

MITCHELL SHIRE STAGE TWO HERITAGE STUDY

January 2006.

VOLUME 5 of 5

HERITAGE PRECINCTS: Moranding, Pyalong, Seymour, Tallarook, Wandong



Timber trestle bridge in the Pyalong Rural Town Heritage Precinct.

Commissioned & Funded by
Mitchell Shire Council and Heritage Victoria

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EXECUTIVE SUMMARY

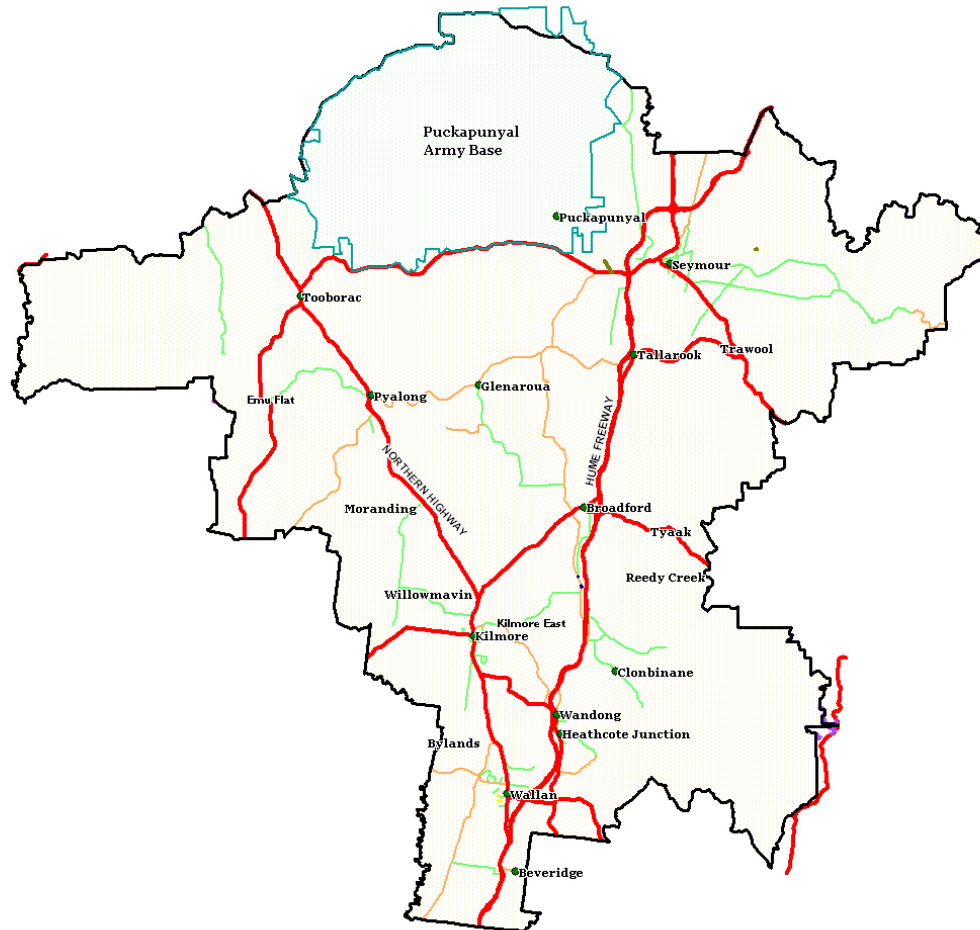


Fig. 1

**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

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



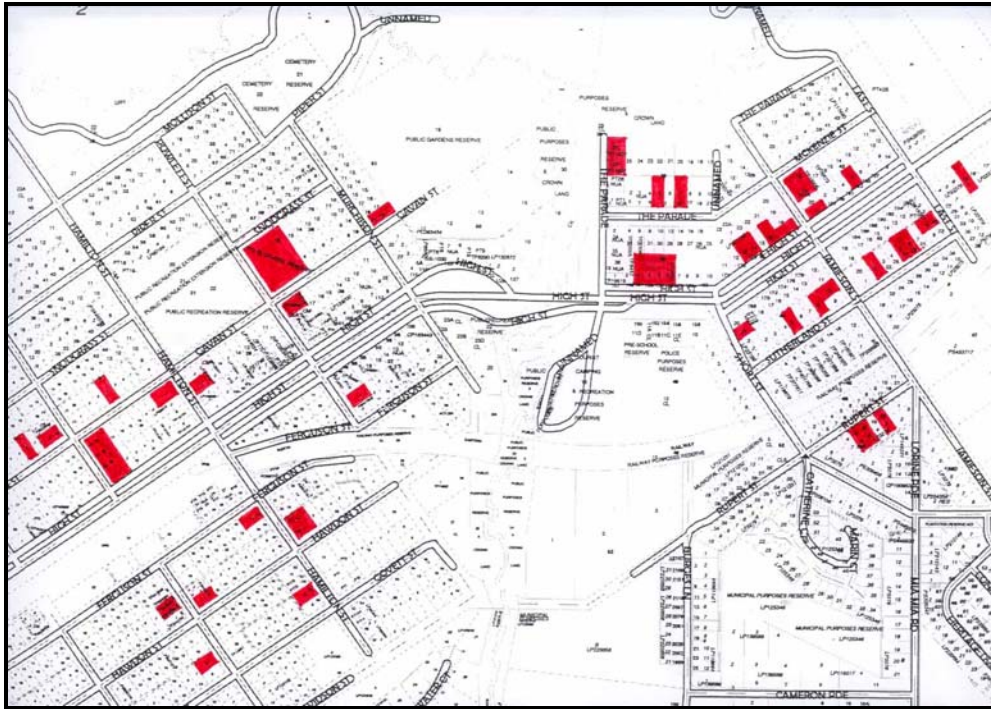
Fig 3
Wallan War Memorial Obelisk, Lone Pine with Anzac Day wreaths, flanked by the Avenue of Honour,
outside the former Mechanics Institute hall and library.
Source: Lorraine Huddle Pty Ltd.

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		

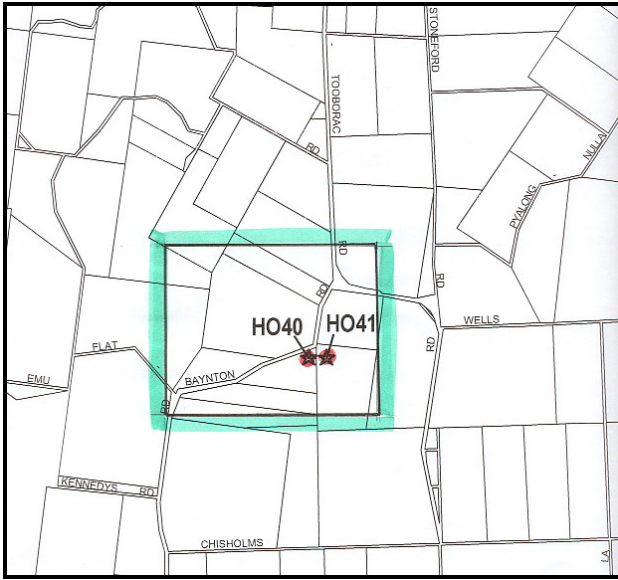
PRECINCT MAPS



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



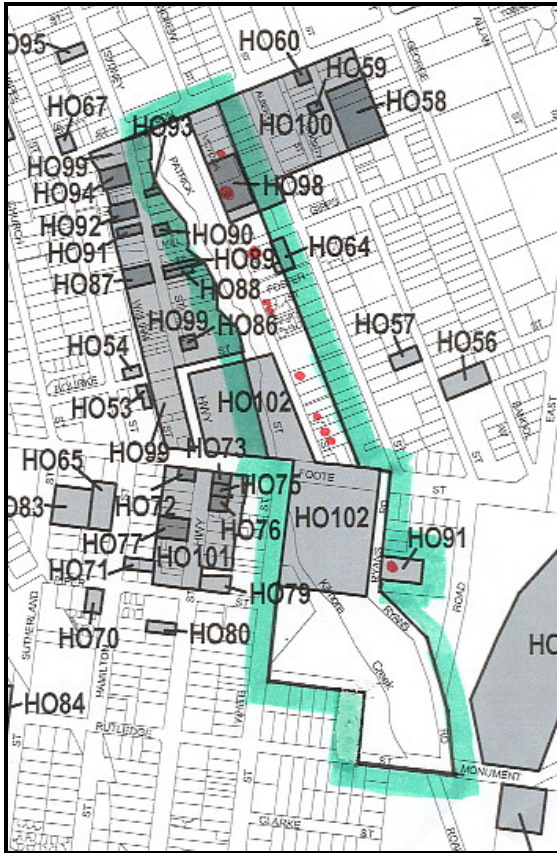
Map 2 .Bradford Commercial Town Centre Heritage Precinct – showing boundaries in green, and significant places in red.



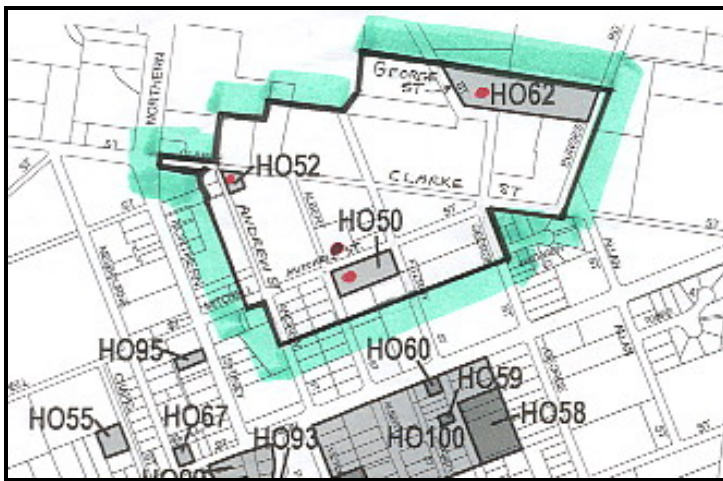
Map 3. Emu Flat Heritage Precinct – showing boundaries in green, and significant places in red.



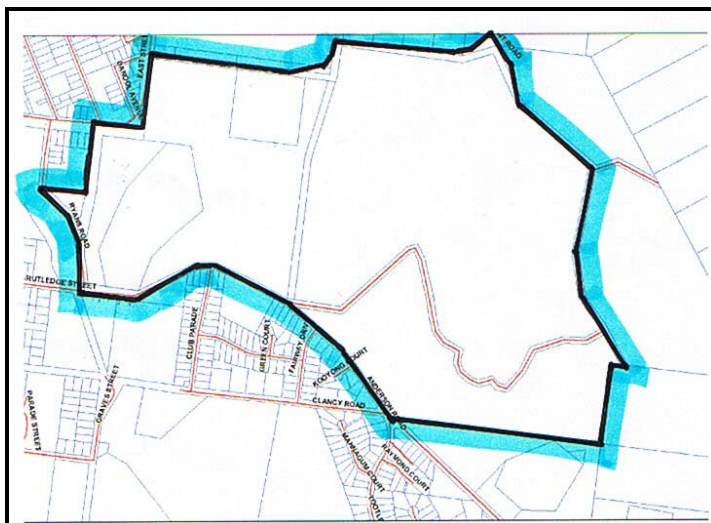
Map 4 Kilmore Church Heritage Precinct – showing boundaries in green, and significant places in red.



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



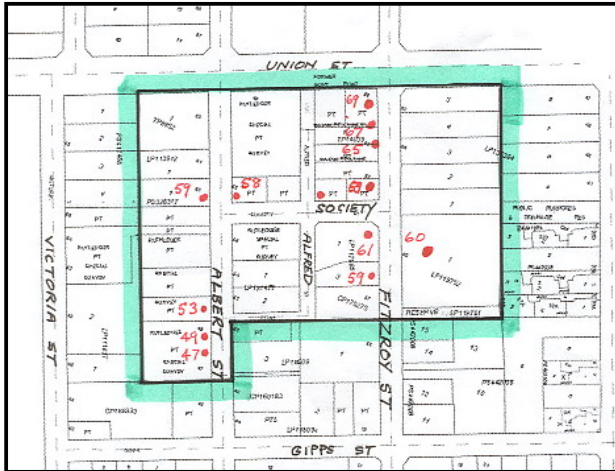
Map 6 Kilmore Hawthorn Hedges Precinct – showing boundaries in green, and significant places in red.



