a substantial WW1 and WW2 memorial funded by local subscription in memory of men in the district who served, and the high number of men who lost their lives.

Source: Lorraine Huddle Pty Ltd.

1 INTRODUCTION TO THE STUDY

1.0 The Study Team

Consultants: Stage Two: Lorraine Huddle, Director, Lorraine Huddle Pty Ltd

Mitchell Shire Council commissioned Lorraine Huddle, from Lorraine Huddle Pty Ltd, as the principal consultant and manager of the **Stage Two Study**, with Ian Wight of Ian Wight Planning and Heritage Strategies as a major contributor and Dr Aron Paul and Susie Zada as historians. Damien Williams, Claire McCallum and Stephanie Rose provided administration assistance. Lorraine Huddle and Ian Wight did the field work for **stage two**. Dr Aron Paul updated the environmental history and Susie Zada researched and wrote the draft precinct histories. The documentation for the precincts was written by Lorraine Huddle, with drafts written by Ian Wight for the Wandong precinct some of the Seymour and Broadford precincts. The town planning components of the study were written by Ian Wight. Drafts of the precincts and individual places were distributed to members of the steering committee for comment.

Consultants: Stage One:Lorraine Huddle, Director, Lorraine Huddle Pty Ltd
Ian Wight of Ian Wight Planning and Heritage Strategies.

Ian Wight and Lorraine Huddle managed and coordinated the **stage one study**. Ian was the designated manager of the project but a change was made because he was ill for several months over the period of the study. Ian and Lorraine analysed the data, formulated recommendations for Stage Two, and prepared the heritage program outlined in this report.

Lorraine Huddle and Ian Wight did the **stage one fieldwork** with the assistance of Heather Knight, Alison Tomkins, John Jennings, Caroline Heske, Stephanie Rose and Sue Spicer. Lorraine managed the administrative tasks. These included the design of the database for the purposes of this project, the insertion of the photographs, and the cross-referencing of the known sources of the information about the places into the database. She is the author of this report.

Subconsultants

Aron Paul; professional historian; wrote the environmental history.

Ian Perry; Director, Big Picture Software: provided the original software design of the database and carried out alterations to the database software as required. Susie Zada also updated and amended the database as required.

Staff

Caroline Heske: administration, fieldwork assistant and data entry.

Stephanie Rose assisted with administration, field work and data entry.

Claire McCallum: administration, field work and data entry.

Damien Williams: administration and data entry.

1.1 Acknowledgments

The **Mitchell Shire Stage One** and **Stage Two Heritage Studies** were carried out with the assistance of funds made available from the State Public Heritage Program and from Mitchell Shire Council. Several members of the Mitchell Shire Planning Department managed the project at different times, including Ian Scholes, Richard Strates, Pam Holland, Wendy Reilly, Linda Graham, Javiera Maturana, and Katie Rizutto, over the duration of the two studies. Steering committee meetings were chaired by the Mitchell Shire representatives. The committee comprised a delegate from the Department of Sustainability and Environment (Heritage Victoria) Jenny Climas, Cr David McCullough JP, and later, Cr Ross Lee, Heather Knight, Kilmore Historical Society, John Jennings, Seymour and District Historical Society, Alison Tomkins, Broadford Historical Society, Gloria Cordingley, Broadford and District Family History Group and Lynne Dore, archaeologist from Wandong.

The cooperation of the wider community within the Mitchell Shire, who provided information about heritage places in the study area, was very helpful and was appreciated immensely by the consultants. The constructive criticism and historic information provided by Mr John Jennings, Mr Jim Lowden and Mrs Heather Knight was generous and particularly helpful. Ms Willys Keeble, architect and current heritage advisor to Mitchell Shire Council has also provided valuable feedback and support.

1.2 Consultants' Brief

The study was jointly funded by the Victorian Department of Infrastructure (Heritage Victoria) Public Heritage Program and the Mitchell Shire Council. The total budget for Stage Two was \$99,000 plus GST. The total budget for Stage One was \$22,000 plus GST.

The objectives of the stage one study were to identify and record post-colonial places of potential cultural significance in the study area; identify and develop potential heritage precincts in the study area; prepare a draft thematic environmental history of post-colonial European occupation and development of the study area and estimate the resources required to more fully research, document and assess the post-colonial places of potential cultural significance in the study area.

The objectives of Stage 2 were to undertake detailed fieldwork for twenty-two potential heritage precincts, recording on brief datasheets the physical places of cultural significance; prepare maps of the boundaries and locations of each significant place within the boundaries of twenty-two heritage precincts (covering about six hundred individual places within them); research and write the historical basis of extant heritage fabric of each precinct, write a description of the extant heritage characteristics of the physical fabric of the place, and write a Statement of Cultural Significance for each precinct.

Research and write the history of forty individual places outside precincts with a brief physical description of the place and a Statement of Cultural Significance

relating to the known extant physical fabric, especially as seen from the public realm.

Attend seven community information sessions and six steering committee meetings. Amend the Environmental History, enter data of readily available information on places in the precincts and those to be individually listed into the Mitchell Shire Heritage Data Base, which was set up in Stage One and further developed during the study. Present the results in a report, together with a heritage program, for recommended future work to protect the heritage places in Mitchell Shire.

The work has been prepared in hard copy and electronic format.

1.3 Timing of the Study

The study commenced in January 2003 with a fifteen month program. Due to unforeseen circumstances, however, outlined in the limitations of the study, it was completed in February 2006. The Stage One Heritage Study was commissioned in September 2001 and completed in June 2002.

1.4 Steering Committee

Several members of the Mitchell Shire Planning Department managed the project at different times, including Ian Scholes, Richard Strates, Pam Holland, Wendy Reilly, Linda Graham, Javiera Maturana, and Katie Rizutto. Steering committee meetings were chaired by the Mitchell Shire representatives. The committee comprised a delegate from the Department of Sustainability and Environment (Heritage Victoria) Jenny Climas, Cr David McCullough JP, and later, Cr Ross Lee, Heather Knight, Kilmore Historical Society, John Jennings, Seymour and District Historical Society, Alison Tomkins, Broadford Historical Society, Gloria Cordingley, Broadford and District Family History Group and Lynne Dore, archaeologist from Wandong.

In the **Stage One study**, Pam Holland, a planner at Mitchell Shire Council, chaired the steering committee that comprised a representative of the Department of Infrastructure, Jenny Climas, Cr David McCullough, JP, Mayor of the Mitchell Shire Council, Ian Scholes, Planning Manager, Mitchell Shire Council, Heather Knight, Kilmore Historical Society, John Jennings, Seymour and District Historical Society, Alison Tomkins, Broadford Historical Society, Leslie Rasti, Broadford and District Family History Group and Lynne Dore, archaeologist from Wandong.

1.5 The Study Area

The whole of the Mitchell Shire, with the exception of the military area of Puckapunyal, which is managed by the Commonwealth Government was included. The area included three large towns, Kilmore, Broadford and Seymour and several smaller towns including Pyalong, Tallarook, Tooborac, Wallan, and Wandong. The Mitchell Shire also includes parts of areas that are, since amalgamation of

local government, shared by adjacent shires. Thus all or part of the existing or former hamlets, and areas such as Avenel, Baynton East, Beveridge, Bylands, Clonbinane, Emu Flat, Flowerdale, Forbes, Glenaroua, Heathcote Junction, Heathcote South, High Camp, Highlands, Hilldene, Kilmore East, Mangalore, Mia Mia, Moranding, Northwood, Nulla Vale, Reedy Creek, Trawool, Tyaak, Upper Plenty, Whiteheads Creek and Willowmavin are included in the study area. The study covered a diverse and complex range of suburban townships, small community hamlets and farming and forested areas.

Mitchell Shire is located north of Melbourne, straddling the Great Dividing Range and the upper **Goulburn River**. Its location, astride the main roads between Melbourne and the cities of Sydney and Bendigo, and its topographical features, have profoundly affected its history. It incorporates all or most of the historic shires of **Kilmore, Seymour, Broadford, Pyalong** and **McIvor** as well as the riding of **Wallan**, which was annexed by the **Shire of Kilmore** from Broadmeadows in 1955.² The Study Area's land types and climate are diverse.³ It includes the alluvial plains around **Wallan**, in the south, and Whitehead's Creek in the north, the **Goulburn River** floodplain, as well as those of the **Sunday, McIvor, Sugarloaf** and **Dabyminga Creeks**. Quaternary volcanic areas provide fertile soil around **Kilmore, Willowmavin, Beveridge** and **Glenhope**, while sloping granodiorite areas include **Pyalong** and **Emu Flat**, have significant granite and gravel deposits in eastern regions. The southern region, around **Kilmore**, receives higher rainfall than the north, while steep granitic and sedimentary areas have proven susceptible to land degradation, and sheet and gully erosion. This has been an increasing environmental problem in the history of the Study Area since European occupation.

1.6 Terminology : *Burra Charter*

This study has used the principles and definitions of the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance* (the *Burra Charter*). The Burra Charter defines cultural significance by aesthetic, historic, scientific and social values. These values are also largely prescribed in the *VPP Practice Note: Applying the Heritage Overlay* which states:

“All places that are proposed for planning protection, including places identified in a heritage study, should be documented in a manner that clearly substantiates their scientific, aesthetic, architectural or historical interest or other special cultural or natural values...The documentation for each place should include a statement of significance that clearly establishes the importance of the place.”

Article 2.2:

Aesthetic value: includes aspects of sensory perception for which criteria can and should be stated. Such criteria may include consideration of the form, scale, colour, texture and material of the fabric; the smells and sounds associated with the place and its use.

Places of aesthetic value may:

² M.Tucker, *Kilmore on the Sydney Road*, Shire of Kilmore, 1988. p229.

³ See for example the *Land Capability Study of Mitchell Shire* (1996), Centre for Land Protection Research, Technical Report no. 35. E. Jones et. al., Dept Natural Resources.

- demonstrate a high degree of creative or technical accomplishment;
- demonstrate important design or visual qualities.

Article 2.3:

Historic value: encompasses the history of aesthetics, science and society, and therefore to a large extent underlies all of the terms set out in this section.

A place may have historic value because:

- it is of importance for its association with events, developments or cultural phases which have had a significant role in the occupation and evolution of the community;
- it illustrates part of the evolution or pattern of the cultural heritage;
- it is an example of rare, endangered or uncommon aspects of the cultural heritage;
- it has a strong association with the life or work of a person or group of people of significance to the cultural heritage;
- it is an important representative of the range of places which make up the cultural heritage of a community;
- it has been influenced by an historic figure, event, phase or activity.

Article 2.4:

Scientific value: or research value of a place will depend on the importance of the data involved, on its rarity, quality or representativeness, and on the degree to which the place may contribute further substantial information.

A place may have scientific value because:

- it illustrates some technological, creative, technical or scientific processes or advances;
- it is of importance for information contributing to an understanding of the history of human occupation and the cultural history of the area.

Article 2.5:

Social value: embraces the qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group.

A place may have social value because:

- it is highly valued by a community for reasons of religious, spiritual, cultural, educational or social associations;
- it is recognised by the community as having public value or is held in high esteem for its associations with the whole or part of the

community whose history or culture is interwoven with the history of the place;

- it forms a particular and significant component of the heritage of a local area;
- it demonstrates a distinctive way of life or custom that is no longer in use or is in danger of being lost or is of exceptional interest.

1.7 Limitations of the Study

The budget consisted of \$75,000 from the State Government Public Heritage Program plus \$24,000 from Mitchell Shire Council, making a total budget of \$99,000, plus GST, available over a two year period. This is \$106,000 less than the budget for Stage Two, estimated in January 2002.

Places listed as levels 4, 5, and 6 (TABLE ONE) for the stage two study could not be done within the available budget. These include **individually significant places** (Level 4) already on the planning scheme, without adequate documentation such as a history, description or Statement of Significance. It also includes places (Level 5) that are not located in a precinct and are unlikely to reach the criteria for protection in the planning scheme as an **individually significance place**. These include archaeological sites except where there are significant ruins that would be appropriate to protect in the scheme and sites that are more effectively managed by a government land management agency. Finally places already protected on the planning scheme as **individually significant** (Level 6) have adequate documentation at present and the documentation should be reviewed for completeness and consistency with the rest of the places on the planning scheme.

Suitable maps required for fieldwork mapping of the precinct boundaries and locations of the significant places within the precincts was not available from the shire offices until they had installed appropriate software and trained personal to use it. This delayed the study for eight months and extended the time it took to complete the study.

Although the number of places listed in this study is very high compared to the number currently on the planning scheme, it should be understood that this is not a definitive list. For various reasons some places have been missed. This may be because they could not be seen or they are in obscure locations in forest, or along roads that require four-wheel drive access. It is an ongoing task. As time progresses and places are researched they may qualify for consideration for protection on the Planning Scheme. This study has endeavoured to identify and photograph the vast majority of existing potential heritage places in the study area.

In addition, several potential heritage places have been identified by the community representatives and listed in the database as evidence of further heritage work, particularly individual places outside the towns.

Some small places, such as remote cottages, are difficult to research within the budget available. Together with the lack of historical evidence and their modest architectural merit it is difficult to make a case for their protection. Most places

like this are protected only if they are within a heritage precinct, where they collectively contribute to the character of the precinct. Some of these places, however, with little supportive documentation, have nevertheless been recommended for individual listing because they represent a rare example of the heritage places in a particular area, for example Tyaak.

Archaeological places are generally not included in heritage studies, and only those within a heritage precinct are noted. Refer to the specific report about the place of archaeological sites in heritage studies, in the Appendices.

Interiors of most places have not been assessed and are therefore not recommended for protection. This does not, however, preclude the possibility that some of those interiors may be culturally significant. Further work is required to establish this. Nevertheless, the interiors of public places, including churches, have been recommended for interior protection as their internal forms are significant for aesthetic and social reasons, and this protection will provide a mechanism for the shire's heritage advisor to assess the interior in detail when necessary.

Intricate detail of both architectural and historical background on each individual significant site is not necessary for the purposes of this report. Much more detail is provided in the database, and the two tools are intended to be used in conjunction with one another to provide the highest level of documentation afforded by this project.

Photographs are not provided for each individual site within each precinct as these are available in the database. The photographs included in the report are meant to be representative of the precinct or to illustrate a particular theme or claim.

The historic maps provided are for illustrative purposes only – they are not intended to be entirely legible or used for extracting information. The alternative option is to remove them from the reports and refer the reader to them as a reference within a footnote. In this case the maps have been included to demonstrate the type of map used in each instance and what it generally shows. Readers are encouraged to consult the original map when attempting to extract information or clarify issues.

The precinct boundary maps are intended to be representative of the final precinct maps which will be produced by council for the planning scheme, after the approval of the boundaries during the planning amendment process. Whilst they are difficult to read in the report due to their size, quality and markings, they are intended to provide an overall view of the precinct boundaries only. Council will produce the final versions that will be used for planning and future documentation.

A range of heritage recommendations were developed for the heritage precincts and the amendment processes. Further work has been suggested to Section 22 Heritage Policies of the Local Planning Policy Framework (LPPF), and public awareness programs.

2 METHODOLOGY



Emu Flat



Pyalong



Wandong



Seymour

Source: Lorraine Huddle Pty Ltd.

2 METHODOLOGY

2.0 Stage One and Two Studies: professional criteria and basis for the study

The basis of the preparation, identification and analysis of the study was the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter)* and its *Guidelines*. Assessment of all heritage places within the study area was in accordance with the Criteria of the Register of the National Estate, as prescribed in the *VPP: Applying the Heritage Overlay*. The *Municipal Strategic Statement (MSS)* and *Local Planning Policy Framework (LPPF)* also formed the basis of the study. Places of potential State significance were assessed against the criteria used by Heritage Victoria.