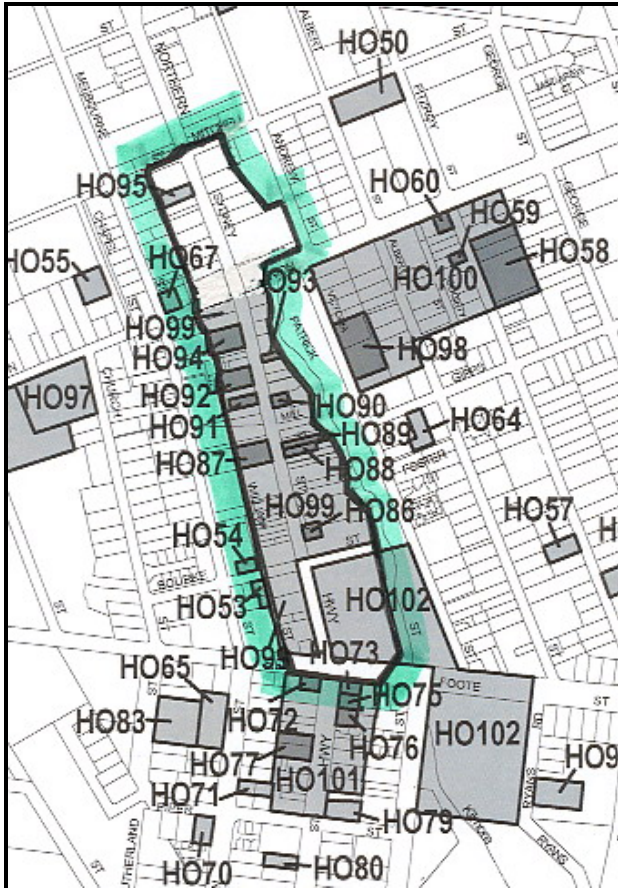
Map 7 Kilmore Outdoor Recreation Heritage Precinct – showing boundaries in green, and significant places in red.



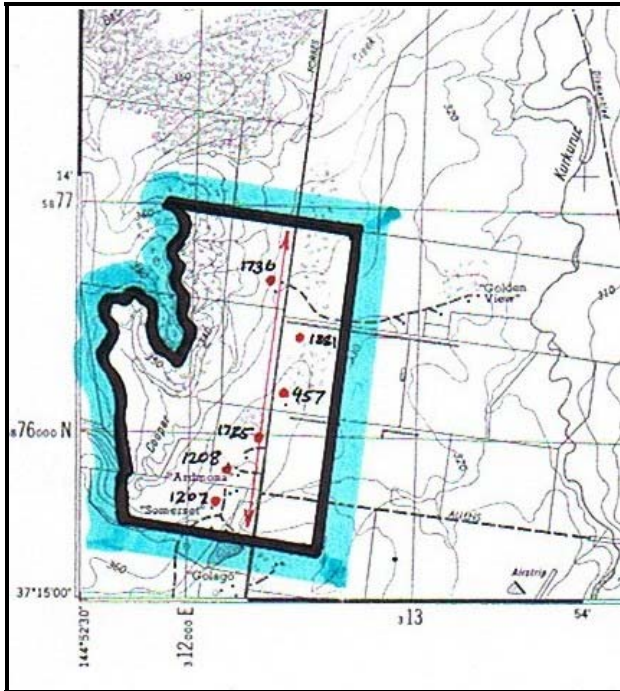
Map 8. Kilmore Railway Heritage Precinct – showing boundaries in green, and significant places annotated.



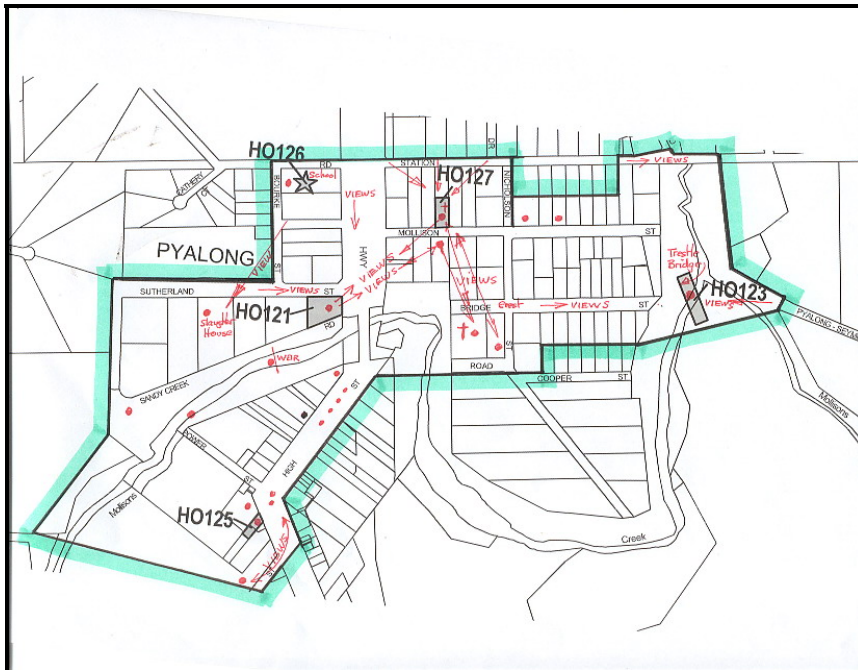
Map 9 Kilmore Society Heritage Precinct – showing boundaries in green, and significant places annotated.



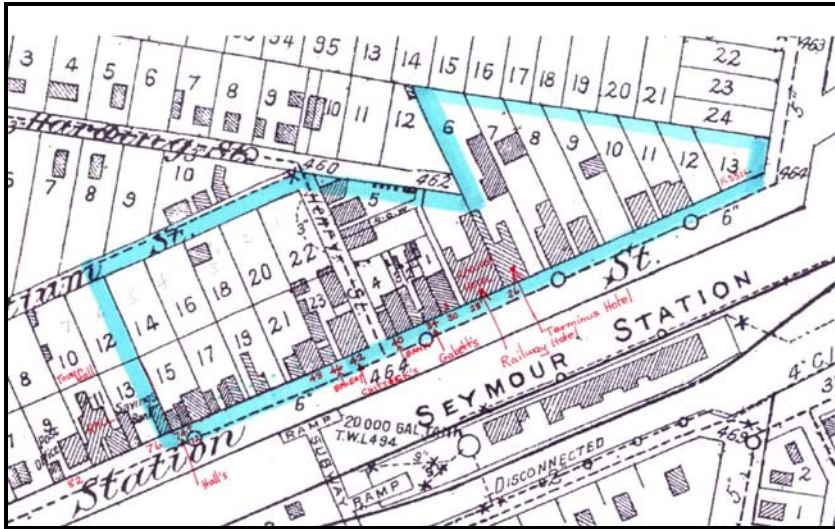
Map 10. Kilmore Town Centre Heritage Precinct – showing boundaries in green, and significant places annotated.



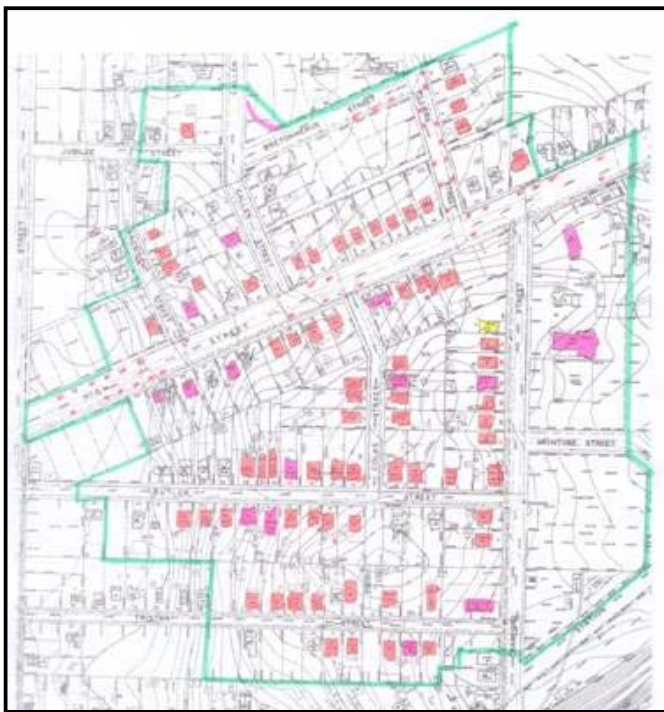
Map 11 Moranding Rural Settlement Heritage Precinct – showing boundaries in green, and significant places in red.



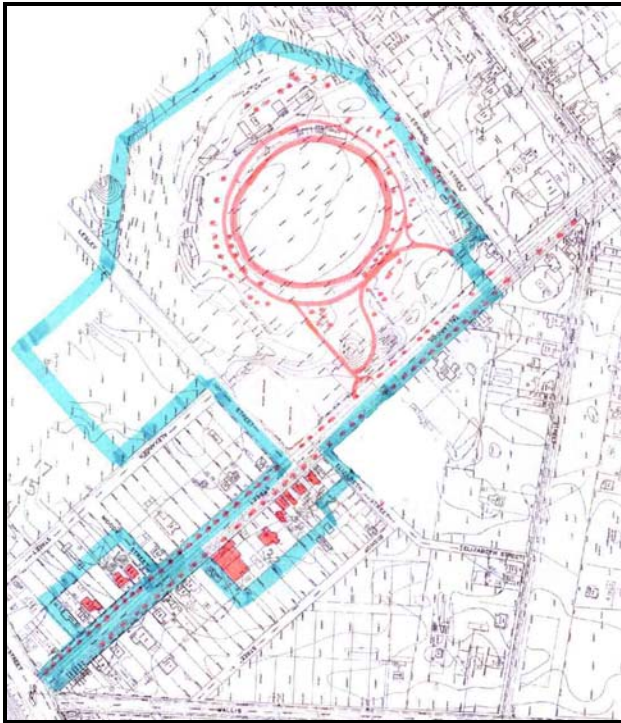
Map 12 Pyalong Rural Town Heritage Precinct – showing boundaries in green, and significant places in red.



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



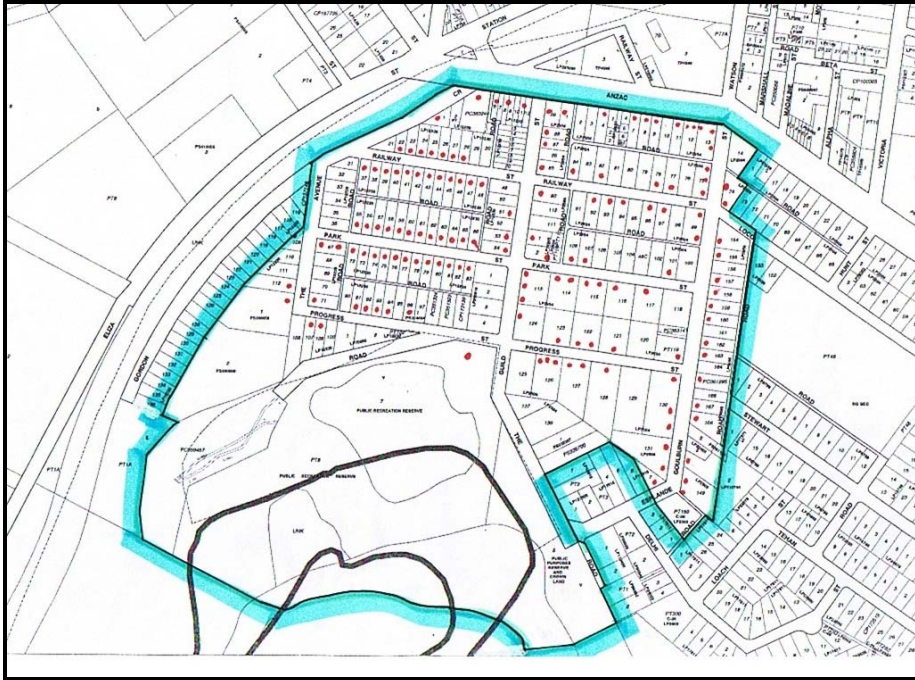
Map 14 Seymour High Street Heritage Precinct – showing boundaries in green, and significant places in red.



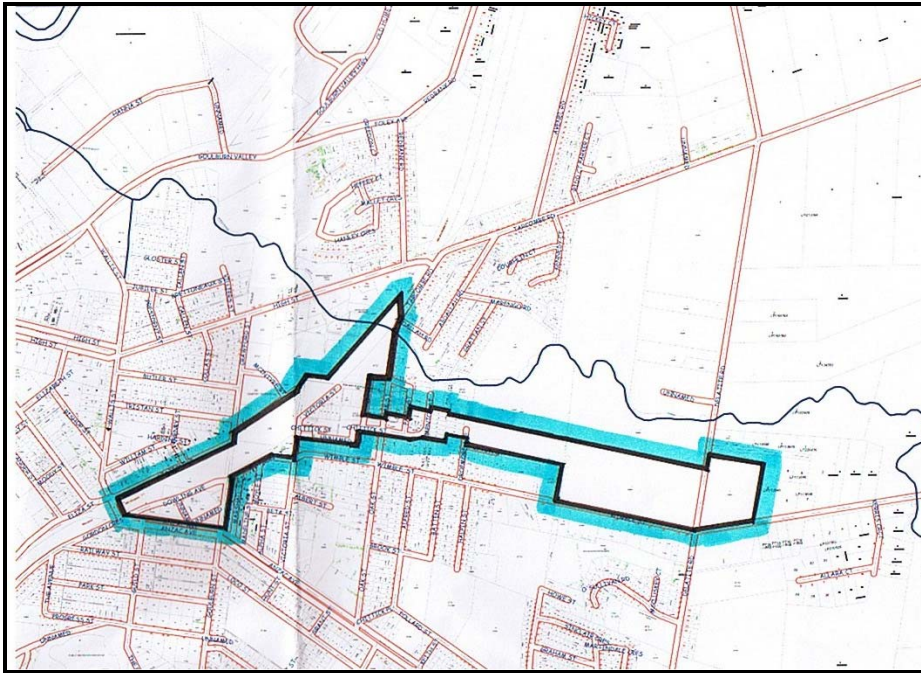
Map 15 Seymour King's Park Heritage Precinct – showing boundaries in green, and significant places in red.



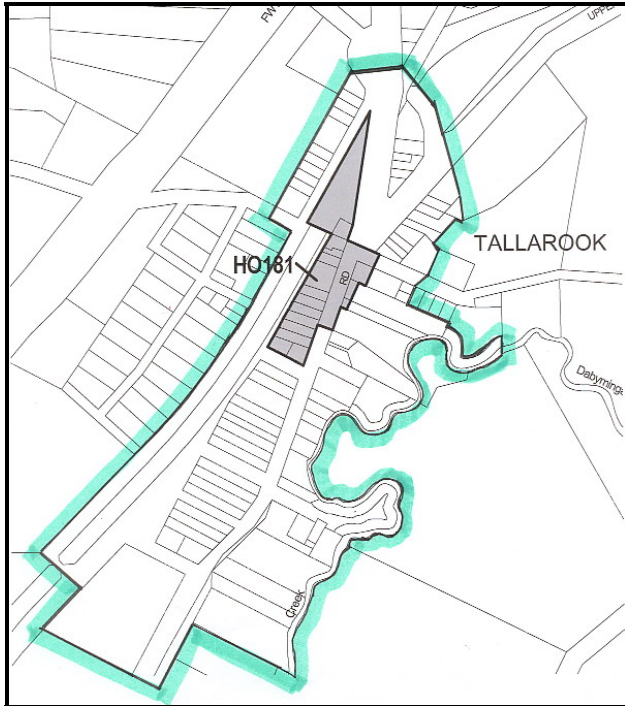
Map 16 Seymour Old Town Heritage Precinct – showing boundaries in green, and significant places in red.



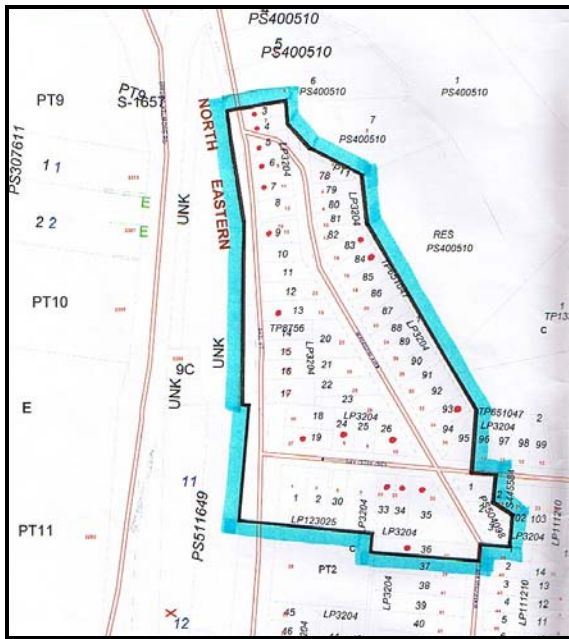
Map 17 Seymour Progress Heritage Precinct – showing boundaries in green, and significant places in red.



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.

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.

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Moranding Rural Settlement PRECINCT

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LOCATION

The area covered by the Moranding Rural Settlement Precinct runs north either side of the Forbes-Moranding Road from 445 to 590 Forbes-Moranding Road. The map below is designed to be a guide to the boundaries of this area's important rural features and views. It includes part of Allens Road, 'Ardmona', 'Somerset', the former Harvest Home Hotel, the former Moranding School and the Moranding racecourse site. To the west, it extends to the high ground above Cooper Creek to preserve the views of the pastoral lands that can be seen when looking west towards the Black Range, with vistas east to the Plenty Ranges.



FIG. 1. Map of Precinct.

Source: Lorraine Huddle Pty Ltd.

HISTORICAL BACKGROUND

Location of Moranding

The precinct, in the Parish of Moranding, comprises land taken up in 1838 that was part of FA Powlett and WP Greene's pastoral run of Moranding. Joseph Sutherland took over the property in October 1844. He was followed by John Clarke in December 1850. On 31 December 1850 Clarke applied for a pre-emptive right of 2,056 acres from his "Korkorruck Creek" run, and he was granted the basic 640 acres in October 1852 for twenty shillings per acre. Clarke paid for his pre-emptive right in July 1853, four months after he split his run into Moranding West and Moranding East. Clarke's holding was bounded by Boundary Road (now Willowmavin Road), Forbes-Moranding Road, Allens Road and Kurkuruc Creek.¹

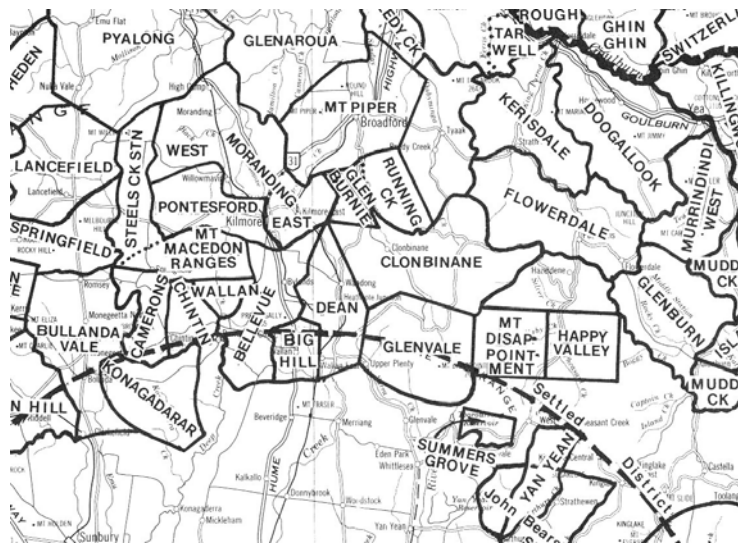


FIG. 2 Victorian Squatters Kilmore area.

Source: Spreadborough, Robert & Anderson, Hugh, *Victorian Squatters*, Red Rooster Press, Ascot Vale, 1983.

Early European occupants

During her overland journey from Port Phillip to Sydney, Lady Jane Franklin, who was married to the Governor of Van Diemen's Land, Sir John Franklin, stopped at Moranding where Greene was building a homestead. He lived at that time in a 'tiny hut on a floor of loose earth'.² The 1851 *Sale Plan of Country Sections in the Parish of Moranding* shows Laurence Bourke as the other major landholder in the area, who had selected more than nine hundred acres.

In the 'new' town of Kilmore there are streets named after early European landholders such as Powlett, Greene, Sutherland, Clarke and Bourke.

Other Crown land purchasers along the Forbes-Moranding Road included Finlay McNab, Michael Flinn, John Carroll, William O'Connor, Joel Cooper and John Lynch.³

Development of the Moranding Settlement

Squatters and land selectors were the first Europeans to occupy the region. In 1855 alluvial gold was found along the Kurkuruc Creek in Moranding. Laurence Bourke was one local to benefit from the diggings south of Diggings Rd and Prices Creek, with newspaper reports claiming that he mined between £10,000 and £28,000 worth of gold before he struck an underground stream that flooded the mine.

A large number of people travelled through the area on their way to the McIvor diggings. South of Lowden Road, the traffic was so heavy that this section was metalled with cobblestones. The Old Sydney Road split into two north of Pretty Sallys Hill, with one branch crossing the Kilmore-Lancefield Road via Paynes Road into Kings Lane that ultimately joined Campaspe Road. The other, via Moores Road, entered the Kilmore-Lancefield Road via High Park Road, and this traffic crossed the Kurkuruc Creek at a specially constructed ford near the intersection of the Old Lancefield Road and the Forbes-Moranding Road west of the Forbes Post Office.

The Clarke homestead, a remnant of the pre-emptive right between the creek and Forbes-Moranding Rd, sits on the north side of Boundary Road, east of the existing Willowmavin Primary School. Weary travellers, who the owners considered 'respectable', were able to use the homestead as an open house. Other would-be diggers traversed Boundary Road to travel north along Campaspe Road. From 1912, spectators, bookmakers, trainers, slippers and greyhounds alighted the train at Willowmavin station and walked several hundred metres to the Plumpton course, located on the southwest corner of Allens and Campaspe Roads,⁴ which operated until 1919. Punters gathered to watch dogs chase hares around a bluestone walled track. The hares had to run around the course and scurry through a hole in the wall before the dogs tore them to pieces. The Kilmore Coursing Club went into debt and the course was sold at auction in January 1920.⁵

The Willowmavin station, which also doubled as the Willowmavin Post Office, was also a popular unloading place for sheep trucked into the district.

There are archaeological remnants of the Clarke homestead, Plumpton course and Willowmavin Railway station and reserve just outside the heritage precinct.

Between 1860 and 1865 the Victorian Parliament passed Land and Selection Acts that encouraged some smallholders to farm for the first time, but it also prompted ruthless and disreputable squatters to use their families and employees to buy, and then sell back to them adjoining land as a way of consolidating their original claims. It also saw the demise of the Kilmore Racecourse as the land was surveyed into crown allotments and sold. The colonial legislators' dream of a rural population of yeoman farmers, tending smallholdings that would bring civilisation to a 'state of nature', did not eventuate. Instead, a few benefited at the expense of the many.⁶

The population around Moranding rose to a level in 1865 that justified a Common School for the children. This was the same year in which selectors were, for the first time, required to live on their blocks for three years. In 1866, the school had an average attendance of twenty-six, and this number rose to forty-five in 1873. Despite the changes in law, the area was rocky and difficult to farm, which may have made credit payments for land too difficult for selectors who lacked capital. After 1862, groups of the 'Kilmore Irish' began to leave Moranding to select better land around Tatura and Dookie.⁷ The number of children going to the school dropped to an average of sixteen in 1890. By the turn of the century the population declined further, the school was closed, and the road from Kilmore to McIvor bypassed the Moranding settlement.⁸

Extant Historic Places

Somerset Cottage [the cottage was recently removed] and Outbuildings (DB 1207)

This property is located on land first owned by John Carroll and was the home of Rebecca 'Beckie' Hannam, nee Knights, Finlay McNab's housekeeper.

Ardmona (DB 1208)



Fig. 3. Ardmona. Source: Lorraine Huddle Pty Ltd.

Ardmona is located on land first selected by Finlay McNab who owned property on both sides of the Forbes-Moranding Road. McNab arrived in the colony with his parents and siblings in 1839 on the ship *David Clarke*. After a short time in

Melbourne, the family leased a farm at Beveridge. In the late 1840s McNab was carting wheat to the Kimore flourmill and supplies to the McIvor goldfields. In 1855 he purchased a property at Moranding where he farmed wheat. In 1877 he selected land at Puckapunyal but returned to Kilmore in 1890.

Two of McNab's sons, Colin and Angus, settled at Moranding. Colin farmed and Angus conducted a legal business, McNab & McNab, in Sydney Road, Kilmore. They both became shire councillors. Another son Frank established the legal firm McNab & McNab in Melbourne. A further son, John Finlay 'Sandy', became a noted wool classer and was closely involved with the establishment of the Merino industry in South Africa.⁹ The McNab family were fondly remembered for "McNab's Barn", a stone building used regularly for local dances. The bluestone building on Ardmona is the one known as McNab's Barn.¹⁰



Finlay McNab

Source: Stuart F Dodd, *Looking Back at Willowmavin* (Willowmavin via Kilmore: Willowmavin PS Centenary Committee, 1984), 71.