Preliminary historical research involved reviewing sources relating to the broad context of the study area from Victoria and Australia, such as publications, reports, manuscripts, journals, theses and archival material held by local historical societies, the University of Melbourne and the State Library of Victoria.

Preliminary architectural research involved an examination of the Heritage Registers of the National Estate, Heritage Council of Victoria, National Trust of Victoria, DNRE, Kilmore Heritage Study and other local studies. In addition, some historic and contemporary maps of the study area were reviewed, copied and studied as a basis for undertaking the field survey of the study area. **Preliminary archaeological research** involved an examination of the Victorian Heritage Inventory at Heritage Victoria.

Stage Two involved more detailed research especially focussed on the histories of the twenty precincts and forty individual places, recommended for Heritage Overlay protection.

Methodology for prioritisation of places for detailed assessment in stage 2. In Stage One, 1315 potential heritage places were identified through community consultation, fieldwork and some research using old maps. Over nine hundred photographs were taken covering over eight hundred and fifty individual places. The photographs were entered into a specially designed database (using Microsoft Access) and known information regarding references, and listing on other heritage registers, was cross-referenced into the database. These included four legislative registers: the Victorian Heritage Register, the Victorian Heritage Inventory (both of these are State Government registers), the heritage overlay for individual and precinct places (Local Government) and other heritage registers such as the Register of the National Estate, and the National Trust of Australia (Victoria) Register.

Because of insufficient funds for all potentially significant places to be individually researched in the **Stage Two Heritage Study**, the places and precincts identified in stage one were prioritised for work in the stage two study. The basis for this is shown in Table One. It is based on brief physical and documentary evidence and a comparative analysis of all the places in the database. As **Stage Two** progressed, therefore, and more research and fieldwork information became available, a few places were reassessed and their priority level was

changed along with the boundaries of each precinct. It was found after fieldwork and research that two potential heritage precincts did not meet the assessment criteria and they were not developed any further.

During the review of the status of existing heritage precincts it was noted that the documentation for seven of the existing heritage precincts was grossly inadequate for their ongoing management and for the community to understand their significance and the parameters for development within the precincts. After discussion with the Steering committee it was agreed to review the boundaries of these precincts and to provide research and documentation that is consistent for all precincts across the Shire. Due to budget constraints, however, two existing precincts were not reviewed in this study. Refer to Table Four for details.



Fig 5. Top: Detail of the 1902 inscription by the local builder, Zoch, on the underground water tank in Pyalong. Bottom: View of the domed top and hand pump

Source: Lorraine Huddle Pty Ltd.

TABLE ONE.

The level of priority in this table does not necessarily reflect the priority level of the cultural significance of a place.

Level Of Priority For Stage 2.	Method of Assessment of priority for each place	Total No. Of Places	Comments	Type of research recommended
1	Place located within a potential Heritage Precinct	596	Refer to the maps of the 23 precincts in the Stage One Heritage Study Report.	Research the historical development of the precinct area and contribution of the places within it. No research of the history of individual places. Some of these individual places may be altered to level 2 or 3 if the detailed fieldwork and research for the precinct reveals evidence for this.
2	Individual Complex Place	92	These include homesteads, factories, and other places with several components, and have the potential to be individually significant.	More time required for field work as they will require appointments with the owners for site visits, may contain several buildings, or the interiors of places such as churches, Avenues of Honour, etc. Research is more complex, especially if there is evidence of important changes to the place or they have detailed historical, social or scientific values.
3	Individual Single Place	182	These include places that have potential individual significance.	These include places with some known historical significance, or architectural significance, technical significance and social significance that is worthy of detailed research and documentation.
4	Existing HO Documentation inadequate	40	Individually significant places already protected on the planning Scheme without description, history and Statement of Significance.	
5	Low Priority	349	Places are not located in a precinct and are unlikely to reach the criteria for individual protection on the Planning Scheme.	They are archaeological, of modest architectural merit, or have little or no known historical significance.
6	Existing HO Documentation is adequate.	56	Already protected on the planning scheme with research, description and/or a Statement of Significance.	
TOTAL		1315 individual places of potential significance		

2.1 Community consultations involved meeting with local community groups and individuals, attaining their interest for the project and gaining their knowledge of certain places and features, and obtaining information about other contacts and documentary sources. Four public information sessions were held on weekends in Seymour, Broadford, Kilmore and Wandong. Newspaper advertisements were organised by the Council as another means of obtaining information. This increased the level of awareness in the study area of the project's reasons and aims. Numerous enquiries and discussions with members of the community provided valuable information and sources. Some of the community consultations also occurred during the field surveying, when owners of potential places were contacted or approached. They were sometimes able to provide relevant information and other contacts. Another extremely valuable outcome of the consultation process was the formal involvement of representatives from each of the five historical and family history groups in the study area.

2.2 Fieldwork and Photography: Relevant historical and contemporary maps were examined, and were used to organize the study area into manageable survey areas. A field survey was undertaken in each area, identifying and documenting places and precincts of potential cultural significance. Brief notes (where applicable) and over nine hundred photographs of buildings, relics, gardens, trees, fences, gates, bridges, culverts, fords and monuments were taken during this survey. These are documented on the record sheets in the data base.

In **Stage Two**, consideration was given to ensuring that representative examples of heritage places were identified and documented in various geographic and historically defined areas across the Shire. It became apparent when researching the history of each place and when carrying out the fieldwork in the Mitchell Shire that the current shire boundaries (a recent political and administrative construct) do not reflect the historical development of the area. Rather, historical boundaries such as the pastoral runs, early road board districts, early towns and shires and subdivisions of land into suburban allotments are the physical expressions of the history of the extant historical places in the shire.

2.3 Data Records were developed for each individual place. 1,318 places are recorded in the database and over eight hundred and fifty of them have photographs. Other information such as relevant details about the site: description, cadastral location, brief history, address/location (street name and number and location map because of the rural nature of parts of the study area), thematic historical context where known, stylistic character, architectural features, condition, integrity, heritage status (including a potential significance listing) and the type of site was systematically recorded. The full size report format for the database records can be seen in Volume Three: Places of Individual Significance.

2.4 Archaeological Places: A large number of archaeological sites were recorded in the database. These included sites identified by local archaeologists and historians, those found by the consultants during the fieldwork, and sites that are on the Victorian Heritage Inventory. These were used to evaluate whether any warranted inclusion on the Mitchell Shire Planning Scheme. Approximately one hundred and sixty places were listed as archaeological sites. If any of these are

located within a potential heritage precinct it is recommended that their role in the historical development of the precinct be considered along with the other places. In this case they were given a Priority One for Stage Two. A specific report about the place of archaeological sites in the heritage studies is the Appendices.

2.5 History: Environmental History, Precinct Histories and Individual Histories

The historic themes used in this project, particularly in the environmental history, were developed from the *Australian Historic Themes: a framework for use in heritage assessment and management*, Australian Heritage Commission, 2001. This is a research tool that helps identify, assess, interpret and manage heritage places.

A draft of the environmental history was developed during the **Stage One study**. Research was mostly from secondary sources due to the limited budget for the study, and the large area and number of places to be covered in the field and database work. Several meetings between Aron Paul (historian) and Lorraine Huddle (consultant) were held to establish the format and approach. Members of the steering committee, who corrected important historical facts, and discussed alternative interpretations of historical events, provided extensive feedback over three drafts. The author of the environmental history, Dr Aron Paul, amended it where necessary at the end of the **Stage Two study**.

Each precinct has a specially researched history which relates specifically to the extant culturally significant places and draws on the themes identified in the environmental history. This work was researched and drafts written by historian Susie Zada. These drafts were edited by Lorraine Huddle as the physical attributes and history was analysed to form the boundaries and significant places in the precinct documentation process.

2.6 Cultural Significance: Basis of Assessment; Burra Charter

This study has used the principles and definitions of the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance* (the *Burra Charter*). The Burra Charter defines cultural significance by aesthetic, historic, scientific and social values. These values are also largely prescribed in the *VPP Practice Note: Applying the Heritage Overlay* which states:

“All places that are proposed for planning protection, including places identified in a heritage study, should be documented in a manner that clearly substantiates their scientific, aesthetic, architectural or historical interest or other special cultural or natural values...The documentation for each place should include a statement of significance that clearly establishes the importance of the place.”

Article 2.2:

Aesthetic value: includes aspects of sensory perception for which criteria can and should be stated. Such criteria may include consideration of the form, scale, colour, texture and material of the fabric; the smells and sounds associated with the place and its use.

Places of aesthetic value may:

- demonstrate a high degree of creative or technical accomplishment;

- demonstrate important design or visual qualities.

Article 2.3:

Historic value: encompasses the history of aesthetics, science and society, and therefore to a large extent underlies all of the terms set out in this section.

A place may have historic value because:

- it is of importance for its association with events, developments or cultural phases which have had a significant role in the occupation and evolution of the community;
- it illustrates part of the evolution or pattern of the cultural heritage;
- it is an example of rare, endangered or uncommon aspects of the cultural heritage;
- it has a strong association with the life or work of a person or group of people of significance to the cultural heritage;
- it is an important representative of the range of places which make up the cultural heritage of a community;
- it has been influenced by an historic figure, event, phase or activity.

Article 2.4:

Scientific value: or research value of a place will depend on the importance of the data involved, on its rarity, quality or representativeness, and on the degree to which the place may contribute further substantial information.

A place may have scientific value because:

- it illustrates some technological, creative, technical or scientific processes or advances;
- it is of importance for information contributing to an understanding of the history of human occupation and the cultural history of the area.

Article 2.5:

Social value: embraces the qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group.

A place may have social value because:

- it is highly valued by a community for reasons of religious, spiritual, cultural, educational or social associations;
- it is recognised by the community as having public value or is held in high esteem for its associations with the whole or part of the community whose history or culture is interwoven with the history of the place;
 - it forms a particular and significant component of the heritage of a local area;
 - it demonstrates a distinctive way of life or custom that is no longer in use or is in danger of being lost or is of exceptional interest.

2.7 Assessment Criteria Used in this Study for individual places and precincts;

The Criteria for the Assessment of Cultural Heritage Significance of the Register of the National Estate was used to determine the significance of the heritage

precincts in this study. Refer to the appendices for a copy of the abbreviated version of the Assessment Criteria.

Precinct Evaluation Criteria

The evaluation criteria developed and utilized in this Heritage Study have been established according to the Heritage Criteria of the Register of the National Estate, as prescribed in the *VPP Practice Note: Applying the Heritage Overlay*. The Criteria below was adopted for all precincts in this study, with particular emphasis being placed on those features and qualities that contributed to the overall physical heritage and visual character of each particular area. The written format and policy structure for these precincts was based on the draft Heritage Precincts for the Gumnut Planning Scheme, an example provided by Heritage Victoria.

The establishment of the boundaries of each of the precincts listed in the following section was dependent upon: important visual connections of particular heritage places within the precinct and the potential impact of these visual connections with other buildings, landscapes, urban foci and views. Boundaries were also dependent on the extent of specific property boundaries. In conjunction with the Assessment Criteria of the Register of the National Estate, the following Precinct Criteria was adopted:

A. Buildings & Significant Details

- Building use, i.e. residential, commercial
- Building type, i.e. detached, semi-detached
- Number of storeys
- Scale of Buildings
- Roof form & pitch, i.e. gabled/hipped/flat & range of pitch
- Skyline and setting
- Architectural style or age of buildings
- Building construction/cladding
- Eaves characteristics
- Early chimneys
- Range of front and side setbacks, and access/location of driveway
- Height range and type, design & location appropriateness of fences

B. Urban Design & Engineering Infrastructure

- Historical street & allotment pattern and average size/s (where applicable)
- Significant Urban Foci
- Significant Views
- Street characteristics. i.e. early kerbing, early paving, verges, etc.

C. Landscaping

- Tree lines
- Public Gardens
- Median Strips
- Nature Strips

D. Physical Attributes

- Significant proportion of physical heritage characteristics including (but not limited to) all of the above in a defined area;

2.8 Levels of Significance

The definitions for each of the two significance levels adopted in the study are:

Individual Significance Status

State

Heritage places that are considered significant to the State of Victoria.

These places meet the Criteria of the Heritage Council of Victoria and the Criteria of the Register of the National Estate. These places are recommended for inclusion on the Victorian Heritage Register because they are significant for all Victorians;

Local

Heritage places that are considered significant to a local area/community, and to the Mitchell Shire.

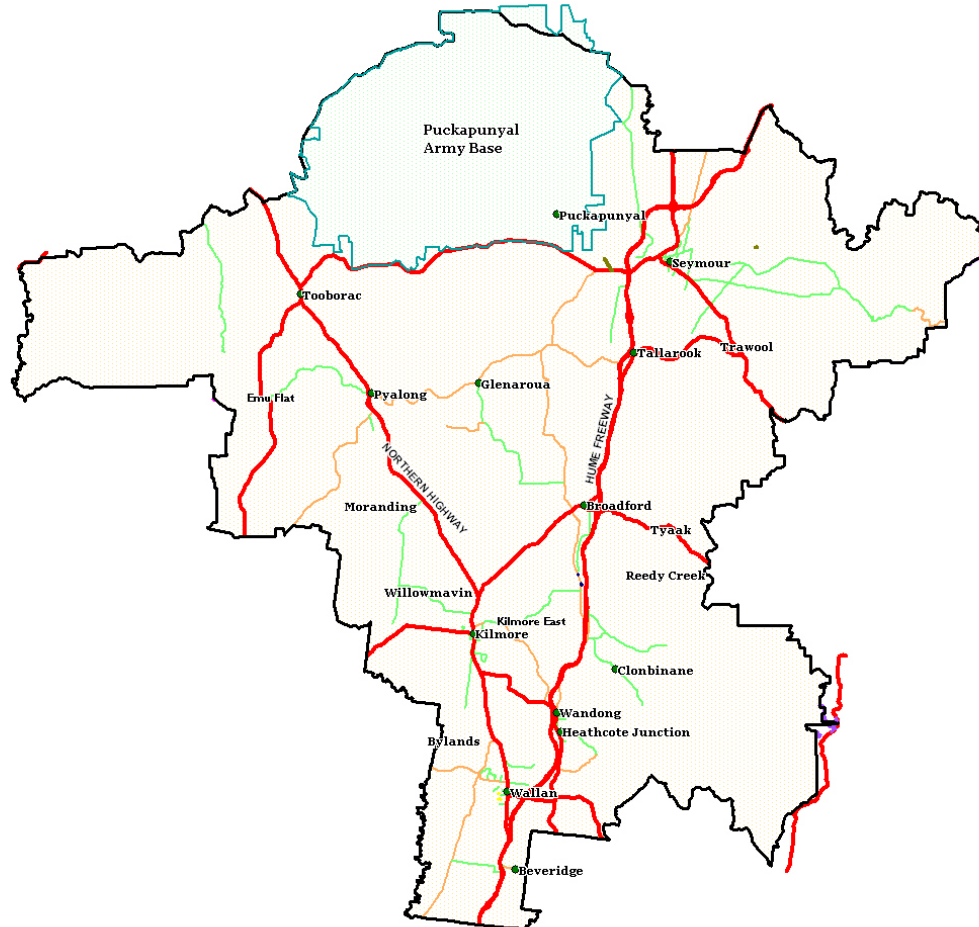
These places meet the Criteria of the Register of the National Estate. These places, inside and outside designated precincts, are recommended for inclusion in the Mitchell Shire Planning Scheme because they are located in that Shire and have cultural significance for groups of people who may or may not reside within the Shire's boundaries.

Precinct Significance Status

The same principles apply as for individual significance below, however, there are no precincts of State significance in this study.



Progress Precinct, Seymour
Source: Lorraine Huddle Pty Ltd



**Map of the study area of Mitchell Shire
(Excluding Puckapunyal which is shown within the blue boundary line.)**

Source: Map supplied by GIS Officer, Mitchell Shire Council 2006.

3 CONCLUSIONS: HERITAGE PROGRAM RECOMMENDATIONS



Timber Trestle Railway Bridge, Pyalong
Source: Lorraine Huddle Pty Ltd.



Riveted Iron Plate Web Girder Railway Bridge 1872, Seymour
Source: John Jennings.

3 HERITAGE PROGRAM RECOMMENDATIONS

3.0 Introduction: Approach to Drafting Local Heritage Policy

The brief calls for the consultants to draft local policies for each of the precincts recommended for a heritage overlay. It does not, however, specify the format that these policies should adopt or indicate how local area policies should be integrated into the planning scheme. Some planning schemes, for example, have a general overall heritage policy. Local policies ought not to be direct copies of general heritage guidelines.

There is no particular structure recommended by the Department, but various planning panels have made recommendations as to how this should be approached. The Ballarat C58 Panel suggested that general heritage policies should be avoided and suggested that instead Heritage Victoria's draft '*Guidelines for Assessing Heritage Planning Applications*' (2000) should be incorporated in all planning schemes. Other panels have followed this lead but more recently the Surf Coast C15 panel suggested that these guidelines were inconsistent with the heritage overlay and could not be incorporated. The most recent panel on a heritage amendment at the time of writing, Kingston C46, recommended including policies based on the guidelines and the inclusion of these as a reference document. We are also aware that the Guidelines are currently being reviewed, with a new draft likely to be completed in the next two or three months.

Given this dynamic situation we have adopted a format that is based on an approach that has in recent years been accepted both by planning panels and the Planning Minister and has resulted in successful amendments, despite the fluidity of the current situation regarding heritage policies. This format incorporates for each precinct:

Policy Basis:

A reference to the MSS directions on heritage conservation and the Statement of Significance from the Heritage Study forms the Policy Basis.

Objectives:

These are broad conservation objectives largely drawn from the Statement of Significance relating to places in the precinct to be conserved or enhanced.

Policies:

These flow directly from the objectives and attempt give more specific direction on how applications should be assessed.

The policies have also been designed discretely and are not dependant on any more general heritage policy in the scheme.

Some changes are likely to be necessary in formulating the actual amendment, but we believe that the primary role of this part in the study is to ensure that the content of

what is required has been covered, and we have presented this in a structure that is as close to a workable amendment as possible.

We are aware that the Heritage Overlay may not be the most appropriate tool for conserving some of the items included in the policies. We have drawn attention to this by using italics. For example the hawthorn hedges in the Kilmore Hawthorn Hedges Precinct form a significant element, but the Heritage Overlay does not require a permit to remove, destroy prune or lop vegetation other than trees where the schedule to the overlay identifies the heritage place as one where tree controls apply. The Overlay does not overcome the exemption in Clause 62.02 to the removal of vegetation. Council should consider the use of a Vegetation Protection Overlay or other means to protect these hedges.

Policies encouraging archaeological investigation have also been shown in italics as consideration needs to be given to the principal that the duplication of requirements covered by other legislation should be avoided. We think it quite legitimate to control the removal of ruined structures under the heritage overlay but have concerns about applying the overlay to archaeological excavation that requires consent under the Heritage Act.

Attention should also be drawn to the innovative approach taken to conserving the pre 1912 group of buildings in Broadford. These buildings would not merit heritage protection in their own right and cannot be protected as part of a precinct because they are scattered across the town. Furthermore, they are often very modest timber structures and that have undergone some alterations. Their distribution, however, indicates the way that Broadford developed. There ought to be no doubt that if they were to disappear, an important link with the understanding of Broadford's development would be lost together with much of its limited stock of historic fabric. These buildings have therefore been treated as a group, in much the same way as a precinct. They should have the same HO number but the overlay should only cover individual sites.



Fig 6. Sign writer in Seymour. 2005
Source: Lorraine Huddle Pty Ltd.

3.1 Summary of Conclusions

Refer to TABLES TWO, THREE, FOUR and FIVE for details.

- [Table 5] A total of 564 places (retain 105 existing and add 459) are recommended for HO protection within 20 heritage precincts.
- [Table 4] A further 68 places have been recommended for individual Heritage Overlay protection in the Mitchell Shire Planning Scheme.
- [Table 2] The total number of new places recommended for Heritage Overlay protection is: $459 + 68 = 527$
- [Table 5] The number of places in each precinct and the status of the new precincts relative to the existing precincts is shown in TABLE FIVE. Fifteen of the twenty precincts are within the three major towns. Three precincts are within three smaller towns: Pyalong, Tallarook and Wandong. Two precincts are within the rural areas of Emu Flat and Moranding. Only two of the existing precincts have not been reassessed and updated during this study. They are Powlett St in Kilmore and HO154 in Seymour, although a small part of the latter one has been included in the new Seymour Old Town precinct and so the boundaries of HO154 will need to be altered during the Amendment process.
- [Table 2] Some areas had no heritage places protected prior to this study. These are Baynton East, High Camp, Moranding, Tyaak and Willowmavin. The latter four now has at least one place recommended for protection and up to twelve places recorded in the database to be considered for future research.
- [Table 2] Kilmore had the most places protected (52) and this was nearly twice as many as Seymour (32). This was most likely a reflection of the fact that the former Shire of Kilmore had protected most of these places after their 1988 heritage study, whereas the former Shire of Seymour had never undertaken a heritage study. At the completion of this heritage study, Seymour has five-fold the number of new places (278) recommended for heritage protection, than Kilmore (58).
- [Table 2] Broadford, the third largest town in the Shire, had only eight places protected, however the number has now increased by 83, a ten fold increase. Broadford has not previously been the subject of a heritage study.
- [Table 2] Pyalong has a substantial increase from seven places to thirty places.
- [Table 2] Tallarook has a substantial increase from four places to 38 places.
- [Table 2] Wandong has a substantial increase from one place to eighteen places.
- [Table 2] There were 1134 places (plus 172 archaeological and twelve miscellaneous) = a total of 1318 in the database at the end of Stage One and there are now 1351, an increase of thirty-three.
- [Table 2] 694 places are listed in the database as having potential cultural significance but were not able to be assessed within the scope of this study. Recommendations are made regarding future heritage assessment of these places in this report.
- The locations with the largest number of culturally significant places are within the three major towns of Broadford, Kilmore and Seymour.
- Stage One identified twenty-three potential heritage precincts and Stage Two identified twenty of these for heritage overlay protection in the Mitchell Shire Planning Scheme.

TABLE TWO

Geographic Distribution of Culturally Significant places: alphabetically listed by town or area.⁴

Note: The numbers of places may have changed from Stage One for various reasons such as: the location/address being changed from one area to another as more accurate information became available, deleting duplicate records, etc. The stage one numbers are in brackets.

Town or Rural area	A Existing HO Places (Individ AND Precinct HO)	B1 New Precinct	B2 New Individ.	B3 New Total B3=B1+B2	C (A+B3=C) Cumulative total no. of places HO places. (Individual and Precinct HO)	Total of Places recorded in the DB for this area.	Stage One No's
Beveridge	7	0	1	1	8	13	(13)
Broadford	8	72	11	83	91	179	(176)
Bylands	3	0	1	1	4	25	(26)
Clonbinane	1	0	0	0	1	2	(4)
Emu Flat (s)	2	0	0	0	2	3	(4)
Glenaroua	2	0	0	0	2	9	0
High Camp	0	0	1	1	1		
Kilmore	52	44	14	58	110	255	(258)
Kilmore East	1	0	0	0	1	3	0
Mia Mia	2	0	0	0	2	4	0
Moranding	0	6	0	6	6	12	(9)
Pyalong	7	18	5	23	30	67	(64)
Reedy Creek	1	0	3	3	4	8	(9)
Seymour	32	271	7	278	310	365	(336)
Tallarook	4	33	1	34	38	55	(58)
Tooborac	1	0	11	11	12	40	(18)
Trawool	1	0	4	4	5	14	(7)
Tyaak	0	0	1	1	1	7	(7)
Wallan	3	0	4	4	7	21	(18)
Wallan East	1	0	0	0	1	10	0
Wandong	1	15	2	17	18	28	(25)
Whiteheads Creek	1	0	0	0	1	3	(3)
Willowmavin	0	0	2	2	2	10	(10)
SUB TOTAL	130	459	68	527	657	1134	
Other places recorded in the database but not assessed in this study.							
Archaeological						170	(172)
Miscellaneous						47	(12)
TOTAL						1351	(1318)

⁴ A more accurate list could be determined after the Council matches their Property Numbers with the places in the database so that consistent addressing is applied, especially to places in rural areas. There is a Property Number field in the database to enable council to accurately cross reference the heritage place to other council data on this property.

TABLE THREE

The location of the culturally significant places (Precinct AND Individual places) in Mitchell Shire is shown in order of greatest to smallest number of places per geographic area, recommended for Heritage Overlay protection.

	Town and/or Rural area	No. of Heritage Precincts	A No of additional places recommended for HO protection: (Individual and Precinct HO)	B Existing HO Places (Individual and Precinct HO)	C (A+B=C) Total no of places for HO. (Individual and Precinct HO)
	Seymour	6	271	32	303
	Kilmore	7	44	52	96
	Broadford	2	72	8	80
	Tallarook	1	33	4	37
	Pyalong	1	18	7	25
	Wandong	1	15	2	17
	Tooborac	-	11	1	12
	Beveridge	-	1	7	8
	Wallan	-	4	3	7
	Moranding	1	6	0	6
	Trawool	-	4	1	5
	Reedy Creek	-	3	1	4
	Bylands	-	1	3	4
	Mia Mia	-	0	2	2
	Emu Flat(s)	1	0	2	2
	Willowmavin	-	2	0	2
	Glenaroua	-	0	2	2
	Wallan East	-	0	1	1
	High Camp		1	0	1
	Tyaak	-	1	0	1
	Kilmore East	-	0	1	1
	Whiteheads Crk	-	0	1	1
	Clonbinane	-	0	1	1
	SUB TOTAL	20	487	130	618

3.2 Heritage Places

3.2.1 Places recommended for individual Heritage Overlay (HO) protection.

TABLE FOUR: List of 68 culturally significant places recommended for Individual Heritage Overlay (HO) protection. Refer to Volume three for details of each place. Most of these places are outside Heritage Overlay precincts however a small number which are in precincts have individual protection because they have one or more culturally significant characteristics which are different from the precinct characteristics.

Number	Town	DB no.	Name	Address
1	Beveridge	1195	Stewart House	75 Stewart Street
2	Broadford	438	Glendora	16 Derek Drive
3	Broadford	857	Prospect Hill	Broadford-Kilmore Road
4	Broadford	1703	Zwar House	Zwar Road
5	Broadford	1756	Tooronga Vale	110 Piper Street
6	Bylands	1103	Castle Glen	Union Lane
7	High Camp	709	Rockvale	Crawfords Lane
8	Kilmore	378	House	78 Powlett Street
9	Kilmore	379	House/shops	80 Powlett Street
10	Kilmore	384	International School	White Street
11	Kilmore	437	Carlsberg/Costello	15 Costello's Rd
12	Kilmore	459	House	16 George Street
13	Kilmore	482	General Cemetery	Kilmore-Lancefield
14	Kilmore	675	Wyldecourt	Lancefield Rd
15	Kilmore	699	Woodburn	McDougalls Rd
16	Kilmore	708	Medlicott Bridge	Northern Highway
17	Kilmore	990	RC Cemetery	Lancefield Road
18	Pyalong	853	Former hotel	High Street
19	Pyalong	1184	Cemetery	Cemetery Road
20	Pyalong	1716	The Stone House	West Road
21	Reedy Creek	1746	Cottage	Reedy Creek Rd
22	Reedy Creek	1747	Cottage	Reedy Creek Rd
23	Reedy Creek	1749	School	Reedy Creek Rd
24	Seymour	1445	Railway Bridge	Goulburn River
25	Seymour	443	Howard's Residence	5 Tierney Street
26	Seymour	405	Memorial cairn	Anzac Avenue
27	Tooborac	411	RSL Memorial	Northern Highway
28	Tooborac	849	Leicester House	Northern Hwy
29	Tooborac	851	Farmhouse	Northern Hwy
30	Tooborac	864	Taringa Farmhouse	Northern Hwy
31	Tooborac	1160	Residence & butcher shop	Northern Hwy
32	Tooborac	1161	Sugarloaf Hotel	Northern Hwy
33	Tooborac	1166	Mechanics' Institute	Northern Hwy
34	Tooborac	1169	Uniting Church	Flagstaff Lane
35	Trawool	950	School No. 2700	Goulburn Valley Hwy
36	Trawool	1789	Clyde Cottage	Goulburn Valley Hwy
37	Wallan	1119	Presbyterian Church	Watson & Wellington St
38	Wallan	1191	Macsfield House	Macsfield Lane
39	Wandong	1694	Catholic Church	Dry Creek Crescent
40	Wandong	1683	House	764-770 KilmoreEpping Rd
41	Willowmavin	711	Floradale	210 Campaspe Road

VOLUME ONE of Five: THE REPORT
MITCHELL SHIRE STAGE TWO HERITAGE STUDY 2006

The next 27 places have known cultural heritage but are outside the budget provided for the study and limited documentation only has been provided. Most of these are community places such as cemeteries, memorial trees, bridges, road and rail infrastructure, monuments, churches and a small number of private places.

No.	Town	DB no.	Name	Address
42	Broadford	786	Bluestone Culvert	Broadford-Kilmore Rd
43	Broadford	339	Catholic Church	2 McKenzie Street
44	Broadford	471	Broadford Paper Mill	209 High Street
45	Broadford	505	Broadford Cemetery	Piper & Murchison Sts
46	Broadford	1303	Beuhne Monument cairn and trees	Kilmore-Broadford Rd
47	Broadford	1384	Brick spoon drain	High Street
48	Broadford	473	Former Bush Nursing Hospital	158-162 High Street
49	Kilmore	1839	Memorial Gum tree	Union Street
50	Kilmore	696	Bluestone gutter	Melbourne street
51	Kilmore	698	Cork tree and setting	Northern Hwy
52	Kilmore	1765	Bridge over Hume Hwy	Sydney Street
53	Pyalong	1832	Hanging Rock	Northern Hwy
54	Pyalong	1707	Timber bridge over Cameron's Creek	Glenaroura-Broadford Rd
55	Seymour	401	Horse troughs & plaque	Lighthorse Drive
56	Seymour	731	Masonic Lodge and trees	Anzac Ave and Watson St
57	Seymour	933	Hume and Hovell Monument	Goulburn Valley Hwy
58	Seymour	1263	Flood Level Marker	Station Street
59	Tallarook -Yea	1786	Railway Reserve	Tallarook -Yea
60	Tooborac	410	McIvor Shed and House	Major's Lane
61	Tooborac	738	Cairn on Flagstaff Hill	Flagstaff Hill
62	Tooborac	1668	Smiths Bridge	Baynton Road
63	Trawool	713	Diversion Weir and Reservoir	Reservoir Track
64	Trawool	1785	Trawool Railway Bridge	Goulburn Valley Road
65	Tyaak	429	Tyaak Cemetery	Broadford-Strath Ck Rd
66	Wallan	1123	Catholic Church	Wallan
67	Wallan	1831	Cemetery	Queen Street
68	Willowmavin	1726	Costello's Rd Bridge	Willowmavin



Granite Diversion Weir and Reservoir, Trawool.