PHYSICAL DESCRIPTION

Former Harvest Home Hotel and Outbuildings (DB 1736)



Fig. 4. Harvest Home/Moranding Hotel. Source: Stuart F. Dodd, *Looking Back at Willowmavin* (Willowmavin via Kilmore: Willowmavin PS Centenary Committee), 133.

This building is on land initially selected by Lawrence Bourke that was first purchased by Joel Cooper. In October 1859 Cooper took out a publican's license for the Harvest Home Hotel. It was located opposite the Golden Vein property, on one of the tracks from Kilmore to the McIvor goldfields, collecting passing trade as well as serving the local population. In the same year the "Christmas Sports" were held at the hotel, which was almost located opposite the Moranding Race Course shown on the 1851 plan.

In December 1865 Cooper applied for a beer license for "a house situated at Moranding, containing four rooms, and not licensed". It is uncertain if this is the same building licensed in 1859 or a new building, however the house may have been larger than four rooms with some rooms used for private purposes that were not eligible for inclusion in the license. The public meeting called for 16 July 1863 to form a District Road Board was to be held at "Mr Joel Cooper's, Moranding". Hotels were regularly used at this time for community meetings therefore the hotel may have been operating in some form in 1863.

Cooper was a member of the School Committee in 1865 and in 1875 was unsuccessful in the election of the first councillors in the Shire of Kilmore.

Besides running his hotel, Cooper was the successful tenderer in 1873 for fencing the school grounds and was also running a dairy.

In April 1875 Cooper sold his "compact dairy" at Moranding. It was described as

532 acres subdivided into various paddocks, with a permanent water supply fed by a never failing creek. The improvements consisted of a six-room

stone house with detached kitchen, a stone dairy, a stable, barn, milking sheds, stockyard and all appliances for carrying on an extensive dairy.

The demise of the hotel coincided with the development of the main road from Kilmore to Heathcote / McIvor, located some distance to the east of Moranding.

The ruins of the main building, an outbuilding and domed underground tank are extant.¹¹

Moranding West School No. 791 (DB 457)



Fig. 5. Moranding West School in 1979.

Source: Dodd, *Looking Back at Willowmavin*, 78.

The school is located Crown Allotment 32, which was initially owned by Finlay McNab. He was the correspondent of the school committee formed in June 1865 to establish the area's first Common School.

The school opened on 24 September 1866 with Peter Hatton as head teacher (1866 - 67). The average attendance was twenty-six. When it became a State School in 1873 Richard Sheehy was in charge and the average attendance had risen to sixty-seven. By 1890 the enrolment had decreased to sixteen and it was closed in December 1898.

The Education Department paid fourteen pounds for a half an acre of land. Kilmore stonemason John Symons Down was the contractor for the "20 feet x 15 feet

bluestone building with a slate roof”, which opened on 26 September 1866. The Committee was reprimanded by the Schools Board for not submitting plans and specifications before proceeding with the building, for which they sent this apology:

the committee...express their regret at not providing the plans and specifications before commencing to build, as rule 45 does not expressly state that they should be submitted to the Board before commencing to build...The committee earnestly hope that the Board will excuse their first error.

The initial average attendance of twenty-six grew to sixty-seven in 1873 but repeated applications to enlarge the building were unsuccessful. C Morton erected a wooden teacher’s residence in 1877 at a cost of two hundred pounds and, in 1888, a “buggy house and stable” were erected in a position designed not to interfere with the playground.

The school became a State School in 1873, following the passage of the *Education Act*. Attendance dropped to sixteen by 1890 and the school was closed in 1898. The neighbouring schools at Kilmore Diggings, Moranding/Ghera and Willowmavin absorbed some of the Moranding students. The school, residence and land were sold in 1908 and again in 1911 when Angus McNab bought the site and buildings for seven pounds – half the price the Department paid his father for the land in 1866.¹²

The demise of the school reflected the rise and decline of the Moranding settlement. It began as a pastoral and agricultural area and was a resting place for travellers on the Kilmore to Heathcote/McIvor road. Local gold mining added to the activity in the area however by the turn of the century, pastoralism and notably dairying were the predominant industries. A creamery for separating the milk was established on the north-east corner of Boundary Road (Willowmavin) and the Forbes-Moranding Road.

DESCRIPTION

Urban Design & Engineering Infrastructure

The Moranding Rural Settlement precinct is a small-scale collection of culturally significant places, largely identified by some significant and intact buildings such as, a bluestone former school, large bluestone barn, and substantial ruins such as the Harvest Home Hotel and outbuildings, and archaeological sites such as the former Moranding Racecourse. The dominant and unifying feature is the Forbes-Moranding Road, which has a narrow black asphalt centre with gravel verges, native trees and undergrowth. The rural setting for the significant places is an important part of the visual catchment of the precinct.

The allotment sizes within the precinct vary considerably. The Forbes-Moranding Road punctuates the centre of the precinct, with a few buildings on either side. There are no regular setbacks from the property boundaries.

Within the precinct there are significant visual connections that assist in understanding the historical, cultural and architectural development of the settlement and the surrounding area. Significant urban focus points in or nearby the precinct include the bluestone former Harvest Home Hotel outbuilding and ruins; the bluestone

former Common School; the bluestone barn and a setting of substantial gum trees and pasture.

The most significant remnants of engineering infrastructure are the excavated cutting north of the narrow bridge at Allens Road, grassed and gravel verges either side of the central strip of black asphalt of the main road and the graded gravel formation of Allens Road.

Landscaping

The historic places are framed by native bush, on the sides of the road reserve, which form a canopy of trees over sections of the road. Together with the grassed and gravel verges, the landscape setting is an important part of the precinct's historic aesthetics.



Fig. 6. View of Precinct (DB 1735). The Forbes-Moranding Road through the Precinct. Source: Lorraine Huddle Pty Ltd.

Culturally Significant Structures

The significant buildings and places within the Moranding Rural Settlement precinct are primarily bluestone and timber structures that include the Victorian-styled Harvest Home Hotel, the Ardmona outbuildings, the former Moranding West School and some timber structures.

The significant structures in the precinct were constructed between the 1840 and the 1870s. They are all single storey detached buildings with gabled or hipped roof forms clad in galvanised corrugated iron (although the school was clad in slate). Wall construction varies between bluestone and horizontal weatherboard cladding. Early timber framed, predominantly double hung, windows are on most buildings.

Somerset Cottage and Outbuildings (DB 1207)

Forbes Moranding Road, Moranding.



Fig. 8. Somerset Cottage. Source: Lorraine Huddle Pty Ltd.

The above Victorian timber cottage with gable roof, skillion verandah and brick chimney was removed in 2003¹³ however the timber outbuildings, large exotic trees remain as a guide to the location and setting of the cottage.

Moranding West School No. 791 (DB 457)



Fig. 9. Moranding West School. Source: Lorraine Huddle Pty Ltd.

Description

Moranding West Common School, built in 1866, is a single room (twenty feet by fifteen feet) bluestone building of split face bluestone laid in coursed random rubble. Tuck-pointing is used to outline the pattern of stones. The gable roof was originally clad in slate and the gable ends were decorated with finials. Six twelve-pane sash windows light the interior. At one end of the room, there is a fireplace with an unusual sandstone fire surround with sloping reveals. The chimney is made of orange brick. The timber-lined ceiling has a coved shape. The interior has the remains of a timber floor and a hard plaster finish on the stone wall. The walls are in excellent condition following recent conservation work to reconstruct original window openings and repair the chimney. The slate roof has been replaced with corrugated iron and new gutters and downpipes have been installed. The sash windows are in poor condition although some remain, which would enable accurate replacements or repairs to be made. The timber floor and sub-floor structure have rotted and the interior hard plaster is extensively damaged. The timber-lined ceiling is in good condition. The building is in the process of restoration and adaptive reuse.¹⁴

Former Harvest Home Hotel (DB 1736)



Fig. 10. The former Harvest Home Hotel. Source: Lorraine Huddle Pty Ltd.

There are substantial ruins and some intact outbuildings, all constructed in bluestone, and a domed underground tank extant on this site. Sufficient information is available for the reconstruction of the damaged and missing fabric.

STATEMENT OF CULTURAL SIGNIFICANCE:¹⁵

Moranding Rural Settlement Precinct

The history and description that precedes this Statement of Cultural Significance is the source of the evidence for the statement below.

Moranding Rural Settlement Precinct is **aesthetically** significant at the **LOCAL** level (AHC criteria A.1, D.2.). It demonstrates several visual qualities that reflect the early and brief historical and cultural development of the Moranding area, in particular the mixture of a treed roadside and pastures and hills beyond, with historic buildings and ruins, many in bluestone, set either side of the Forbes-Moranding Road constructed of a narrow strip of black asphalt with graded gravel verges and Allens Road, which is a graded gravel road. This view of a rural settlement is becoming rare in the increasingly developed towns in Mitchell Shire.

Moranding Rural Settlement Precinct is **historically** significant at the **LOCAL** level (AHC criterion A.4, H.1). It is primarily associated with the development of Moranding as a farming area from 1838, and briefly with gold mining in the 1850s. In 1855 alluvial gold was found along the Kurkuruc Creek. Later, this road was used as one of the tracks from Kilmore to the McIvor goldfields, and the substantial bluestone Harvest Home Hotel, built in 1859 illustrates the importance that this resting place had for travellers. Other important places, associated with the local farming community, include the 1851 racecourse site and the former 1865 bluestone Common School. There are also extant outbuildings at ‘Somerset’ and ‘Ardmona’.

Moranding Rural Settlement Precinct is **scientifically** significant at the **LOCAL** level (AHC criterion C. 2). There are several important sites with ruins, such as the Harvest Home Hotel, outbuildings and underground tank, and other sites of archaeological potential including the Moranding Race Course shown on the 1851 plan and located opposite the ruins of the Harvest Home Hotel.

Overall, Moranding Rural Settlement Precinct is culturally significant at the LOCAL level.

Planning Scheme Format

Policy Basis

The history and description that precedes this Statement of Cultural Significance is the source of the evidence for the statement below.

Moranding Rural Settlement Precinct is **aesthetically** significant at the **LOCAL** level (AHC criteria A.1, D.2.). It demonstrates several visual qualities that reflect the early and brief historical and cultural development of the Moranding area, in particular the mixture of a treed roadside and pastures and hills beyond, with historic buildings and ruins, many in bluestone, set either side of the Forbes-Moranding road constructed of a narrow strip of black asphalt with graded gravel verges and Allens Road, which is a graded gravel road. This view of a rural settlement is becoming rare in the increasingly developed towns in Mitchell Shire.

Moranding Rural Settlement Precinct is **historically** significant at the **LOCAL** level (AHC criterion A.4, H.1). It is primarily associated with the development of Moranding as a farming area from 1838, and briefly with gold mining in the 1850s. In 1855 alluvial gold was found along the Kurkuruc Creek. Later, this road was used as one of the tracks from Kilmore to the Mclvor goldfields, and the substantial bluestone Harvest Home Hotel, built in 1859 illustrates the importance that this resting place had for travellers. Other important places, associated with the local farming community, include the 1851 racecourse site and the former 1865 bluestone Common School. There are also extant outbuildings at 'Somerset' and 'Ardmona'.

Moranding Rural Settlement Precinct is **scientifically** significant at the **LOCAL** level (AHC criterion C. 2). There are several important sites with ruins, such as the Harvest Home Hotel, outbuildings and underground tank, and other sites of archaeological potential including the Moranding Race Course shown on the 1851 plan and located opposite the ruins of the Harvest Home Hotel.

Overall, Moranding Rural Settlement Precinct is culturally significant at the LOCAL level.

Objectives

- To encourage the retention, enhancement and conservation of the precinct's significant buildings, building remains and infrastructure.
- To maintain the precinct's significant historic landscape character
- To ensure new development, where appropriate, is of a scale, form, mass and siting that is compatible with the historic character of the precinct.
- To retain the original road formation and roadside vegetation.
- To secure archaeological remains in the event of any works being undertaken.

Policy

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

- Retain the significant buildings, building remains, structures and infrastructure.