3.2.2 Places recommended for precinct Heritage Overlay (HO) protection.

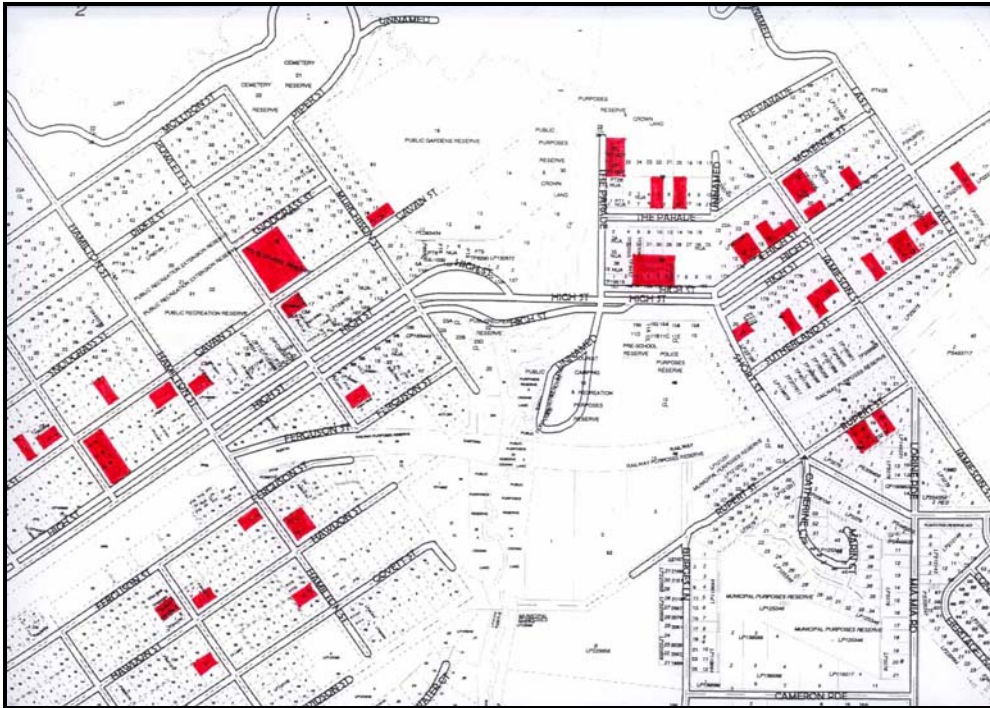
A total of 459 places are recommended for Heritage Overlay protection in the Mitchell Shire planning scheme, within 20 heritage precincts in the Mitchell Shire. Refer to the detailed address-with-photos lists at the end the documentation for each precinct in volumes four and five.

TABLE FIVE

List of Precincts with the heritage places within each one and proposed planning overlays.

	Precinct Name	Precinct Existing HO places	Heritage New Places	Planning Overlay
1	Broadford Collective Citation (Not technically a precinct.)	1	49	HO and DDO
2	Broadford Commercial Town Centre	7	23	HO
3	Emu Flat Rural	2	0	HO and SLO
4	Kilmore Church	3	4	HO
5	Kilmore Creek	2	8	HO
6	Kilmore Hawthorn Hedge	3	3	HO and VPO
7	Kilmore Outdoor Recreation Includes Kilmore Monument Hill Kilmore Sport (cricket field only) and existing precinct Lake HO 104	1	3	HO
8	Kilmore Railway	0	3	HO
9	Kilmore Society Existing HO100 has been completely redone, and a section moved from HO100 to Kilmore Creek Precinct.	4	9	HO
10	Kilmore Town Centre [formerly Sydney Street) HO 99 This precinct has been documented and extended.	39	14	HO
11	Moranding Rural Settlement	0	6	HO &SLO
12	Pyalong Rural Town	7	18	HO
13	Seymour Commercial Existing precinct HO157 has been completely redone and boundaries changed.	5	12	HO
14	Seymour High Street	1	91	HO
15	Seymour King's Park	0	13	HO
16	Seymour Old Town This existing precinct HO156 has new boundaries and has been completely redone and now includes part of HO154.	24	6	HO
17	Seymour Progress	0	140	HO
18	Seymour Railway Part of this new precinct was in the existing precinct HO157.	2	9	HO
19	Tallarook Town The existing precinct HO181 has been completely redone, and the boundaries extended.	4	33	HO
20	Wandong	0	15	HO
	TOTAL	105	459	564
21	Seymour Goulburn River Precinct (Existing) (the Planning Dept are advised to change the boundaries of this precinct to accommodate the Seymour Old Town precinct (above))	HO 154		

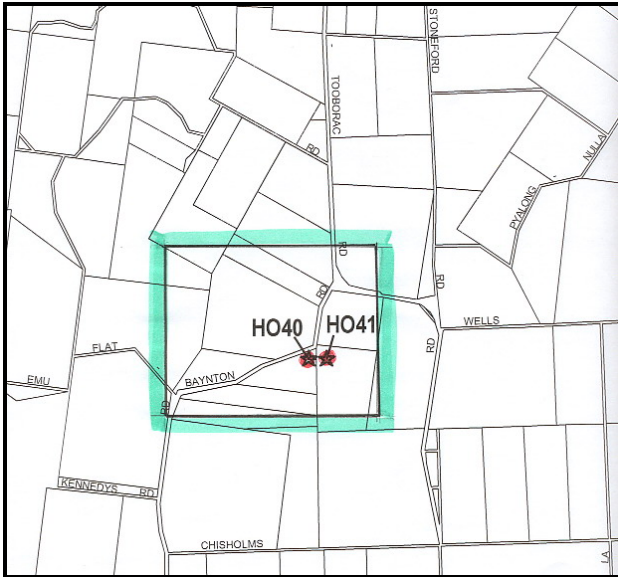
PRECINCT MAPS



Map 1 . Broadford Collective Citation – showing location of significant places.



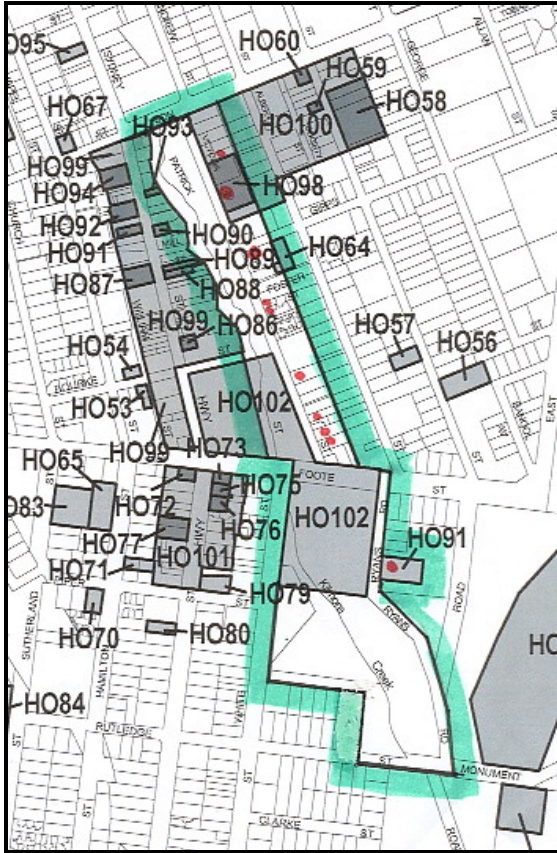
Map 2 .Broadford Commercial Town Centre Heritage Precinct – showing boundaries in green, and significant places in red.



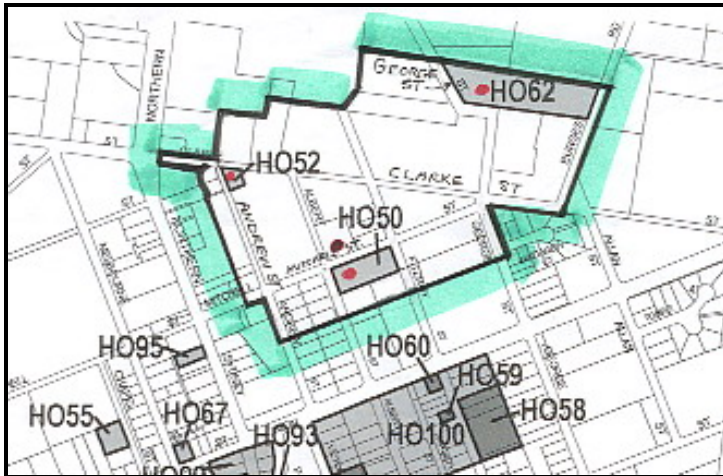
Map 3. Emu Flat Heritage Precinct – showing boundaries in green, and significant places in red.



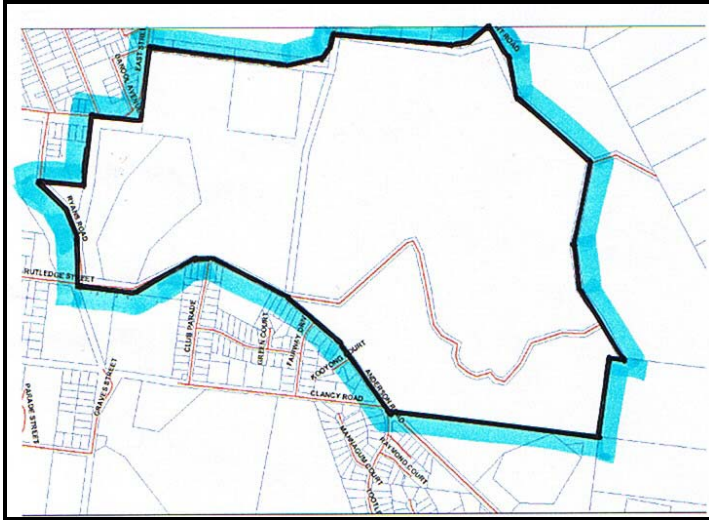
Map 4 Kilmore Church Heritage Precinct – showing boundaries in green, and significant places in red.



Map 5 Kilmore Creek Heritage Precinct - -- showing boundaries in green, and significant places in red.



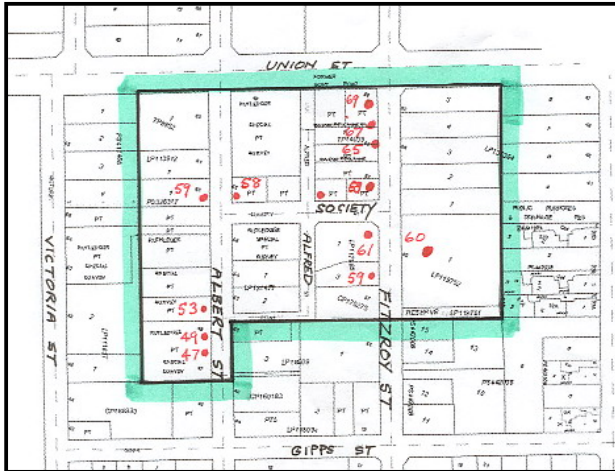
Map 6 Kilmore Hawthorn Hedges Precinct – showing boundaries in green, and significant places in red.



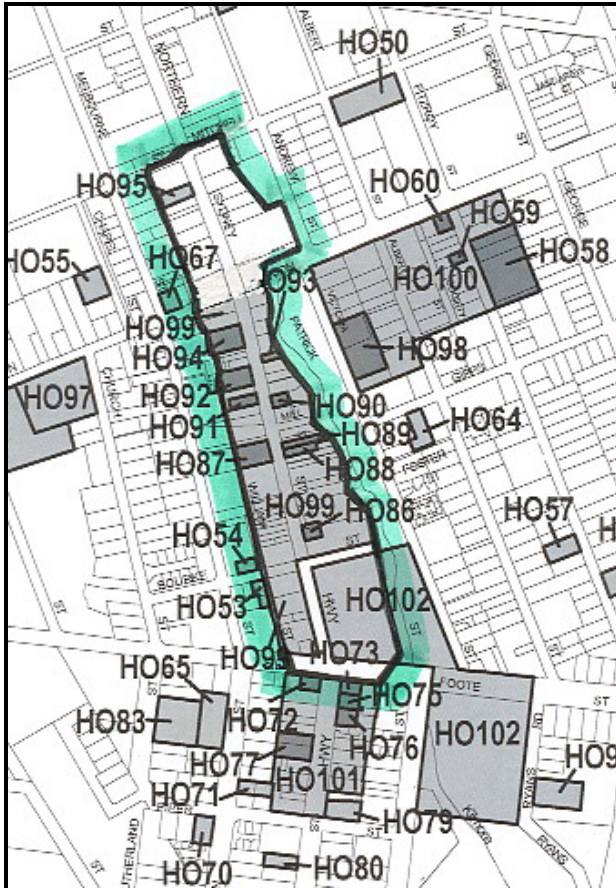
Map 7 Kilmore Outdoor Recreation Heritage Precinct – showing boundaries in green, and significant places in red.



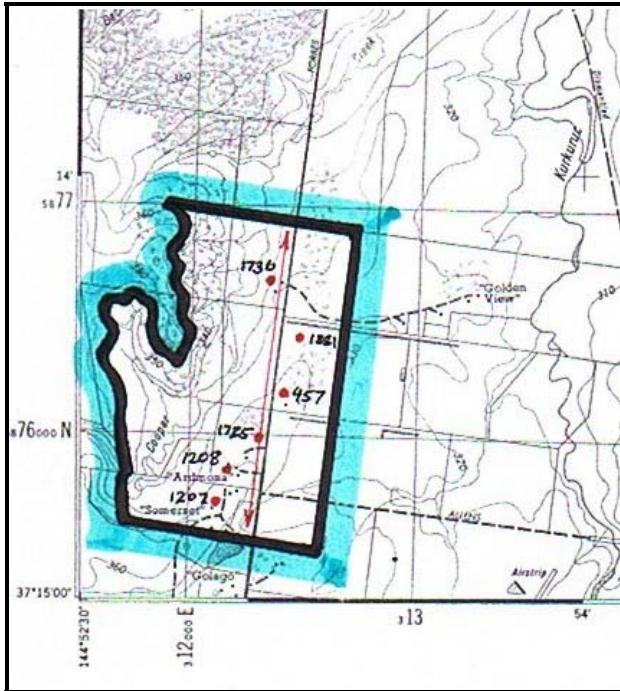
Map 8. Kilmore Railway Heritage Precinct – showing boundaries in green, and significant places annotated.



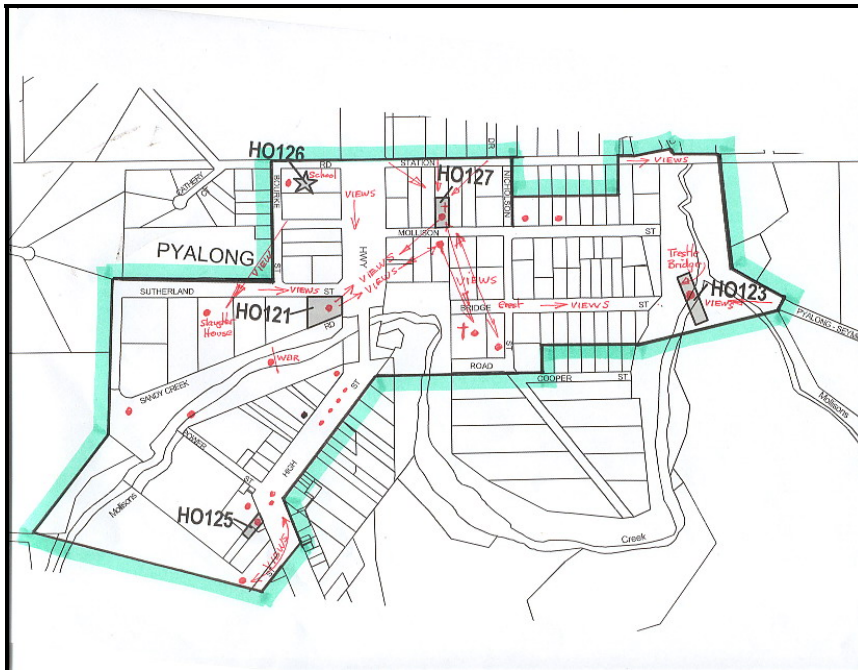
Map 9 Kilmore Society Heritage Precinct – showing boundaries in green, and significant places annotated.



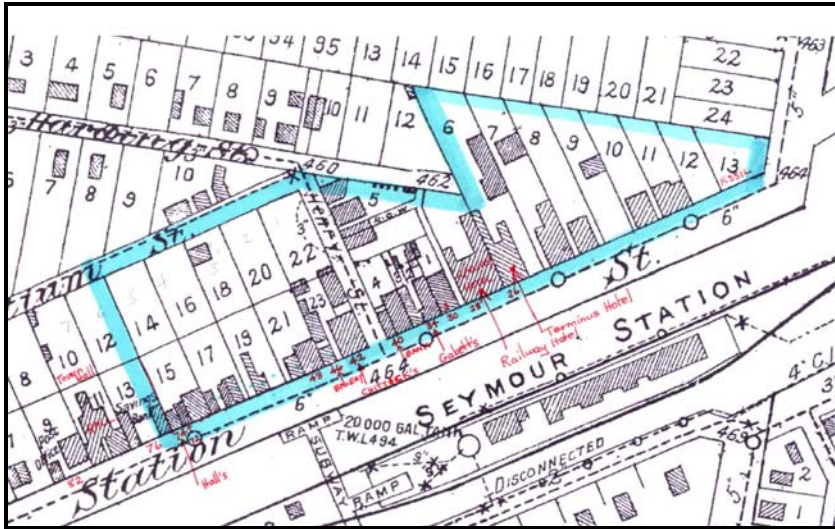
Map 10. Kilmore Town Centre Heritage Precinct – showing boundaries in green, and significant places annotated.



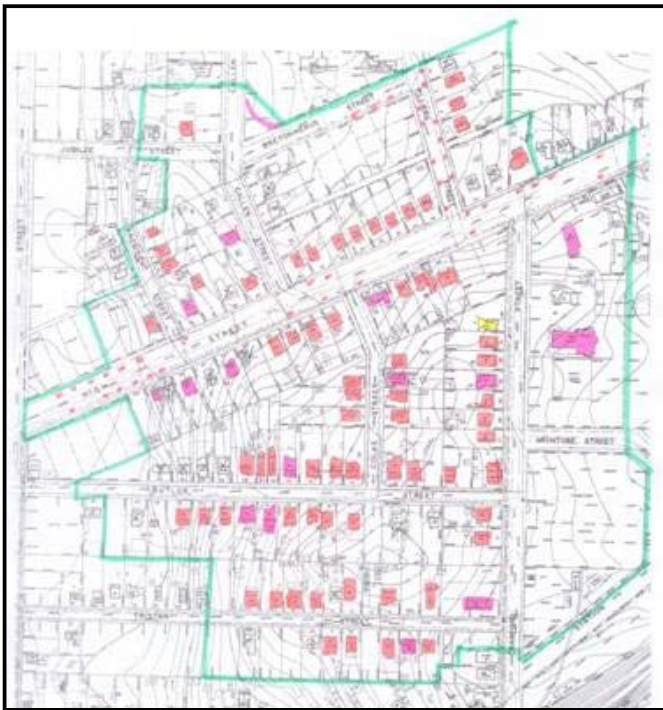
Map 11 Moranding Rural Settlement Heritage Precinct – showing boundaries in green, and significant places in red.



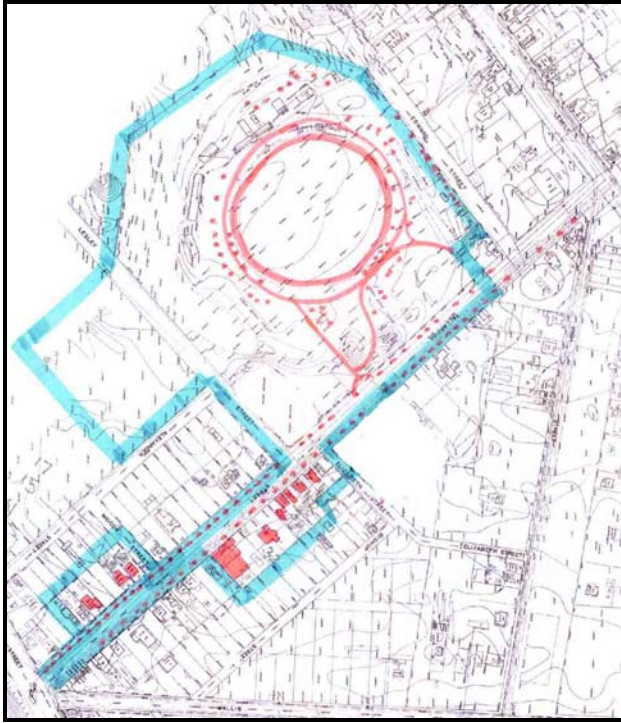
Map 12 Pyalong Rural Town Heritage Precinct – showing boundaries in green, and significant places in red.



Map 13 Seymour Commercial Heritage Precinct – showing boundaries in green, and significant places in red.



Map 14 Seymour High Street Heritage Precinct – showing boundaries in green, and significant places in red.



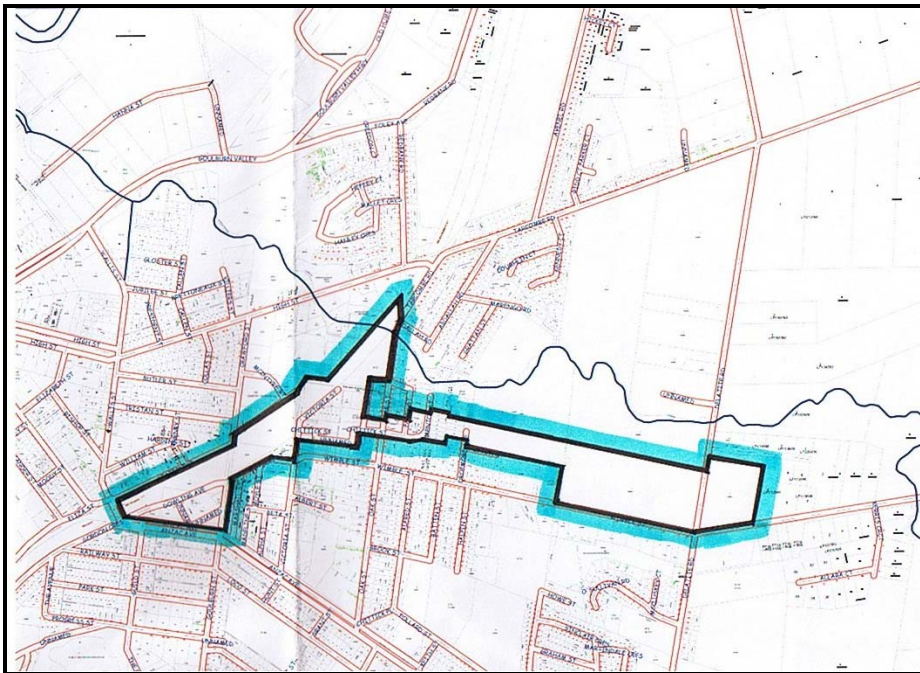
Map 15 Seymour King's Park Heritage Precinct – showing boundaries in green, and significant places in red.



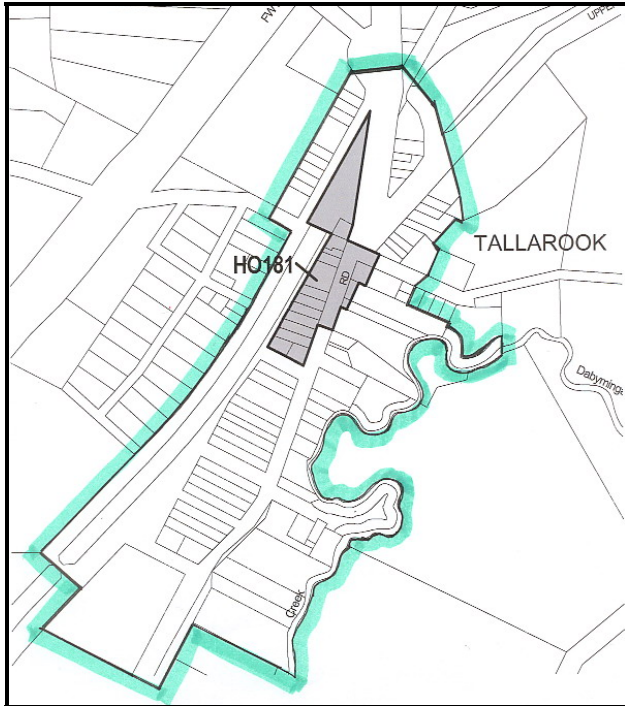
Map 16 Seymour Old Town Heritage Precinct – showing boundaries in green, and significant places in red.



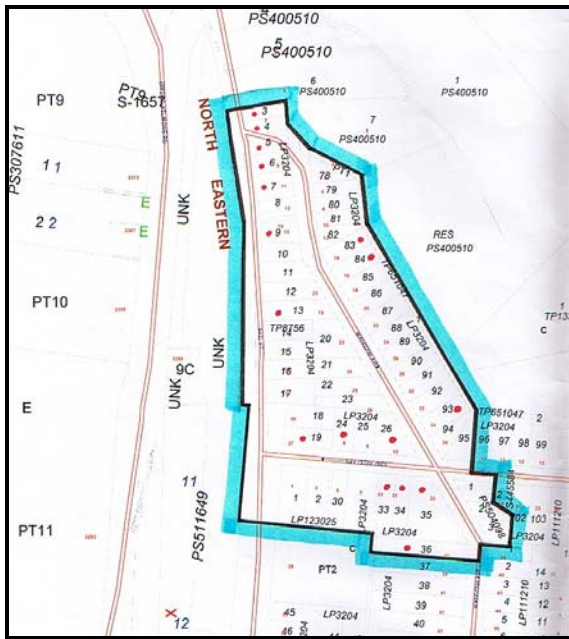
Map 17 Seymour Progress Heritage Precinct – showing boundaries in green, and significant places in red.



Map 18 Seymour Railway Heritage Precinct – showing boundaries relative to Whitehead Creek



Map 19 Tallarook Town Heritage Precinct – showing boundaries in green, and significant places in red.



Map 20 Wandong Heritage Precinct – showing boundaries in green, and significant places in red.

3.3 Heritage Program Recommendations

3.3.1 Short term (6-12mths)

3.3.1.1 Mitchell Shire Policy Review and Implementation Based on the policies and proposed heritage overlay areas in this study, it is recommended that an amendment to the Mitchell Shire Planning Scheme be prepared that makes changes to the Local Planning Policy Framework as outlined below:

- **Municipal Strategic Statement**

The Municipal Strategic Statement should be reviewed and amended to take account of the findings of this study and any amendments flowing from it. Some of the changes might include:

Expansion of references to heritage in Clause 21.02 “Context” to reflect the much wider understanding of the heritage resources of the Shire now available.

Possible addition of ‘Heritage’ as one of the Key Issues at Clause 21.03

Updating of the heritage planning processes and implementation referred to in ‘Objectives and Strategies at Clause 21.05. Heritage might have its own section here also.

- **Local Planning Policies-**

- Include the Shire of Mitchell Heritage Study 2006 in the list of documents to be taken into consideration at Clause 22.01-1
- Insert a new section for heritage policies and include policies for the following precincts:
 - 1. Broadford Collective Citation (Not technically a precinct.)
 2. Broadford Commercial Town Centre
 3. Emu Flat Rural
 4. Kilmore Church
 5. Kilmore Creek
 6. Kilmore Hawthorn Hedge
 7. Kilmore Outdoor Recreation
 8. Kilmore Railway
 9. Kilmore Society
 10. Kilmore Town Centre
 11. Moranding Rural Settlement
 12. Pyalong Rural Town
 13. Seymour Commercial
 14. Seymour High Street
 15. Seymour King’s Park
 16. Seymour Old Town
 17. Seymour Progress
 18. Seymour Railway
 19. Tallarook Town
 20. Wandong

Note: The draft policies are self contained and do not require the insertion of an additional general heritage policy. Nevertheless consideration should be given to incorporating or referencing suitable guidelines or inserting a new general policy to inform, in particular, decisions on individually listed places.

- **Heritage Overlay Maps and Schedule**

- Incorporation of twenty (20) nominated precinct areas identified in Table Five and in Volumes 4 and 5;
- Incorporation of sixty-eight (68) nominated individual heritage places identified in Table Four and in Volume Three.

3.3.1.2 Recommended Planning Scheme Amendment Process

It is recommended that the Mitchell Shire Council undertake the following process in order to carry out an amendment to the Planning Scheme as a result of the recommendations of this study, including:

Preparation and finalisation of policies and objectives in accordance with the recommendations above.

- After careful review of the final draft of the Report, the Council should form an independent opinion of the study, consider any alterations deemed necessary and subsequently proceed to public exhibition. It is suggested that an informal exhibition of the Study be undertaken prior to the formal planning scheme amendment under the *Planning and Environment Act 1987* and owners and interested parties invited to comment. Where owners express concerns it is recommended that they be offered individual consultation with the heritage advisor and planner. This has been shown to be more productive than explaining the process through public meetings..

Further similar consultation may be advisable after the amendment has been exhibited, particularly for any concerned owners who may not have been aware of the earlier process.
Note:

- It should be noted that Heritage Overlays in the new format Planning Scheme do not specifically indicate the cultural significance of specific places within a precinct. Rather, the Heritage Overlays provide information on the significance of the precinct as a whole. Reference to the Mitchell Shire Stage Two Heritage Study 2006 for information about each individual precinct place will be required.
- It is recommended that the extent of heritage controls to all objects & monuments (but not buildings) also apply to an area of 5-10 metres from the object or monument. The extent of the heritage overlay for heritage places i.e. buildings should be carefully assessed particularly for places in rural areas. Views of the place from the street are important and should be included as part of the heritage overlay where possible.

3.3.1.3 Additional Management Issues to be considered by Council

It is recommended that a briefing paper be prepared (by Council officers) for Council to consider. This paper should outline the recommendations of the Study and direction to be undertaken;

- It is recommended that the Town Planner notify the relevant Council staff effected by the outcomes of the Mitchell Shire Stage Two Heritage Study (but not limited to):
 - Rates and revenue (with regard to identifying the heritage property on the rate data);
 - Engineering (particularly with regard to the recommendations on street construction details);
 - Asset Unit (with regard to funding maintenance and repairs to historic places)
 - Aged Services (with regard to sympathetic design and funding applications for provision of disabled facilities in heritage places.)
 - Community Services (with regard to sympathetic design and funding applications for provision of new and modified facilities in heritage places.)
 - Recreation, Leisure and Libraries (with regard to sympathetic design, funding sources and adaptive use of heritage places for use in these areas. It is particularly important to draw attention to the important streetscapes, skylines and views and trees in heritage precincts.)

- It is recommended that a workshop be provided about the Study and its outcomes, for the benefit of Councillors and key Council officers;

- It is recommended that funding be sought to re-evaluate the Seymour Goulburn River Precinct (Existing) in the future, as it has no supporting documentation and may be better protected under a Design and Development Overlay or Landscape Overlay or Vegetation Overlay.

- It is recommended that funding be sought to re-evaluate the Powlett Street precinct in the future and to include the former Post Office, Court House and Police Station in the Kilmore Town Centre Precinct.

- It is recommended that funding be sought to assess the remaining heritage places in the database, not covered in this Stage Two Study.