Moranding Rural Settlement Precinct
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- Encourage restoration of the fabric for each significant place, including the reconstruction of fences, where sufficient information exists to enable this.
- Discourage road and drainage works that alter the original materials and formation of the roadway.
- Encourage the maintenance of roadside trees.
- Where new development is appropriate, support buildings that are single storey weatherboard with pitched corrugated iron roofs set within large allotments.
- Require archaeological investigation prior to any works being undertaken within the precinct.

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- ¹ Sale Plan, Country Sections in the Parish of Moranding, 1851. Source: State Library of Victoria, 820 bje 1837; Billis, R V and Kenyon, A S, *Pastoral Pioneers of Port Phillip*, 2nd edition, Stockland Press Pty. Limited, North Melbourne, 1974, p. 246; Morgan, Marjorie, *Crown Lands Pre-emptive Right Applications: Victoria 1850-1854*, Marjorie Morgan Publications, Blackburn, 1987, p. 9.
- ² Penny Russell (ed.), *This Errant Lady: Jane Franklin's Overland Journey to Port Phillip and Sydney, 1939* (Canberra: National Library of Australia, 2002), np.
- ³ Rutledge's Special Survey, Parish of Willowmavin and Parish of Moranding, 1929. Source: State Library of Victoria, 820 bje 1837; Tucker, Maya V, *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988, pp. 29, 40, 144.
- ⁴ Dodd, Stuart F, *Looking Back at Willowmavin*, Willowmavin Primary School Centenary Committee, Willowmavin, 1984, 161.
- ⁵ Dodd, Stuart F, *Looking Back at Willowmavin*, Willowmavin Primary School Centenary Committee, Willowmavin, 1984, 153-6.
- ⁶ Richard Waterhouse, *The Vision Splendid: A Social and Cultural History of Rural Australia* (Fremantle: Curtin University Press, 2005), 26-29.
- ⁷ Jim Lowden, pers. comm., 2006.
- ⁸ Dodd, Stuart F, *Looking Back at Willowmavin*, Willowmavin Primary School Centenary Committee, Willowmavin, 1984, p. 20; Maher, J A, *The Tale of a Century Kilmore 1837-1937: A History of Victoria's Oldest Inland Settled Town*, Lowden Publishing Co., Donvale, 2002, pp. 3, 49; *Vision and Realisation*, 3 Volumes, Education Department of Victoria, Melbourne, 1973, Vol. 3. p. 642.
- ⁹ Charles Massy, *The Australian Merino* (Ringwood: Viking O'Neil, 1990), 763-4.
- ¹⁰ Maher, J A, *The Tale of a Century Kilmore 1837-1937: A History of Victoria's Oldest Inland Settled Town*, Lowden Publishing Co., Donvale, 2002, pp. 107-8; Dodd, Stuart F, *Looking Back at Willowmavin*, Willowmavin Primary School Centenary Committee, Willowmavin, 1984, pp. 33, 155, 156, 158.
- ¹¹ Sale Plan, Country Sections in the Parish of Moranding, 1851. Source: State Library of Victoria, 820 bje 1837; Rutledge's Special Survey, Parish of Willowmavin and Parish of Moranding, 1929. Source: State Library of Victoria, 820 bje 1837; Dodd, Stuart F, *Looking Back at Willowmavin*, Willowmavin Primary School Centenary Committee, Willowmavin, 1984, pp. 49, 71, 75, 133-4; Tucker, Maya V, *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988, pp. 129, 177.
- ¹² Dodd, Stuart F, *Looking Back at Willowmavin*, Willowmavin Primary School Centenary Committee, Willowmavin, 1984, pp. 71-8; *Vision and Realisation*, 3 Volumes, Education Department of Victoria, Melbourne, 1973, Vol. 3, pp. 638, 642; Burchell, Lawrence, *Victorian Schools : A Study in Colonial Government Architecture 1837-1900*, Melbourne University Press, Carlton, 1980, p. 70.
- ¹³ Information provided by the Kilmore Historical Society Inc., 2003-4.
- ¹⁴ Information provided by Louise Honman, Conservation Architect 2004.
- ¹⁵ Definitions used are from the Burra Charter 1999; historical themes relate to the Principal Australian Themes – Australian Heritage Commission; criteria for Locally Significant places are from the Australian Heritage Commission and in the case of State Significant places, from Heritage Victoria; levels of significance used are State and Local, which directly relate to the two legislative authorities who administer the protection of heritage places, the State Government and Local Government respectively.

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APPENDIX ONE

	<p>Moranding Rural Settlement Precinct MORANDING opposite Forbes-Morandling rd, Harvest Home Hotel in this, Morandling Racecourse Architectural Style: Designer: Contractors:</p>	<p>Database No: 1881 Municipal Rate No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Moranding Rural Settlement Precinct MORANDING 3764 Forbes-Morandling Road, Opp. No. 590 'Golden Vale', Harvest Home Hotel Park - Forbes-Morandling Road Morandling Architectural Style: Designer: Contractors:</p>	<p>Database No: 1736 Municipal Rate No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Moranding Rural Settlement Precinct MORANDING 3764 430 to 600 Forbes-Morandling Road, Looking north from no. 520, View of Morandling Precinct Road View Architectural Style: Designer: Contractors:</p>	<p>Database No: 1735 Municipal Rate No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Moranding Rural Settlement Precinct MORANDING 3764 445 Forbes-Morandling Road, Bylands map, Morandling Park I, "Somerset" Cottage and Outbuildings, Kilmore Architectural Style: Designer: Contractors:</p>	<p>Database No: 1207 Municipal Rate No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Moranding Rural Settlement Precinct MORANDING 3764 515 Forbes-Morandling Road, Bylands map, Morandling Park I, 'Ardmore', Forbes-Morandling Road Kilmore Architectural Style: Designer: Contractors:</p>	<p>Database No: 1208 Municipal Rate No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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Moranding Rural Settlement Precinct

MORANDING 3764

530 Forbes-Moranding Road, east side,

Moranding West School No. - former

Architectural Styles

Victorian Georgian

Designer

Contractors

Database No: 457

Municipal Rate No:

Precinct HO No:

Individual HO No:

Her. Vic. Register:

Her. Vic. Inventory:

Nat. Trust Register:

Nat. Estate Register:

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LOCATION

The area covered by the Pyalong Precinct is bounded by Sutherland Street to the north west, north along Bourke Street, east along West Road and Station Street, south along Nicholson Street, then east to include the properties on a northern section of Mollison Street, north to Station Street and east to a point beyond Pyalong Creek and former railway station area, south across the Pyalong-Seymour Road and Mollison's Creek, west along the rear of properties facing Bridge Street, south to Cooper Street, west across the Northern Highway to High Street, south-west along High Street to Doogan Street, south-west along Doogan Street to include the vernacular outbuildings, west over Mollisons Creek to include the land near the end of Sandy Creek Road and then north to Sutherland Street.

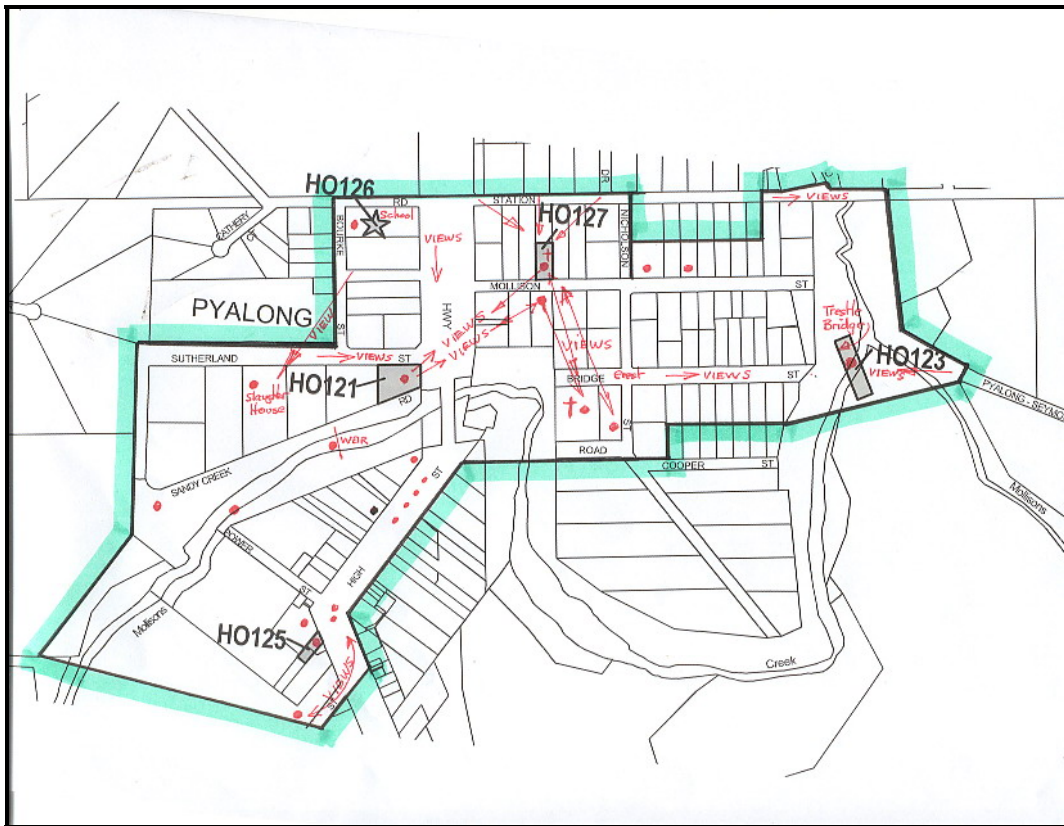


FIG. 1. Map of Precinct.

Source: Lorraine Huddle Pty Ltd

HISTORICAL BACKGROUND

Early Land Owners

The township of Pyalong, in the Parish of Pyalong, comprised land which was part of the Mollison brothers' pastoral run of the same name. In 1837 Alexander Fullerton Mollison travelled overland from New South Wales with "two overseers, 49 servants, 5000 sheep, 634 cattle, 28 bullocks and 22 horses. Initially he settled on Tarringower between Mount Macedon and Mount Alexander and he when was later joined by his younger brother William Thomas Mollison, he extended his holdings to the 60,000 acre Pyalong Run, No. 138, Western Port District. William occupied the Pyalong Run, which he ran as a cattle station. The Mollison brothers became heavily involved in the business and public affairs of the colony, and they became Members of Parliament. The Mollison brothers held Pyalong Run until February 1866 when it was taken over by William Bogle Hamilton. The town of Pyalong was in the northeast of the run and the creek running through the town was named Mollison's Creek.¹

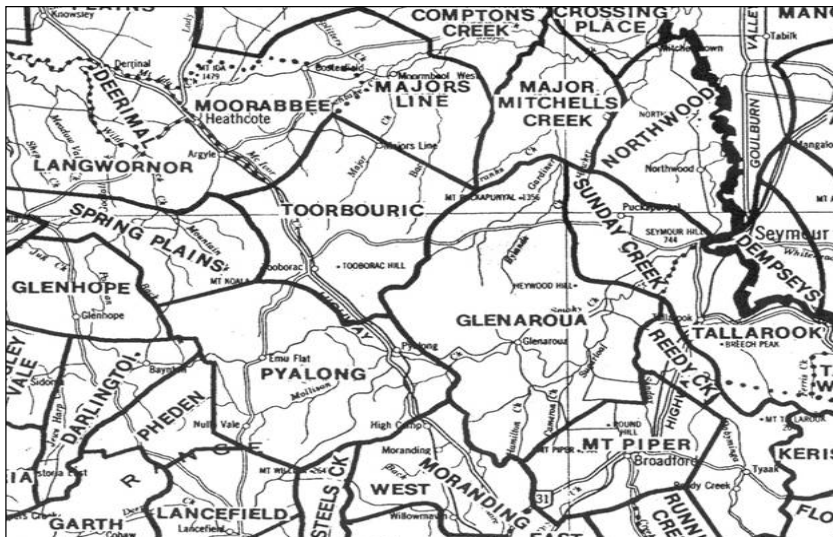


FIG. 2. Pyalong Tooborac Squatters.