3.3.1.4 Council Heritage Incentives

It is recommended that the Mitchell Shire Council consider developing financial and other incentives to assist owners of protected heritage places. These incentives may include (but are not limited to):

- Promoting further awareness of the availability of Council's Heritage Advisor, for free consultation to assist owners of heritage properties with basic advice on restoration, adaptive use, reconstruction, and alteration;
- Develop a discount rates scheme for owners of heritage properties. This scheme could be used to encourage restoration, reconstruction or

refurbishment of heritage places (buildings, streetscapes and areas). It could be the basis of townscape improvement schemes in the towns which form heritage precincts, whereby local traders are actively involved in the process of contributing funds for distribution on appropriate restoration and improvement projects, such as painting shopfronts, improving signage on buildings, and introducing street furniture appropriate to the period and character of the precinct;

- It is recommended that there are attractive illustrated design, maintenance and restoration guidelines developed for each individual precinct, concurrent with the Planning Amendment.
- Up load the Mitchell Shire Stage Two Heritage Study onto Council's website to increase awareness both within and outside the Shire of the heritage assets and values.
- Make an abbreviated and read-only version of the Mitchell Shire Heritage Database available to schools, the local libraries and other appropriate public places.
- It is recommended that priority be given to the twenty heritage precincts and 68 significant individual places for protection under a Heritage Overlay in the local planning scheme, and the Victorian Heritage Register, depending on their level of significance. It is recommended that an amendment to the Mitchell Shire Planning Scheme be prepared and carried out to include all heritage places (individual and precincts) recommended above, subject to the normal statutory amending processes provided by the *Planning and Environment Act 1987*.
- It is recommended that the existing precinct boundaries be modified on the, Kilmore Lake (HO 104), Kilmore Society (HO 100), Kilmore Sydney Rd (HO 99), Seymour Commercial (HO 157), Seymour Railway (HO 157), Seymour Old Town (HO 156), Seymour Goulburn River (HO 154) and Tallarook Town (HO 181) precincts.
- Whilst the interiors of most public buildings within the study area have not been assessed (as it was not required as part of the Study Brief), it is recommended that they be assessed, where practicable, during site visits by the heritage advisor, especially complex or public places. Any interiors of public buildings not assessed, including (but not limited to) churches and public halls should be nominated for inclusion on the Victorian Heritage Register, and Mitchell Shire Planning Scheme, depending on their level of significance. These controls should be further refined after consultation with all effected owners and occupants.
- It is recommended that the extent of heritage controls to all objects and monuments (but not buildings) also apply to an area of five to ten metres from the object or monument.
- It is recommended that a demolition policy be developed that considers the processes required, and establishes guidelines for proposals to demolish heritage places;
- It is recommended that the Planning Department cross reference the heritage places on the database with the respective Council property numbers (there is a database field ready for this number), print a full-page report from the database of all places (most of these will include a photograph) and put the information on the property file.

3.3.2 Medium term (12-24mths)

- Work is still required on various individual and complex places that may be in remote locations. Funding should be sought for research and documentation of the individual and complex places that are identified in the database, but are not documented in this study.
 - It is recommended that workshops be conducted with relevant Council Departments effected by the study, providing details on:
 - how the study will effect their work;
 - significant aspects of the study, including an overview of the individual heritage places and heritage precincts developed in the study;
 - procedures effecting archaeological sites, whereby Council must liaise with the archaeologist at Heritage Victoria for any enquiry relating to these heritage places (see Appendix);
 - development of procedural and strategic measures as a corporate planning review to determine the appropriate methods for integrating the additional heritage places into all areas of the Shire's works and responsibilities;
- It is recommended that a seminar be provided about the Study and its outcomes, for the benefit of Councillors and relevant Council officers;

Complex places include homesteads, factories, and other places that have the potential to be individually significant. Fieldwork will require appointments with the owners for site visits, which may contain several buildings, or have important interiors. Research is more complex, especially if there is evidence of important changes to the place or if they have detailed historical, social or scientific values. Establishing the boundaries that distinguish which parts of a complex place are protected is an important part of the work to be done by the Planning Department.

Other Individual places

These include places with some known historical significance, or architectural significance, technical significance and social significance that is worthy of detailed research and documentation. On average, they take about one quarter of the time of complex places. Some of these individual places are on the Planning Scheme, but have inadequate research and documentation.

Public Awareness Program

It is recommended that a series of newspaper articles and public walking tours that focus on the important historical developments and aesthetic, scientific and social heritage characteristics of the study area be developed. As a priority, these articles and tours should focus on the heritage precincts. These articles and tours would therefore draw the attention of the whole community (including residents, interested individuals, builders, architects, developers and real estate agents, et al.) to the significance of these heritage places.

Funding

It is recommended that the Mitchell Shire Council develop a revolving heritage fund, administered by Council staff and community representatives, following advice from

Council's Heritage Advisor. Small low interest loans for modest restoration works to improve the visual amenity of the streetscapes within heritage precincts could be one of the primary aims. These low interest loans can act as incentives to achieve works that would not otherwise be considered by owners of heritage properties, and may include painting, roof repairs and other urgent works;

3.3.3 Long term (24-36mths)

Throughout the research, identification, documentation and assessment of the individual and complex heritage places and precincts in the study area, a number of issues were noted that were not within the scope of the heritage study brief that nevertheless require further action by Council. It is recommended that the following assessments be carried out as part of Council's strategic development within the heritage study area.

Moranding Gold Route: The track taken by gold seekers on the way to the diggings in Moranding, and to the McIvor diggings, should be researched and investigated as a potential heritage 'precinct' trail.

Rutledge's Willowmavin Survey Boundary Alignments. This survey has been the subject of a government funded sign-posted tourist drive documented in the booklet *A Drive Around Rutledge's Special Survey* by A. Holloway. It is recommended that the boundary alignments be identified and mapped for the purposes of protecting them on the Mitchell Shire Planning Scheme.

Archaeological Places: It is recommended that appropriately qualified consultants carry out a full archaeological survey of the Shire, particularly in the Wandong area. This survey should be undertaken before further urban development occurs in places identified in the Mitchell Shire Heritage Database.



Willowmavin

Source: Lorraine Huddle Pty Ltd.



Seymour



Broadford



Pyalong

Source: Lorraine Huddle Pty Ltd

APPENDIX 4.0

The Burra Charter



Tallarook

Source: Lorraine Huddle Pty Ltd

Burra Charter

Review

Background

Australia ICOMOS wishes to make clear that there is but one Burra Charter, namely the version adopted in 1999 and identified as such. The three previous versions are now archival documents and are not authorised by Australia ICOMOS. Anyone proclaiming to use the 1988 version (or any version other than that adopted in November 1999) is not using the Burra Charter as understood by Australia ICOMOS. Initial references to the Burra Charter should be in the form of the Australia ICOMOS Burra Charter, 1999 after which the short form (Burra Charter) will suffice.

Australia ICOMOS Burra Charter has recently been through an extensive process of review that has resulted in a revised version of the document. The purpose of this revision was to bring it up to date with best practice.

Australia ICOMOS (International Council on Monuments and Sites), the peak body of professionals working in heritage conservation, adopted revisions to the Burra Charter at its AGM in November 1999.

The revisions take account of advances in conservation practice that have occurred over the decade since the Charter was last updated.

Prominent among the changes are the recognition of less tangible aspects of cultural significance including those embodied in the use of heritage places, associations with a place and the meanings that places have for people.

The Charter recognises the need to involve people in the decision-making process, particularly those that have strong associations with a place. These might be as patrons of the corner store, as workers in a factory or as community guardians of places of special value, whether of indigenous or European origin.

The planning process that guides decision-making for heritage places has been much improved, with a flowchart included in the document to make it clearer.

With the adoption of the 1999 revisions, the previous (1988) version of the Charter has now been superseded and joins the 1981 and 1979 versions as archival documents recording the development of conservation philosophy in Australia.

Australia ICOMOS is currently developing a strategy for disseminating the Burra Charter, developing training modules to introduce the new document.

If you have further inquiries about the review process itself, the revised document, or any other issues concerning the Burra Charter please contact:

David Young

Tel.: 61 2 6247 3724 Fax: 61 2 6247 6784

The Burra Charter

The Australia ICOMOS charter
for the conservation of places
of cultural significance

Preamble

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1964), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988 and 26 November 1999.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility.

Who is the Charter for?

The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

Using the Charter

The Charter should be read as a whole. Many articles are interdependent. Articles in the Conservation Principles section are often further developed in the Conservation Processes and Conservation Practice sections. Headings have been included for ease of reading but do not form part of the Charter.

The Charter is self-contained, but aspects of its use and application are further explained in the following Australia ICOMOS documents:

- Guidelines to the Burra Charter: Cultural Significance;
- Guidelines to the Burra Charter: Conservation Policy;
- Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports;
- Code on the Ethics of Coexistence in Conserving Significant Places.

What places does the Charter apply to?

The Charter can be applied to all types of places of cultural significance including natural, indigenous and historic places with cultural values.

The standards of other organisations may also be relevant. These include the Australian Natural Heritage Charter and the Draft Guidelines for the Protection, Management and Use of Aboriginal and Torres Strait Islander Cultural Heritage Places.

Why conserve?

Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important as tangible expressions of Australian identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious.

These places of cultural significance must be conserved for present and future generations.

The Burra Charter advocates a cautious approach to change: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.

Article 1

Definitions

For the purpose of this Charter:

Explanatory Notes

These notes do not form part of the Charter and may be added to by Australia ICOMOS.

1.1

Place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

The concept of place should be broadly interpreted. The elements described in Article 1.1 may include memorials, trees, gardens, parks, places of historical events, urban areas, towns, industrial places, archaeological sites and spiritual and religious places.

1.2

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the place itself, its fabric, *setting*, *use*, *associations*, *meanings*, records, *related places* and *related objects*.

Places may have a range of values for different individuals or groups.

The term cultural significance is synonymous with heritage significance and cultural heritage value.

Cultural significance may change as a result of the continuing history of the place.

Understanding of cultural significance may change as a result of new information.

1.3

Fabric means all the physical material of the *place* including components, fixtures, contents, and objects.

Fabric includes building interiors and sub-surface remains, as well as excavated material.

Fabric may define spaces and these may be important elements of the significance of the place.

1.4

Conservation means all the processes of looking after a *place* so as to retain its *cultural significance*.

1.5

Maintenance means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves *restoration* or *reconstruction*.

The distinctions referred to, for example in relation to roof gutters, are

- maintenance – regular inspection and cleaning of gutters;
- repair involving restoration – returning of dislodged gutters;
- repair involving reconstruction – replacing decayed gutters.

1.6

Preservation means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.

It is recognised that all places and their components change over time at varying rates.

1.7

Restoration means returning the existing *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

1.8

Reconstruction means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material into the *fabric*.

New material may include recycled material salvaged from other places. This should not be to the detriment of any place of cultural significance.

1.9

Adaptation means modifying a *place* to suit the existing *use* or a proposed use.

1.10

Use means the functions of a place, as well as the activities and practices that may occur at the place.

1.11

Compatible use means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

1.12

Setting means the area around a *place*, which may include the visual catchment.

1.13

Related place means a *place* that contributes to the *cultural significance* of another place.

1.14

Related object means an object that contributes to the *cultural significance* of a *place* but is not at the place.

1.15

Associations mean the special connections that exist between people and a *place*. Associations may include social or spiritual values and cultural responsibilities for a place.

1.16

Meanings denote what a *place* signifies, indicates, evokes or expresses. Meanings generally relate to intangible aspects such as symbolic qualities and memories.

1.17

Interpretation means all the ways of presenting the *cultural significance* of a *place*.

Interpretation may be a combination of the treatment of the fabric (e.g. maintenance, restoration, reconstruction); the use of and activities at the place; and the use of introduced explanatory material.

Conservation Principles

Article 2

Conservation and management

2.1

Places of *cultural significance* should be conserved.

2.2

The aim of *conservation* is to retain the *cultural significance* of a *place*.

2.3

Conservation is an integral part of good management of *places* of *cultural significance*.

2.4

Places of *cultural significance* should be safeguarded and not put at risk or left in a vulnerable state.

Article 3

Cautious approach

3.1

Conservation is based on a respect for the existing *fabric*, *use*, *associations* and *meanings*. It requires a cautious approach of changing as much as necessary but as little as possible.

The traces of additions, alterations and earlier treatments to the fabric of a place are evidence of its history and uses which may be part of its significance. Conservation action should assist and not impede their understanding.

3.2

Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

Article 4

Knowledge, skills and techniques

4.1

Conservation should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the *place*.

4.2

Traditional techniques and materials are preferred for the *conservation* of significant *fabric*. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

The use of modern materials and techniques must be supported by firm scientific evidence or by a body of experience.

Article 5

Values

5.1

Conservation of a *place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.

Conservation of places with natural significance is explained in the Australian Natural Heritage Charter. This Charter defines natural significance to mean the importance of ecosystems, biological diversity and geodiversity for their existence value, or for present or future generations in terms of their scientific, social, aesthetic and life-support value.

5.2

Relative degrees of *cultural significance* may lead to different *conservation* actions at a place.

A cautious approach is needed, as understanding of cultural significance may change. This article should not be used to justify actions which do not retain cultural significance.

Article 6

Burra Charter Process

6.1

The *cultural significance* of a *place* and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy.

The Burra Charter process, or sequence of investigations, decisions and actions, is illustrated in the accompanying flowchart.

6.2

The policy for managing a *place* must be based on an understanding of its *cultural significance*.

6.3

Policy development should also include consideration of other factors affecting the future of a *place* such as the owner's needs, resources, external constraints and its physical condition.

Article 7

Use

7.1

Where the *use* of a *place* is of *cultural significance* it should be retained.

7.2

A *place* should have a *compatible use*.

The policy should identify a use or combination of uses or constraints on uses that retain the cultural significance of the place. New use of a place should involve minimal change, to significant fabric and use; should respect associations and meanings; and where appropriate should provide for continuation of practices which contribute to the cultural significance of the place.

Article 8

Setting

Conservation requires the retention of an appropriate visual *setting* and other relationships that contribute to the *cultural significance* of the *place*.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

Aspects of the visual setting may include use, siting, bulk, form, scale, character, colour, texture and materials.

Other relationships, such as historical connections, may contribute to interpretation, appreciation, enjoyment or experience of the place.

Article 9

Location

9.1

The physical location of a *place* is part of its *cultural significance*. A building, work or other component of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.

9.2

Some buildings, works or other components of *places* were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other components do not have significant links with their present location, removal may be appropriate.

9.3

If any building, work or other component is moved, it should be moved to an appropriate location and given an appropriate *use*. Such action should not be to the detriment of any *place* of *cultural significance*.

Article 10

Contents

Contents, fixtures and objects which contribute to the *cultural significance* of a *place* should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and *preservation*; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

Article 11

Related places and objects

The contribution which *related places* and *related objects* make to the *cultural significance* of the *place* should be retained.

Article 12

Participation

Conservation, *interpretation* and management of a *place* should provide for the participation of people for whom the place has special *associations* and *meanings*, or who have social, spiritual or other cultural responsibilities for the place.

Article 13

Co-existence of cultural values

Co-existence of cultural values should be recognised, respected and encouraged, especially in cases where they conflict.

For some places, conflicting cultural values may affect policy development and management decisions. In this article, the term cultural values refers to those beliefs which are important to a cultural group, including but not limited to political, religious, spiritual and moral beliefs. This is broader than values associated with cultural significance.

Conservation Processes

Article 14

Conservation processes

Conservation may, according to circumstance, include the processes of: retention or reintroduction of a *use*; retention of *associations* and *meanings*; *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation* and *interpretation*; and will commonly include a combination of more than one of these. There may be circumstances where no action is required to achieve conservation.

Article 15

Change

15.1

Change may be necessary to retain *cultural significance*, but is undesirable where it reduces cultural significance. The amount of change to a *place* should be guided by the *cultural significance* of the place and its appropriate *interpretation*.

When change is being considered, a range of options should be explored to seek the option which minimises the reduction of cultural significance.

15.2

Changes which reduce *cultural significance* should be reversible, and be reversed when circumstances permit.

Reversible changes should be considered temporary. Non-reversible change should only be used as a last resort and should not prevent future conservation action.