Source: Spreadborough, Robert & Anderson, Hugh, *Victorian Squatters*, Red Rooster Press, Ascot Vale,

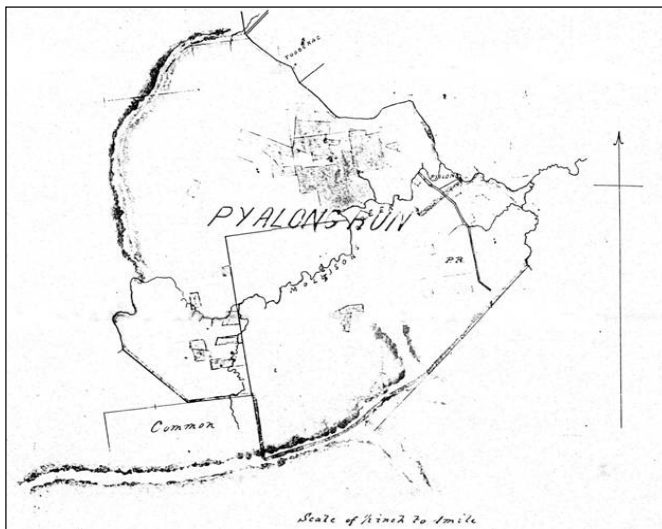


FIG. 3. Source: Pyalong HPM RUN 249 1862

Source : Pyalong Run, 1862. State Library of Victoria, Historic Maps & Plans collection, RUN 249 (microfiche)

Development of Pyalong

Survey of Township

The town was surveyed in 1854 and many of its lots were sold in April and May of that year. South of Mollison's Creek the town included seventeen allotments in two sections, plus the Police Reserve, while to the north of the creek there were more than seventy allotments in the area between the creek and Station Street to the north. An 1856 map of Agricultural Allotments on Mollison's Creek shows a crossing over the creek a little to the east of the present bridge on the Northern Highway.²

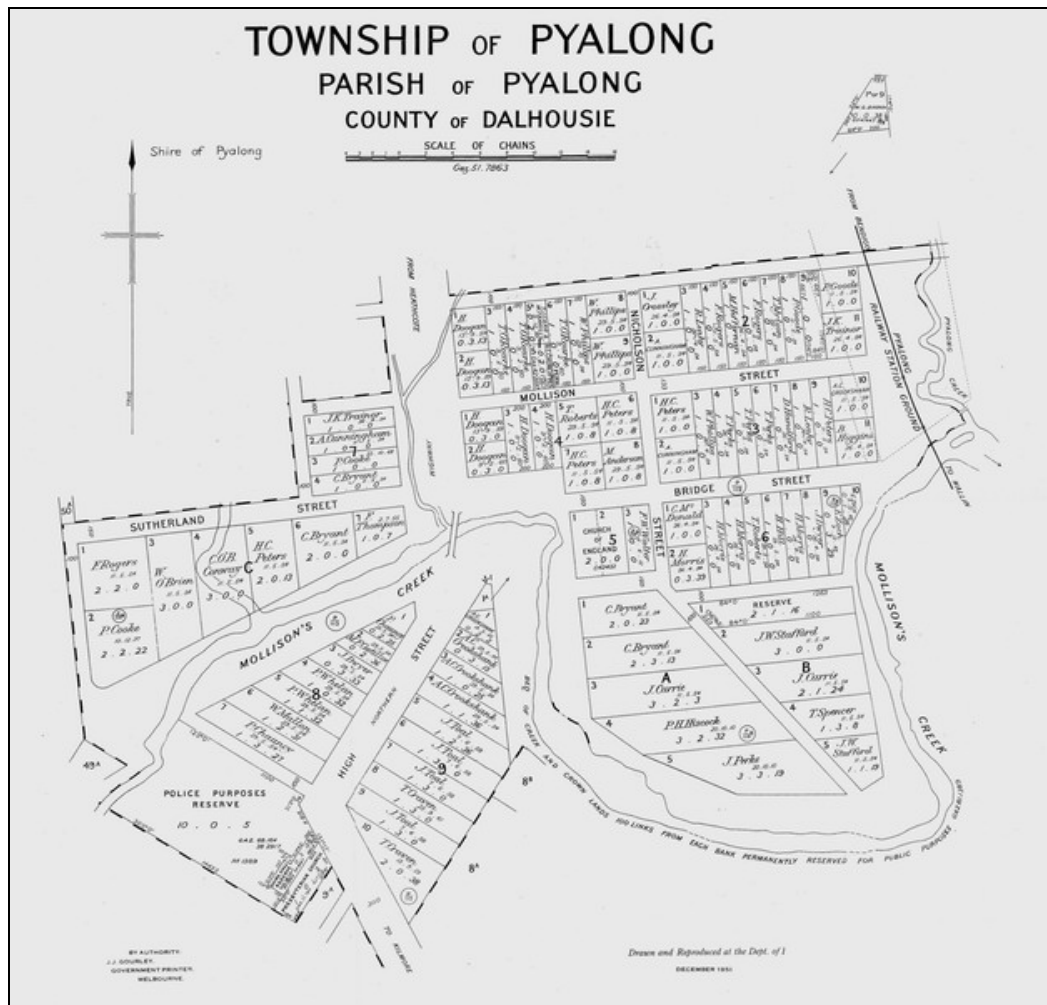


FIG. 4. Pyalong Town 1951

Source : Town of Pyalong, Parish of Pyalong, County of Dalhousie, 1951. State Library of Victoria, Map Collection

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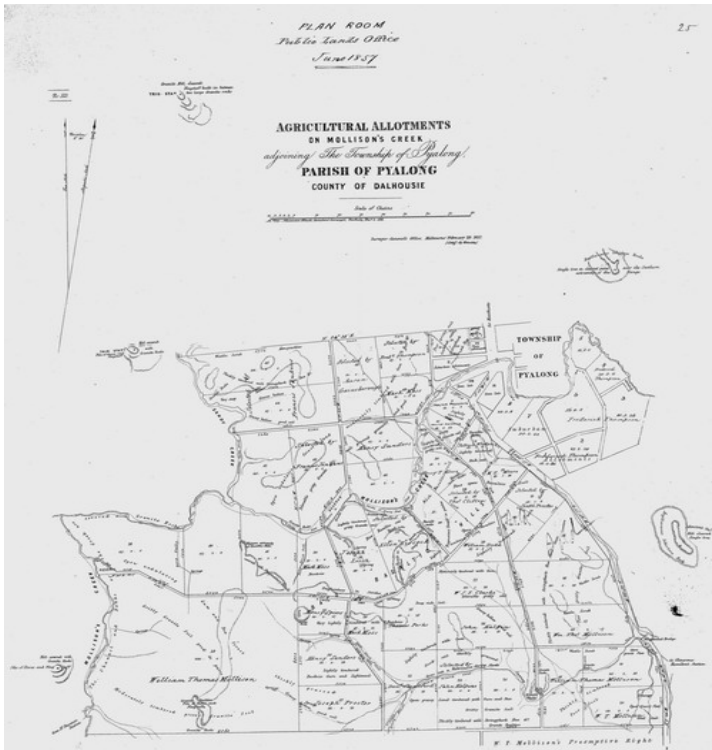


FIG. 5. Pyalong Agricultural 1856
 Source : Agricultural Allotments on Mollison's Creek Adjoining the Township of Pyalong, Assistant Surveyor Alexander Black, December 4, 1856. State Library of Victoria, Map Collection

A section of the *Parish Plan of Pyalong* shows the township of Pyalong divided north and south by Mollison's Creek, and the two main access routes through the town. Pyalong was on the main route from Kilmore to Heathcote and Bendigo (the present day Northern Highway), however the road from Glenaroua and Seymour in the east came into Pyalong above Mollison's

Creek and across the smaller Pyalong Creek. In 1972 the "original track to McIvor on the North side of the Township" could still be seen through the paddock on the north side of the Catholic church.³



FIG. 6 Pyalong Part Parish and Sheet 1
 Source : Parish of Pyalong, P114, n.d. State Library of Victoria, Map Collection

Pyalong Businesses by 1868

The first businesses in the town catered for the travellers who came following the discovery of gold at McIvor in 1852. In the district around the town, a growing number of settlers established dairy and crop farms. The telegraph line from Kilmore to Heathcote through Pyalong was connected in 1859.⁴

Bailliere's Victorian Directory of 1868 describes Pyalong as a "Postal and Road Board Town" with a Police Station, Registrar of Births (Hugh Doogan), and Postmaster (Michael Joseph McCulla).

Residents of the town and region included:

Robert CAMPBELL, farmer & carrier
Henry CATHREY, storekeeper, High St
Patrick COOKE, publican, High Street
Hugh DOOGAN, publican, High Street
W EADES, carrier & farmer, High Street
Thomas FIELDS, painter
Thomas GREEN, farmer & carrier
John HALPIN, farmer, High Street
William HUTSON, carrier & farmer
Charles KNIGHT, teacher
James LEECH, farmer & carrier
M LEEMON, storekeeper, High Street
Michael MAHER, wheelwright, High St
John MEEHAN, bootmaker, High Street
Samuel MING, farmer & carrier
William TAYLOR, bootmaker
Robert WADE, farmer & carrier
David & Jas WALSH, farmers & carriers
Patrick WHELAN, storekeeper, High St

Roads Board and Shire⁵

The township of Pyalong was initially in the Shire of McIvor, however neglect of the town and creek crossings in the area resulted in the proclamation of the Pyalong Roads Board on 2 September 1863. Most of the early ratepayers in the Roads Board were in the Parish of Moranding where there were 126 ratepayers' names on the roll. There were only thirteen in the Parish of Pyalong, eleven in the township and thirteen on residential allotments. In July 1865 the Roads Board notified the McIvor Shire of the Board's intention to "make a crossing at Mollison's Creek and...[it requested a]...portion of the cost involved". A bridge must have existed at Pyalong in 1871 because the Board were calling tenders for repairs to the Pyalong Bridge.

The Board had been meeting at Moranding however an increased number of ratepayers in the Parish of Pyalong may have contributed to its decision to move the "office of the Board" to Pyalong in July 1869. Meetings were held at Doogan's Hotel (DB 853) for six months then at Cooke's White Harte Hotel [*sic*] (DB 296) for the same period, alternating between the two hotels on opposite sides of Mollison's Creek. The Roads Board was financed by rates, government subsidies and tolls collected at the Sydney Road and Moranding toll gates.

In 1871 a motion was passed to "have the District proclaimed a Shire". The first Shire of Pyalong meeting was held on 26 May 1871 at Doogan's Hotel. An application was made to the Board of Land and Works for a site for the new Shire's Hall on the Police Reserve, south of the creek. The Council's first meeting in the new Hall was held on 3 February 1873 (DB 300).

Many of the early Pyalong families and their descendants have been involved in the Shire throughout its history. In 1972 two interesting items were recorded:

- the Cooke family hold the record of years of service with three generations over a period of 100 years.
- the Council was composed of three sons of former councillors, three grandsons, and three nephews.

Throughout the years, the Shire of Pyalong resisted many attempts by neighbouring shires to amalgamate or relinquish parts of their shire. “It was in fact a thing they had always carefully avoided because in days gone by when Pyalong Township was the tail-end of the McIvor Shire, they had a bitter experience of their isolated position and consequently they had fought hard in the past to form a Shire of their own and keep it intact.”⁶

The Railway and Pyalong from 1890

In July 1888 a tender from McDermott & Sons was accepted for the construction of the Heathcote to Kilmore railway line. Most of the line was completed by 1889 however for almost a year horse-drawn coaches provided a shuttle service between Tooborac and Pyalong and the line from Kilmore to Heathcote was not officially opened until 22 August 1890.⁷

The line went through Pyalong near the eastern boundary of the township (Fig 4). A large trestle bridge (DB 298) carried the line across Mollison’s Creek and the station was a little north of the eastern end of Mollison Street.⁸



Fig 7. Coronation Hotel

Source : McHarg, Mary McKenzie, *Eliza: The First Mrs Zoch in Australia*, Mary E. McKenzie McHarg, Heathcote, 2000, p. 90.