15.3

Demolition of significant *fabric* of a *place* is generally not acceptable. However, in some cases minor demolition may be appropriate as part of *conservation*. Removed significant fabric should be reinstated when circumstances permit.

15.4

The contributions of all aspects of *cultural significance* of a *place* should be respected. If a place includes *fabric*, *uses*, *associations* or *meanings* of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

Article 16

Maintenance

Maintenance is fundamental to *conservation* and should be undertaken where *fabric* is of *cultural significance* and its *maintenance* is necessary to retain that *cultural significance*.

Article 17

Preservation

Preservation is appropriate where the existing *fabric* or its condition constitutes evidence of *cultural significance*, or where insufficient evidence is available to allow other *conservation* processes to be carried out.

Preservation protects fabric without obscuring the evidence of its construction and use. The process should always be applied:

- where the evidence of the fabric is of such significance that it should not be altered;
- where insufficient investigation has been carried out to permit policy decisions to be taken in accord with Articles 26 to 28.

New work (e.g. stabilisation) may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article 22.

Article 18

Restoration and reconstruction

Restoration and *reconstruction* should reveal culturally significant aspects of the *place*.

Article 19

Restoration

Restoration is appropriate only if there is sufficient evidence of an earlier state of the *fabric*.

Article 20

Reconstruction

20.1

Reconstruction is appropriate only where a *place* is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the *fabric*. In rare cases, reconstruction may also be appropriate as part of a *use* or practice that retains the *cultural significance* of the place.

20.2

Reconstruction should be identifiable on close inspection or through additional *interpretation*.

Article 21

Adaptation must be limited to that which is essential to a use for the *place* determined in accordance with Articles [6](#) and [7](#).

21.1

Adaptation is acceptable only where the adaptation has minimal impact on the *cultural significance* of the *place*.

Adaptation is acceptable only where the adaptation has minimal impact on the *cultural significance* of the *place*.

21.2

Adaptation should involve minimal change to significant fabric, achieved only after considering alternatives.

Article 22

New work

22.1

New work such as additions to the *place* may be acceptable where it does not distort or obscure the *cultural significance* of the place, or detract from its *interpretation* and appreciation.

New work may be sympathetic if its siting, bulk, form, scale, character, colour, texture and material are similar to the existing fabric, but imitation should be avoided.

22.2

New work should be readily identifiable as such.

Article 23

Conserving use

Continuing, modifying or reinstating a significant *use* may be appropriate and preferred forms of *conservation*.

These may require changes to significant *fabric* but they should be minimised. In some cases, continuing a significant use or practice may involve substantial new work.

Article 24

Retaining associations and meanings

24.1

Significant *associations* between people and a *place* should be respected, retained and not obscured. Opportunities for the *interpretation*, commemoration and celebration of these associations should be investigated and implemented.

For many places associations will be linked to use.

24.2

Significant *meanings*, including spiritual values, of a *place* should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.

Article 25

Interpretation

The *cultural significance* of many *places* is not readily apparent, and should be explained by *interpretation*. Interpretation should enhance understanding and enjoyment, and be culturally appropriate.

Article 26

Applying the Burra Charter process

26.1

Work on a *place* should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.

The results of studies should be up to date, regularly reviewed and revised as necessary.

26.2

Written statements of *cultural significance* and policy for the *place* should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.

Statements of significance and policy should be kept up to date by regular review and revision as necessary. The management plan may deal with other matters related to the management of the place.

26.3

Groups and individuals with *associations* with a *place* as well as those involved in its management should be provided with opportunities to contribute to and participate in understanding the *cultural significance* of the place. Where appropriate they should also have opportunities to participate in its *conservation* and management.

Article 27

Managing change

27.1

The impact of proposed changes on the *cultural significance* of a *place* should be analysed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes following analysis to better retain cultural significance.

27.2

Existing *fabric, use, associations* and *meanings* should be adequately recorded before any changes are made to the *place*.

Article 28

Disturbance of fabric

Disturbance of significant *fabric* for study, or to obtain evidence, should be minimised. Study of a *place* by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the *conservation* of the place, or to obtain important evidence about to be lost or made inaccessible.

Investigation of a *place* which requires disturbance of the *fabric*, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the place. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

Article 29

Responsibility for decisions

The organisations and individuals responsible for management decisions should be named and specific responsibility taken for each such decision.

Article 30

Direction, supervision and implementation

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.

Article 31

Documenting evidence and decisions

A log of new evidence and additional decisions should be kept.

Article 32

Records

32.1

The records associated with the *conservation* of a *place* should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

32.2

Records about the history of a *place* should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

Article 33

Removed fabric

Significant *fabric* which has been removed from a *place* including contents, fixtures and objects, should be catalogued, and protected in accordance with its *cultural significance*.

Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.

Article 34

Resources

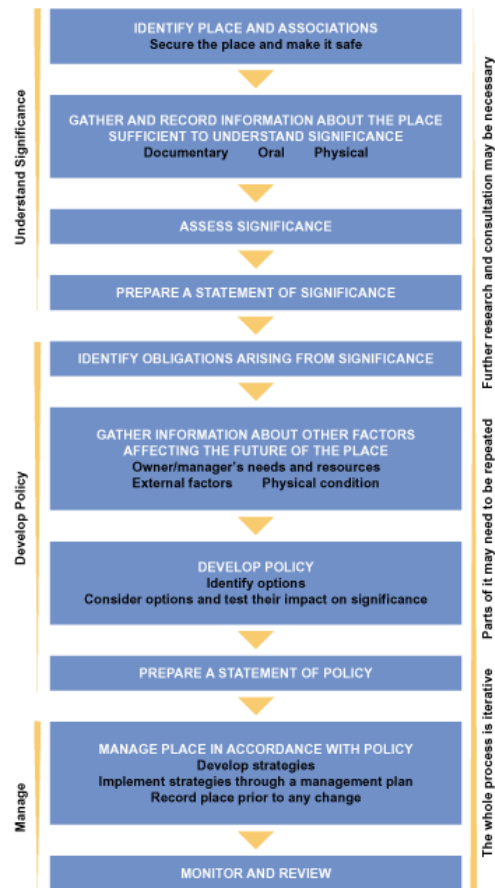
Adequate resources should be provided for *conservation*.

The best conservation often involves the least work and can be inexpensive.

Words in italics are defined in Article 1.

The Burra Charter Process

Sequence of investigations, decisions and actions



APPENDIX 4.1

Principal Australian Themes Australian Heritage Commission



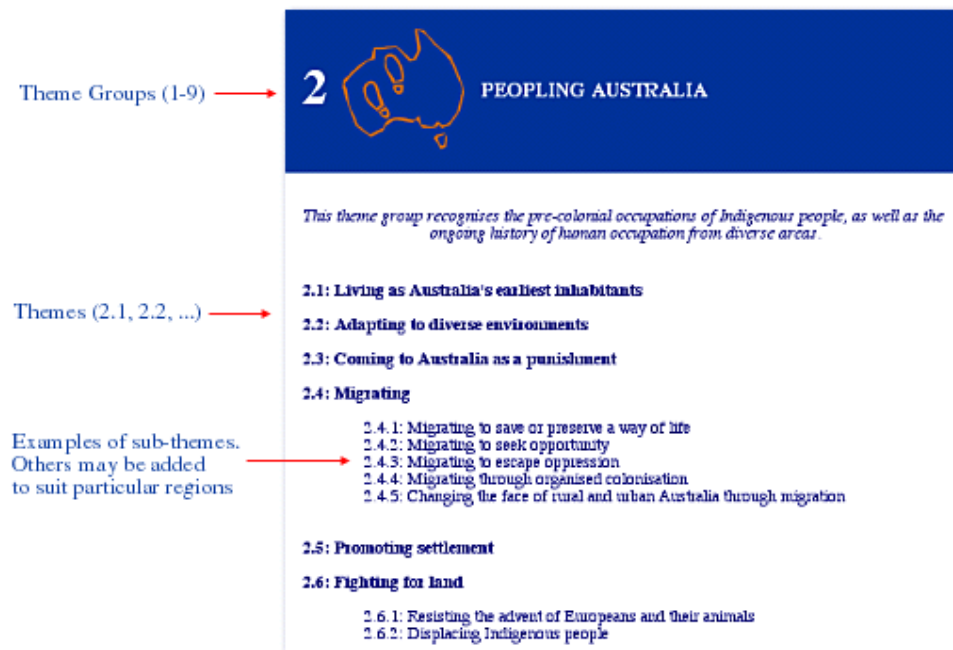
Kilmore

Source: Lorraine Huddle Pty Ltd



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AUSTRALIAN HISTORIC THEMES FRAMEWORK



The environment exists apart from being a construct of human consciousness. However, a thematic approach recognises the human factor in the natural environment, and how our understanding and appreciation of the environment has changed over time.

1.1: Tracing climatic and topographical change

1.2: Tracing the emergence of Australian plants and animals

1.3: Assessing scientifically diverse environments

1.4: Appreciating the natural wonders of Australia



This theme group recognises the pre-colonial occupations of Indigenous people, as well as the ongoing history of human occupation from diverse areas.

2.1: Living as Australia's earliest inhabitants

2.2: Adapting to diverse environments

2.3: Coming to Australia as a punishment

2.4: Migrating

2.4.1: Migrating to save or preserve a way of life

2.4.2: Migrating to seek opportunity

2.4.3: Migrating to escape oppression

2.4.4: Migrating through organised colonisation

2.4.5: Changing the face of rural and urban Australia through migration

2.5: Promoting settlement

2.6: Fighting for land

2.6.1: Resisting the advent of Europeans and their animals

2.6.2: Displacing Indigenous people

3  **DEVELOPING LOCAL, REGIONAL AND NATIONAL ECONOMIES**

While Geoffrey Blainey conceived of Australian history as dominated by the 'tyranny of distance' this concept is alien to Indigenous Australians. Eighteenth and nineteenth century developments in technology made it possible to link the continent to distant marketplaces, and the incentive for almost every expedition by the first European 'explorers' was the search for valuable resources. Much subsequent Australian history has revolved around the search for a staple on which to base regional economic development.

3.1: Exploring the coastline

3.2: Constructing capital city economies

3.3: Surveying the continent

3.3.1: Looking for inland seas and waterways

3.3.2: Looking for overland stock routes

3.3.3: Prospecting for precious metals

3.3.4: Looking for land with agricultural potential

3.3.5: Laying out boundaries

3.4: Utilising natural resources

3.4.1: Hunting

3.4.2: Fishing and whaling

3.4.3: Mining

3.4.4: Making forests into a saleable resource

3.4.5: Tapping natural energy sources

3.5: Developing primary production

3.12: Feeding people

3.12.1: Using indigenous foodstuffs

3.12.2: Developing sources of fresh local produce

3.12.3: Importing foodstuffs

3.12.4: Preserving food and beverages

3.12.5: Retailing foods and beverages

3.13: Developing an Australian manufacturing capacity

3.14: Developing an Australian engineering and construction industry

3.14.1: Building to suit Australian conditions

3.14.2: Using Australian materials in construction

3.15: Developing economic links outside Australia

3.5.1: Grazing stock
3.5.2: Breeding animals
3.5.3: Developing
agricultural industries

**3.16: Struggling with remoteness, hardship
and failure**

3.16.1: Dealing with hazards
and disasters

3.6: Recruiting labour

3.17: Inventing devices

3.7: Establishing communications

3.18: Financing Australia

3.7.1: Establishing postal
services
3.7.2: Developing electric
means of communication

3.18.1: Raising capital
3.18.2: Banking and lending
3.18.3: Insuring against risk
3.18.4: Cooperating to raise
capital (co-ops, building
societies, etc.)

3.8: Moving goods and people

3.19: Marketing and retailing

3.8.1: Shipping to and from
Australian ports
3.8.2: Safeguarding
Australian products for long
journeys
3.8.3: Developing harbour
facilities
3.8.4: Making economic use
of inland waterways
3.8.5: Moving goods and
people on land
3.8.6: Building and
maintaining railways
3.8.7: Building and
maintaining roads
3.8.8: Getting fuel to engines
3.8.9: Moving goods and
people by air

3.20: Informing Australians

3.20.1: Making, printing and
distributing newspapers
3.20.2: Broadcasting

3.21: Entertaining for profit

3.22: Lodging people

3.23: Catering for tourists

**3.24: Selling companionship and sexual
services**

3.25: Adorning Australians

3.9: Farming for commercial profit

3.25.1: Dressing up
Australians

**3.10: Integrating people into the cash
economy**

3.10.1: Assisting Indigenous
people into the cash
economy
3.10.2: Encouraging women
into employment
3.10.3: Encouraging fringe
and alternative businesses

3.26: Providing health services

3.26.1: Providing medical
and dental services
3.26.2: Providing hospital
services
3.26.3: Developing
alternative approaches to
good health
3.26.4: Providing care for
people with disabilities

3.11: Altering the environment

3.11.1: Regulating
waterways
3.11.2: Reclaiming land
3.11.3: Irrigating land
3.11.4: Clearing vegetation
3.11.5: Establishing water
supplies



Although many people came to Australia in search of personal gain, they realised the need to co-operate in the building of safe, pleasant urban environments. Australian urbanisation and suburbanisation have special characteristics which set them apart from similar phenomena elsewhere in the world .

4.1: Planning urban settlements

4.1.1: Selecting township sites
4.1.2: Making suburbs

4.1.3: Learning to live with property booms and busts

4.1.4: Creating capital cities

4.1.5: Developing city centres

4.2: Supplying urban services (power, transport, fire prevention, roads, water, light and sewerage)

4.3: Developing institutions

4.4: Living with slums, outcasts and homelessness

4.5: Making settlements to serve rural Australia

4.6: Remembering significant phases in the development of settlements, towns and cities



Although a lot of what we call work is related to the economy, most of it is not undertaken for profit. A great deal of the work done in the home is neither paid nor counted as part of the national economy. Some of the most interesting recent social history written about Australia concerns work and workplaces .

5.1: Working in harsh conditions

5.1.1: Coping with unemployment

5.1.2: Coping with dangerous jobs and workplaces

5.2: Organising workers and work places

5.3: Caring for workers' dependent children

5.4: Working in offices

5.5: Trying to make crime pay

5.6: Working in the home

5.7: Surviving as Indigenous people in a white-dominated economy

5.8: Working on the land



Every society educates its young. While European education places a great emphasis on the formal schooling system, education encompasses much more.

6.1: Forming associations, libraries and institutes for self-education

6.2: Establishing schools

6.3: Training people for the workplace

6.4: Building a system of higher education

6.5: Educating people in remote places

6.6: Educating Indigenous people in two cultures



This theme group is as much about self-government as it is about being governed. It includes all the business of politics, including hostility to acts of government.

7.1: Governing Australia as a province of the British Empire

7.2: Developing institutions of self-government and democracy

7.6: Administering Australia

7.6.1: Developing local government authorities

7.6.2: Controlling entry of persons and disease

7.2.1: Protesting
7.2.2: Struggling for
inclusion in the political
process
7.2.3: Working to promote
civil liberties
7.2.4: Forming political
associations

7.3: Making City-States

7.4: Federating Australia

**7.5: Governing Australia's colonial
possessions**

7.6.3: Policing Australia
7.6.4: Dispensing justice
7.6.5: Incarcerating people
7.6.6: Providing services
and welfare
7.6.7: Enforcing
discriminatory legislation
7.6.8: Administering
Indigenous Affairs
7.6.9: Conserving Australian
resources
7.6.10: Conserving fragile
environments
7.6.11: Conserving
economically valuable
resources
7.6.12: Conserving
Australia's heritage

7.7: Defending Australia

7.7.1: Providing for the
common defence
7.7.2: Preparing to face
invasion
7.7.3: Going to war

7.8: Establishing regional and local identity



Australians are more likely to express their sense of identity in terms of a way of life rather than allegiance to an abstract patriotic ideal. One of the achievements of this society has been the creation of a rich existence away from the workplace. While some of the activities encompassed in this theme are pursued for profit - horse racing and cinema, for instance -

their reason for being is the sheer enjoyment of spectators. While many people could not pursue careers in art, literature, science, entertainment or the church without being paid, those activities do not fit easily into the categories of economy or workplace.

8.1: Organising recreation

- 8.1.1: Playing and watching organised sports
- 8.1.2: Betting
- 8.1.3: Developing public parks and gardens
- 8.1.4: Enjoying the natural environment

8.2: Going to the beach

8.3: Going on holiday

8.4: Eating and drinking

8.5: Forming associations

- 8.5.1: Preserving traditions and group memories
- 8.5.2: Helping other people
- 8.5.3: Associating for mutual aid
- 8.5.4: Pursuing common leisure interests

8.6: Worshipping

- 8.6.1: Worshipping together
- 8.6.2: Maintaining religious traditions and ceremonies
- 8.6.3: Founding Australian religious institutions

8.7: Honouring achievement

8.8: Remembering the fallen

8.9: Commemorating significant events

- 8.9.1: Remembering disasters
- 8.9.2: Remembering public spectacles

8.10: Pursuing excellence in the arts and sciences

- 8.10.1: Making music
- 8.10.2: Creating visual arts
- 8.10.3: Creating literature
- 8.10.4: Designing and building fine buildings
- 8.10.5: Advancing knowledge in science and technology

8.11: Making Australian folklore

- 8.11.1: Celebrating folk heroes
- 8.11.2: Myth making and story-telling

8.12: Living in and around Australian homes

8.6.4: Making places for
worship
8.6.5: Evangelising
8.6.6: Running city missions
8.6.7: Running missions to
Australia's indigenous
people

8.13: Living in cities and suburbs
8.14: Living in the country and rural
settlements
8.15: Being homeless



Although much of the experience of growing up and growing old does not readily relate to particular heritage sites, there are places that can illustrate this important theme. Most of the phases of life set out below are universal experiences.

9.1: Bringing babies into the world

9.1.1: Providing maternity
clinics and hospitals
9.1.2: Promoting mothers'
and babies' health

9.3: Forming families and partnerships

9.3.1: Establishing
partnerships
9.3.2: Bringing up children

9.2: Growing up

9.2.1: Being children
9.2.2: Joining youth
organisations
9.2.3: Being teenagers
9.2.4: Courting

9.4: Being an adult

9.5: Living outside a family/partnership

9.6: Growing old

9.6.1: Retiring
9.6.2: Looking after the
infirm and the aged

9.7: Dying

9.7.1: Dealing with human
remains

9.7.2: Mourning the dead

9.7.3 Remembering the
dead

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APPENDIX 4.2

Criteria of the Register of the National Estate



Tooborac

Source: Lorraine Huddle Pty Ltd

Criteria for the Register of the National Estate

CRITERION A:

ITS IMPORTANCE IN THE COURSE, OR PATTERN, OF AUSTRALIA'S NATURAL OR CULTURAL HISTORY

- A.1 Importance in the evolution of Australian flora, fauna, landscapes or climate.
- A.2 Importance in maintaining existing processes or natural systems at the regional or national scale.
- A.3 Importance in exhibiting unusual richness or diversity of flora, fauna, landscapes or cultural features.
- A.4 Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.

CRITERION B:

ITS POSSESSION OF UNCOMMON, RARE OR ENDANGERED ASPECTS OF AUSTRALIA'S NATURAL OR CULTURAL HISTORY

- B.1 Importance for rare, endangered or uncommon flora, fauna, communities, ecosystems, natural landscapes or phenomena, or as a wilderness.
- B.2 Importance in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practised, in danger of being lost, or of exceptional interest

CRITERION C:

ITS POTENTIAL TO YIELD INFORMATION THAT WILL CONTRIBUTE TO AN UNDERSTANDING OF AUSTRALIA'S NATURAL OR CULTURAL HISTORY

- C.1 Importance for information contributing to a wider understanding of Australian natural history, by virtue of its use as a research site, teaching site, type locality, reference or benchmark site.
- C.2 Importance for information contributing to a wider understanding of the history of human occupation of Australia.

CRITERION D:

ITS IMPORTANCE IN DEMONSTRATING THE PRINCIPAL CHARACTERISTICS OF: (I) A CLASS OF AUSTRALIA'S NATURAL OR CULTURAL PLACES; OR (II) A CLASS OF AUSTRALIA'S NATURAL OR CULTURAL ENVIRONMENTS

- D.1 Importance in demonstrating the principal characteristics of the range of landscapes, environments or ecosystems, the attributes of which identify them as being characteristic of their class.
- D.2 Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, philosophy, custom, process, land use, function, design or technique).

CRITERION E:

ITS IMPORTANCE IN EXHIBITING PARTICULAR AESTHETIC CHARACTERISTICS VALUED BY A COMMUNITY OR CULTURAL GROUP

- E.1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

CRITERION F:

ITS IMPORTANCE IN DEMONSTRATING A HIGH DEGREE OF CREATIVE OR TECHNICAL ACHIEVEMENT AT A PARTICULAR PERIOD

- F.1 Importance for its technical, creative, design or artistic excellence, innovation or achievement.

CRITERION G:

ITS STRONG OR SPECIAL ASSOCIATIONS WITH A PARTICULAR COMMUNITY OR CULTURAL GROUP FOR SOCIAL, CULTURAL OR SPIRITUAL REASONS

- G.1 Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.

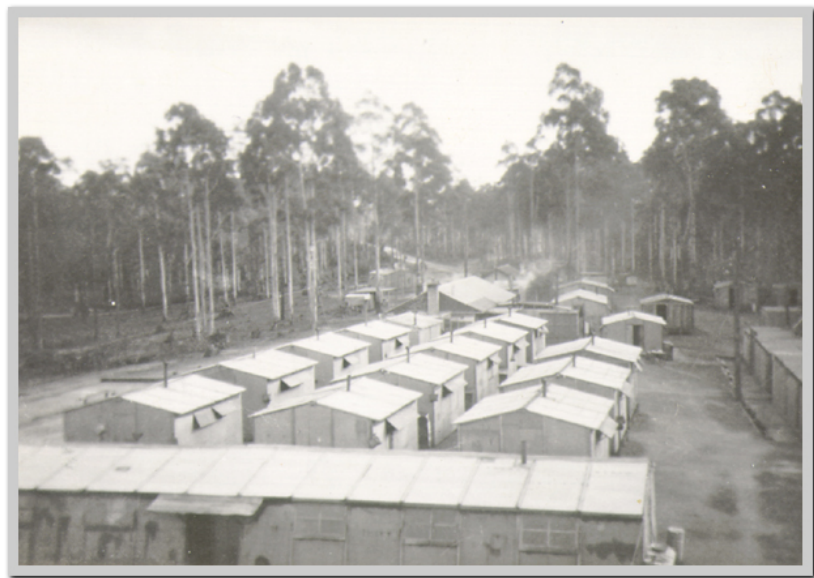
CRITERION H:

ITS SPECIAL ASSOCIATION WITH THE LIFE OR WORKS OF A PERSON, OR GROUP OF PERSONS, OF IMPORTANCE IN AUSTRALIA'S NATURAL OR CULTURAL HISTORY

- H.1 Importance for close associations with individuals whose activities have been significant within the history of the nation, State or region.

APPENDIX 4.3

Protection of Archaeological Places



The former PoW camp near Broadford.
Broadford Historical Society

PROTECTION OF ARCHAEOLOGICAL PLACES

All historical archaeological sites are protected under Section 127 of the Heritage Act 1995. As it is difficult to accurately gauge the significance of an archaeological site, any site with archaeological potential is listed in the Heritage **Inventory** (HI)(Part 6 Protection of Archaeological Places, Heritage Act 1995). Archaeological sites that have been assessed as being of significance to the state are placed on the Victorian Heritage **Register**.

Heritage Inventory

- The Heritage Inventory is a listing of all known historical archaeological sites in Victoria, regardless of their level of significance. Heritage Victoria maintains a Heritage Inventory that consists of a database and base maps of all reported sites in Victoria. Any new archaeological sites, which have been found, are added to the Heritage Inventory.
- The protection given to sites listed in the Heritage Inventory applies to all archaeological places, even if they are not on the Inventory.
- Any person undertaking an investigation or survey for the purposes of finding any archaeological site or relic must inform the Executive Director, Heritage Victoria, prior undertaking the survey and submit all documentation at the completion of the survey (Section 131, Part 6 Protection of Archaeological Places, Heritage Act 1995.)
- For a site that is listed on the Heritage Inventory, or has the potential to be listed in the HI, the consent of Heritage Victoria's Executive Director is required to excavate, damage or disturb relics and sites. (Section 129, Part 6 Protection of Archaeological Places, Heritage Act 1995.)
- Under Section 132, Part 6 Protection of Archaeological Places, *Heritage Act 1995* any person discovering or uncovering an archaeological relic is required to report the discovery to the Executive Director of Heritage Victoria.
- Schedule 5 of the Heritage (General) Regulations 1996 prescribes fees to undertake specified activities with respect to archaeological relics.

Heritage Register

- If an archaeological site is considered to be of state significance, it will be placed on the Victorian Heritage Register.
- Under Section 64 of the *Heritage Act 1995* it is an offence to damage, disturb, excavate or alter a place or object on the Heritage Register, unless a permit is granted under Section 67.
- Fees for carrying out works etc, to a registered place or object are detailed in Schedule 3 of the Regulations.

Heritage Victoria wishes to advise that:

- It is recommended that any development, which might adversely affect an archaeological site, should engage an archaeologist to assess the impact of the proposed development.
- A permit or consent is required to disturb an historical archaeological site and that application to do so should be made as early as possible in the planning stages of any works program.
- When an application of either a permit or consent is made, Heritage Victoria will take into account recommendations included in an archaeological report, but it will make an

independent assessment of the significance of the site and the effect of the proposed works.

- In the event of a site or relic being uncovered or discovered, any works that would damage the relic or object should cease. The consulting archaeologist and Heritage Victoria should be notified.

Archaeological Sites in Heritage Studies and on the Heritage Overlay

Notes of Discussion at Heritage Victoria 6 March 2002-03-08

Present: Geoff Austin, David Bannear, Jenny Climas, Jeremy Smith, Ian Wight

Background

The discussion arose from a number of issues that had been raised by Lynne Dore and others in the context of the community consultation process as part of Stage 1 of the Mitchell Heritage Study.

In summary, there was concern that the administration of the current legislation to protect archaeological relics was not operating satisfactorily and it had been suggested that the only satisfactory way of alerting responsible authorities and owners to their responsibilities under the Heritage Act was to show sites of significance on the Heritage Overlay of planning schemes and require the appropriate procedures to be observed as part of the planning permit process. If this suggestion was to be adopted there were obvious implications for the heritage study and the consultants were seeking guidance on the issue.

Discussion

There was a general discussion about the practicality of using planning schemes for this purpose. The usefulness of the HO was questioned as the purpose and provisions of the overlay were designed to provide a level of protection for culturally significant fabric, while archaeological legislation was to provide for the recording or collection of significant relics.

The idea of creating an additional overlay that identified areas of high archaeological potential was discussed but it was agreed that this posed the danger of giving the message that other areas were not important.

It was generally agreed that the issues raised had highlighted two related but distinct questions:

1. Should the study identify all known sites of archaeological significance or potential interest and consequently recommend their documentation for inclusion in the HO?
2. How can the protection of significant archaeological sites be improved?

Archaeological Sites in the Study and the HO

It was agreed that while the HO was a quite appropriate tool to protect ruins and other material traces of prior occupation and land use, its objectives and controls were unsuited to

the protection of remains for the purposes of investigation through excavation and recording. There is therefore a component of the archaeological record that ought to be protected by the HO. These are places where the objective to conserve fabric is more important than the value of a site for investigation.

This does not mean that every site that could legitimately be protected by the HO will necessarily be documented. With nearly a thousand sites identified, documentation will necessarily be selective. The selection criteria will include the relative significance of the place and the extent to which these places require protection under the HO.

Below ground remains will generally not be documented for the HO. This is partly because their significance will be largely unknown until they are excavated. In addition, it would be necessary to determine that the HO provides the appropriate form of ongoing management for the place. One example of where a below ground site might be listed is where the site has been excavated and it has been decided that the exposed remains should be conserved *in situ*.

The consultants have undertaken to enter all archaeological sites brought to their attention on the Council's heritage database. This record will remain available for whatever management process is determined at a later date if the site is not prioritised for documentation and listing on the HO.

Improving the Protection of Archaeological Remains

While it was recognised that the existing legislation was wide-ranging and comprehensive, it was clear that it was not operating satisfactorily. Most owners were unaware of their obligations and, if alerted, there was no obligation on local government to inform or enforce.

A new overlay in the planning scheme could involve local government, but on what basis would that be drawn up? What would happen with sites that were not on the overlay because their existence was not known?

A preference was expressed at the meeting to stick with the existing provisions. At the same time it could be useful to recognise areas of high archaeological potential. In the case of Mitchell the Environmental History might indicate places such as Kilmore and, perhaps, the Old Crossing Point at Seymour. These areas could be subject to an archaeological survey. For these 'special' areas it could be feasible to regularly remind owners of their obligations under current legislation.

This gave rise to a discussion on what could be done with the limited resources available. It was suggested that this was partly a function of community awareness. Where the community became concerned at the destruction of the archaeological record, the political will could be created to provide the resources to deal with the issues. The heritage advisory service started with one advisor in Maldon in 1976. Now there were over sixty councils with an advisor service in Victoria, in addition to a service that extends across Australia.

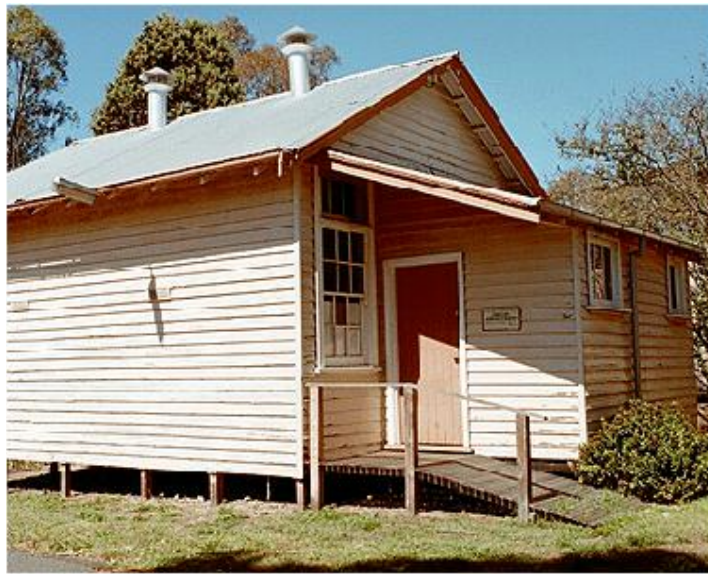
Victoria now has one half time archaeological advisor servicing the whole of the state. Given community demand, this is a service that could be expanded in the future.

Conclusions

The Mitchell Shire Stage Two Heritage Study, and indeed all heritage studies, should continue to concentrate on recording and documenting those relics that were candidates for conservation under the Heritage Overlay planning schemes.

The consultants should continue to list all recognised sites of archaeological potential in the database. The consultants should also draw attention in their Stage 1 report to the Heritage Inventory and its implications as well as explaining owner's obligations under the Heritage Act.

The administration of the current legislation remained a concern and the meeting had only approached a few ideas as to how this might be improved. The issues raised in the course of the Mitchell study were important and the group that raised them should be encouraged to pursue them. However, recognising the limitations of the heritage study and its primary objectives it was suggested that these concerns should be debated outside the immediate concerns of this study.



Broadford

Source: Lorraine Huddle Pty Ltd