The location of the railway line and station probably influenced Eliza Zoch in her choice of land in the township of Pyalong. She purchased two acres in Mollison Street, near the east end, and moved her house

from Pyalong West (DB 1754). She then built a general store next door and ran a wine shop from her home, taking advantage of the extra traffic generated by the railway station as well as the track from Glenaroua and Seymour. In 1902, Eliza purchased another acre of land and built the Coronation Hotel to the west of her store in Mollison Street. Eliza’s daughter-in-law, Catherine Zoch, was named as the hotel-keeper when it opened in 1903. Eliza died in 1905 and her son Albert took over the operation of the store and the hotel. Later, his eldest son, Henry, opened a blacksmith shop on the west side of the hotel. The domed underground tank built for the hotel can still be seen in Mollison Street.⁹

The railway also provided transport for a new industry that developed in Pyalong in the early 1900s. The sand from Mollison’s Creek “was recognised as being of excellent quality” and was “very much in demand in Melbourne by the building industry”. Various methods were

used to extract the sand including using pumps set up on concrete foundations on the bank of the creek. One of the sand miners was Percy Herbert Hiscock who was born in Pyalong in 1866. Sand mining of Mollison's Creek became the main labour industry in Pyalong with more than twenty men employed in 1924. The Mollison Sand and Gravel Company laid down tram lines for side-tipping trucks used to take the sand to the station where it was transferred to railway trucks. At times there were nine train loads a week carrying sand to Melbourne and two additional lines were laid in the Pyalong railway yards to cater for extra railway trucks. By 1968 "the sand had almost stopped coming down Mollison Creek" and the sand mining industry has come to an end.¹⁰

The last train on this line ran on 9 November 1968 after which the tracks and sleepers were removed.¹¹



**Fig 8 Pyalong Creek
[May be Mollison's
Creek at Pyalong].
b06274**

Source : Photographer –
Herbert Bishop, c. 1912.
State Library of Victoria,
Picture collection,
H87.34/13

Effect of motor cars

The advent of the motor vehicle brought a change to the "commercial" area of Mollison Street. Henry Zoch progressed from his blacksmith shop to run an agency selling cars around Pyalong and Emu Flat. About 1926 a new concrete bridge replaced the old wooden bridge over Mollison's Creek on the Northern Highway and the Zoch family's hotel and store were missing the through traffic on the highway. In 1927, Albert moved the Coronation Hotel across the bridge to a site on the eastern side of High Street where the current hotel stands. He renamed it the Pyalong Hotel and added brick extensions and a large garage to house visitors' motor vehicles.¹²



Fig 9 : Pyalong hotel & streetscape

Source : David Peters /
 Pyalong Community Group
 Inc.

4 Aug 1934 p.3 col.1 Arbour
 Day at Pyalong. Cr. Joe
 Cooke. Cyprus trees planted
 in Main st.¹³

Extant Historic Places

DB298	Trestle Bridge and Views	Bridge Street
DB300 & 389	Shire Hall (former)	
	Memorials & Honour Rolls	High Street
DB1712	Memorials & Plaques	High Street Median Strip
DB296	White Hart, & outbuildings, trees, views	Northern Highway
DB301 & 1718	School No. 2005 and plaques	Bourke Street
DB1719	Catholic church, trees and views	Mollison Street
DB1755	House	Mollison Street
DB1878	Domed Tank	Mollison Street
DB1754	House	Mollison Street
DB1753	House	Mollison Street
DB860	Anglican Church and views	Bridge Street
DB1715	House and Tree	Nicholson Street
DB1148	Weir	Sandy Creek Rd/Mollison's Creek
DB1149	Stone weir	Sandy Creek Rd /Mollison's Creek

(See database for pictures of all extant historic places)

White Hart (DB 296)

Various references state that Patrick Cooke's White Hart Hotel (also spelt White Harte) was built sometime between 1851 and 1869. On the occasion of a family reunion for descendants of Patrick and Mary Cook, it was stated that the family came to Pyalong from Ireland in 1857. Birth, Death and Marriage indexes show that children were born to this couple in Pyalong from 1859. The mail coach passed through Pyalong three times a week on its way to Bendigo and the White Hart Hotel stabled fresh horses for the coaches.¹⁴

An early plan of the township of Pyalong shows stockyards on the land where the present building is situated, and tents and a bark hut located on the main road immediately in front of this land. Cooke's White Hart Hotel was recognised as the second hotel to open in Pyalong, with Hugh Doogan's being the first. In 1868 Patrick Cooke is listed as a publican at Pyalong in Bailliere's Victorian Directory and the following year the meetings of the Pyalong Roads Board were transferred from Moranding to Pyalong, alternating every six months between Doogan's Hotel and Cooke's Hotel.¹⁵

The White Hart continued as a hotel until c1901 when Cooke gave up his license and the property became a family home. Patrick Cooke died on 1 May 1903.¹⁶



Fig 10 : White Hart, Pyalong jc014042; jc014043; jc014044; jc014045; jc014046.

Source :. Photographer – John T Collins, c. 1968-80. State Library of Victoria, Picture collection, H98.250/2319; H98.251/2320; H98.251/2321; H98.251/2322; H98.251/2323 H87.34/134

Pyalong State School No. 2005 (DB 301, DB 1718)

The Rev William Singleton from the Church of England in Kilmore established the first school in Pyalong in December 1857. James Budd was the first teacher of this school, which catered for children of all denominations and received aid from the Denominational School Board. When Budd resigned in 1859, Mr and Mrs Henry Cathery took over until 1861 and the school closed in 1862. The average attendance at the school had been about twenty-five but numbers had dropped below twenty by the time it closed.

The Catholic school opened in 1859 and was known as Capitation School 512 as it was receiving a capitation grant from the State. It was erected on Allotment 1, Section 1 – on the corner of Station Street and the Northern Highway – and was a “Slab building 12 feet wide by 16 feet long with walls 7’6” high. Earth floor.” The teacher's residence was north of the Catholic church on Allotment 5A, Section 1. In 1876 there were forty children attending the school and in 1879 there were thirty-five. State aid was withdrawn from the school in 1875 although children continued to attend until the State School was opened. An application for

aid from the Denominational School Board in 1877 was refused and the Catholic school closed in 1880.

While a permanent school was being erected, the Pyalong State School No. 2005 opened in January 1878 in a house rented for eight shillings a week from former teacher Henry Cathery. The brick school and residence were completed in May 1878. There were only twenty-five pupils enrolled William Howey was Head Teacher, however this number increased to forty-six during 1888-91 when the railway line was being constructed. Additions and improvements to the school have been carried out since 1963.

Until the Pyalong Hall was built in 1902, the State School was used for community events including “dances, concerts, farewell parties, travelling shows and church services”. The Church of England services were held at the school after the original church fell into disrepair, and Methodist services were also held in the school.¹⁷



Fig 11 : Pyalong State School, 1916--1917

Source : David Peters / Pyalong Community Group Inc.

Catholic church (DB 1719)

The Pyalong Catholic school opened in 1859 and closed in 1880 (See DB 301).

The church was erected on Allotment 5, Section 1, in the township of Pyalong in 1872. It was described as “a new schoolhouse, 53 feet long, to be used temporarily as a chapel”. £50 was raised by Fr W Kelly, SJ and a bishop consecrated the building on 27 October 1872.

Local resident Geoff Zoch stated that the external vertical supports on the church were added later. There are internal steel rods connecting to these external supports.

Mass is no longer celebrated in the church.¹⁸



Fig 12 : Catholic Church Pyalong, October 1961



Fig 13 : Catholic Church Pyalong Date Unknown



Fig 14 : L to R Unknown, Ollie Whalan, Mari Whalan, Norma Satorie, et al.

Source for Figs 12 – 14; David Peters / Pyalong Community Group Inc.

House (DB 1755)

This house on the south side of Mollison Street is located on or near Lot 4, Section 4. H. Doogan was the first purchaser of this land in 1860.¹⁹

In 1891 Eliza Zoch and her youngest son Albert moved from the farm at Pyalong West into the town. Initially they lived in this house opposite the Catholic church while Eliza had her house from ‘The Gap’ at Pyalong West moved to a two-acre site in Mollison Street (See DB 1754).²⁰

Members of the Rainey family also occupied this house. There were three Rainey brothers from County Down in Northern Ireland – David, Alec and Bill. David married Mary Allison (Ellison) from County Armagh in 1862 and he selected land on Mollison’s Creek. Mary died in 1900 and David in 1905. Both are buried in the Pyalong Cemetery. At least three more

generations of this family lived in Pyalong including Alexander, son of David & Mary; Alexander's son, also David; and David's son, Ray.²¹

Domed Tank (DB 1878)

In 1902, Eliza purchased another acre of land and built the Coronation Hotel to the west of her store in Mollison Street. Eliza's daughter-in-law, Catherine Zoch, was named as the hotelier when it opened in 1903. Eliza died in 1905 and her son Albert, with his wife Catherine, took over the operation of the store and the hotel. Later their eldest son, Henry, opened a blacksmith shop on the west side of the hotel. The domed underground tank built for the hotel can still be seen in Mollison Street.²²



Fig 15 : Coronation Hotel.

Source : McHarg, Mary McKenzie, *Eliza: The First Mrs Zoch in Australia*, Mary E. McKenzie McHarg, Heathcote, 2000, p. 90.

Fig 16 : Coronation Hotel Tank. Source : McHarg, Mary McKenzie, *Eliza: The First Mrs Zoch in Australia*, Mary E. McKenzie McHarg, Heathcote, 2000, p. 89.



The tank was constructed by W McGeorge. According to Gus Farrell, "W. McGeorge was a bricklayer who was well known for his workmanship, and there are many underground tanks in the district built by him that have his initials and the year in which they were constructed on the dome."²³

House (DB 1754)

This house on the north side of Mollison Street is located on or near to Lot 4, Section 4. F. Rogers was the first purchaser of this land in 1854.²⁴

The timber house was the residence of Eliza Zoch; her third home.

Winifred Ryan, known as Eliza, was born in Co. Tipperary in Ireland in 1830. She married Owen Ryan in 1852 before they emigrated to Australia, however Owen died just before they

landed in Melbourne. To support herself, Eliza set up a wine shop in Melbourne and later became a domestic servant. In 1858, Eliza married Simon Ledwich however four months after their son was born, Simon died, once again leaving Eliza a widow with her baby, as well as Simon's young son from his first marriage. She moved to land near present day Coburg and purchased some dairy cattle.

In 1861 Eliza selected two eighty-acre blocks of land at Pyalong West and travelled there by coach and wagon. She camped with her children in a tent for some weeks until her livestock and house from Coburg arrived on a bullock wagon. Eliza's selection was referred to as "The Gap" and here she extended her dairy herd. She milked them and made butter, which she sold around Heathcote.

In 1869, Eliza married Stephen Zoch, an emigrant from Germany and a recent selector at Pyalong West. On Eliza's first selection, Stephen built a house of local granite near the Coburg house. A glass door from Eliza's Coburg house, previously from her Melbourne shop, was installed in the new stone house. Stephen and Eliza had three sons, however, in 1886 the marriage ended and Stephen moved out of the house at Pyalong West.

In 1891 Eliza Zoch and her youngest son Albert moved from the farm at Pyalong West into the town. Initially they lived in a house on the south side of Mollison Street (DB 1755) while Eliza had her Coburg house moved from "The Gap" at Pyalong West to this two-acre site in Mollison Street.

She then built a general store next door and ran a wine shop from her home, taking advantage of the extra traffic generated by the railway station as well as that from the track from Glenaroua and Seymour. In 1902, Eliza purchased another acre of land, Lot 2, Section 2, and built the Coronation Hotel to the west of her store in Mollison Street. Eliza's daughter-in-law, Catherine Zoch, was named as the hotelier when it opened in 1903. Eliza died in 1905. Her son Albert and his wife Catherine took over the operation of the store and the hotel. Eliza is buried in the Pyalong Cemetery.²⁵

House (DB 1753)

This house, on the south side of Mollison Street, is located in Section 3. Past occupants of this house are believed to be Pearl and Archie Dickinson, possibly the original owners; Ray Rainey, son of Dave Rainey (DB 1755); and more recently Tom Ryan.²⁶

Rail Bridge (DB 298)

In July 1888 the tender of McDermott & Sons was accepted for the construction of the Heathcote to Kilmore railway line. Most of the line was completed by 1889, however, for almost a year, horse-drawn coaches provided a shuttle service between Tooborac and Pyalong. The line from Kilmore to Heathcote was not officially opened until 22 August 1890. It is presumed that the bridges were constructed by McDermott & Sons and were part of the contract for the Heathcote to Kilmore line.

The Heritage Victoria citation [H1451] states that it is "a 26-span, timber trestle bridge, with a timber deck that [carried] a single track over Mollison's Creek".

The last train on this line ran on 9 November 1968 after which the tracks and sleepers were removed.²⁷

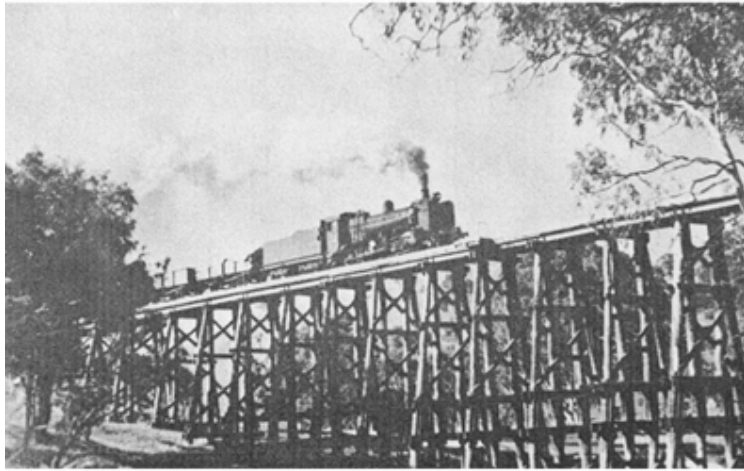


Fig. 17 : Rail bridge with train.

Source : Turton, Keith W, *Farewell to the "Timber Line" : The History of the Heathcote Junction to Bendigo and Associated Railways*, Australian Railway Historical Society (Victorian Division), Melbourne, 1968, p. 13.



Fig 18 : Pyalong Trestle Bridge, Date Unknown.

Source : David Peters / Pyalong Community Group Inc.

Anglican Church (DB 860)

The Anglican church on the south side of Bridge Street is located on Lots 1 and 2, Section 5 in the town of Pyalong. The first Church of England was located on the same allotments but to the north of the current church. This building may have served a dual purpose as a church

and early school (See DB 301). The building eventually became too dilapidated for church services and travellers, hawkers and swagmen used it as a temporary camping place. The old building “disappeared” in 1903. The State School was used for church services until sufficient funds were raised to build a new church just prior to WWI.²⁸

House (DB 1715)

This house, on the west side of Nicholson Street, is located on Lot 3, Section 5 in the town of Pyalong. It was first purchased by Frederick William Walter on 6 June 1912 and has occupied by the Walter family since that time. Frederick’s son, Frederick John Reginald Walter, better known as Reg, was born in 1906. He told locals that he planted the very old elm tree in the garden as a child, which means that it may pre-date the First World War. The Walter family was one of the early European families in the region. John James Walter arrived in Melbourne in 1852 on the same ship as William Hiscock. John Walter initially worked in Melbourne while Hiscock selected land in the Pyalong area. John followed him to the area a short time later and in 1857 married Helen Hiscock, daughter of William.²⁹



Fig 19 : Reg Walter's Car, Burnt on Black Friday 1939.

Source : David Peters / Pyalong Community Group Inc.

Weir (DB 1148)

No details are known about this weir.³⁰

Stone Weir (DB 1149)

No details are known about this stone weir. It is possible that when the photograph was taken it was exposed due to drought conditions and is normally under water.³¹

The Pyalong Precinct is clearly linked to the principle themes of ‘Developing the Local Economy’ with its pastoral, agricultural and sand mining industries, and ‘Linking Communities’ from before the establishment of the town with the coach stables servicing travellers and then the railway as part of the Heathcote Junction to Bendigo line. The township then developed to service the surrounding community as well as the workers and travellers brought to Pyalong with the railway line, and later, with the motor vehicles that travelled the Northern Highway.³²

PHYSICAL DESCRIPTION

Precinct Boundaries

The area covered by the Pyalong Precinct is bounded by Sutherland Street to the northwest, north along Bourke Street, east along West Road and Station Street, south along Nicholson Street, then east to include the properties on the north side of part of Mollison Street, north to Station Street and east to a point beyond Pyalong Creek and former railway station area, south across the Pyalong-Seymour Road and Mollison's Creek, west along the rear of properties facing Bridge Street, south to Cooper Street, west across the Northern Highway to High Street, southwest along High Street to Doogan Street, southwest along Doogan Street to include the vernacular outbuildings, west over Mollison's Creek to include the land near the end of Sandy Creek Road and then north to Sutherland Street.

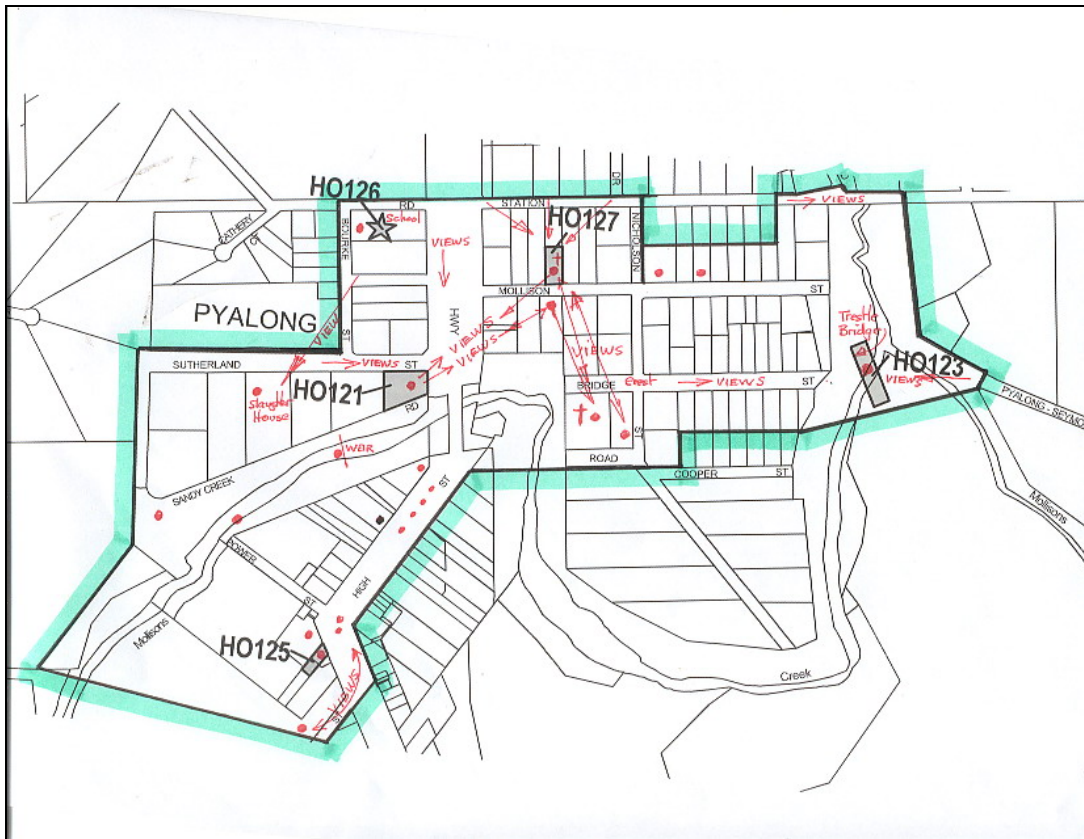
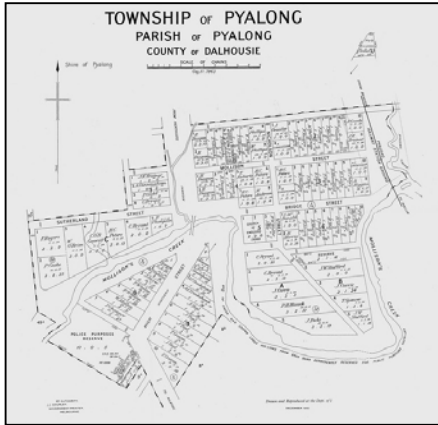


FIG. 20. Map of Precinct.

Source: Lorraine Huddle Pty Ltd

Urban Rural Character Features

The Pyalong Rural Township precinct has culturally significant features that represent major developments in the town. These include the naming of the township of Pyalong in the Parish of Pyalong, which comprised land which was part of the Mollison brothers' pastoral run of the same name from 1835. Mollison's Creek is the major physical feature and has influenced the aesthetic beauty of the town together with the high undulating ground on both sides of it.



Mollison's Creek is the major physical feature and has influenced the aesthetic beauty of the town together with the high undulating ground on both sides of it.

FIG. 21. Pyalong Town 1951

Source : Town of Pyalong, Parish of Pyalong, County of Dalhousie, 1951. State Library of Victoria, Map Collection



The topography of the land, relative to the creek is also the reason for the disjointed appearance of the existing 'grid' layout of the 1854 roads and subdivision pattern of the allotments. Other important places related to the creek are the roads and especially the 1890 rail bridge (DB298). The latter has survived because, unlike the road bridge, development of the rail service declined after sand mining ceased and the rail line was closed in 1968, leaving the bridge intact.

FIG.22 . Trestle bridge.

Source: Lorraine Huddle Pty Ltd 2004

These features are visually interconnected. They include the aesthetically beautiful Mollison Creek, which winds its way through the middle of the town, with undulating hills rising above each side of it. Although change has occurred to the detail of the original scene, the structure of the natural features are intact, most of the road layout is intact (the recent realignment of the Northern Highway on the south side of the creek is not within the precinct) and most of the historically important places are extant. Furthermore the archaeological potential in many parts of this area, for investigation to yield more evidence of settlement and the social significance of this period, is high. It is socially significant as a supply and service town for gold seekers, who walked, rode or travelled by wagon, and crossed Mollison's Creek on their way towards the goldfields at McIvor in 1852. After the gold rush the town has continued to service travellers on the Northern Highway to Bendigo, Echuca and beyond, as well as the growing number of settlers who established dairy and crop farms in the nearby district.



The township has always had a very sparse distribution of buildings, with large front and side setbacks, as well as a balance of cleared land and land with indigenous eucalypts. The historic structures are characterised by their picturesque form, single storey and small size, granite or timber materials and spacious setting as shown in DB296, the former White Hart Hotel.

FIG.23 . Picturesque setting of the former White Hart hotel.

Source: Lorraine Huddle Pty Ltd 2004

The weirs in Mollison's Creek may be associated with sand mining, which was the major industry in the town for over fifty years. (DB 1148, 1149)

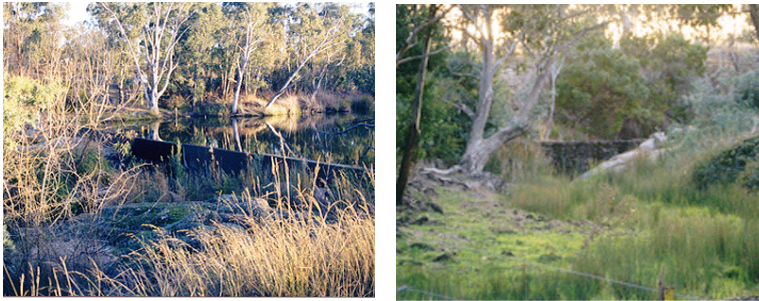


FIG.24 . Weirs on Mollison's Creek.

Source: Lorraine Huddle Pty Ltd 2004

The former hotels, churches, shire offices and hall, and houses, are scattered within the landscape. The large cypress trees along High Street date from the 1934 Arbour Day and make a substantial aesthetic contribution to the amenity and sense of arrival for travellers to the town.



FIG.25 . High Street Cypress trees.

Source: Lorraine Huddle Pty Ltd 2004



FIG.26 . 1934 Arbour Day Cypress trees, High Street.

Source : David Peters / Pyalong Community Group Inc.

There are many important views across the precinct. The open undulating land, with only a few buildings, allows views to the historically significant places from many directions. These views are illustrated in the precinct map and in the photographs throughout this document.

Infrastructure

The hilly land, creek, floodplains, and billabongs have strongly influenced the position of the main roads, railway track and the layout of the town, which is still evident today. Important parts of local infrastructure include:

- The flat location of the former Pyalong Station.
- The closely linked relationship of the above places with the lineal and grid roads and tracks, which in turn have been strongly influenced by the topography of creek and hills, the flood plains and the steep rise from the creek.
- The distinctive lack of concrete kerb and channel on most streets.
- Gravel verges and spoon drains on many streets.
- Timber trestle bridge and associated railway reserve.
- Several very tall Cypress trees along the High Street. (Gaps appear between these existing trees and it is likely that some have been removed.)
- A tall windbreak of cypress trees along the west side of the Catholic church.



FIG.27 . View east along Station Street towards the former Pyalong Station site.

Source: Lorraine Huddle Pty Ltd 2004



FIG.28 . View west to Railway trestle bridge and creek.

Source: Lorraine Huddle Pty Ltd 2004



FIG.29. Cypress trees at Catholic church site.

Landscaping and Trees

- Picturesque winding creek and associated indigenous vegetation in the immediate vicinity and mixture of indigenous and exotic vegetation of the residential development.
- The graded gravel roads, especially Sandy Road, shown below.



FIG.30 . Sandy Road, along Mollison's Creek.
Source: Lorraine Huddle Pty Ltd 2004

- Large exotic trees, particularly in the gardens of early homes and hotels.
- Generally scattered indigenous eucalypts, with a large concentration near the creek.

Culturally Significant Structures

Subdivision, Building types and styles

- The original 1856 lineal and grid subdivision and allotments of the early town centre is mostly intact.
- The remaining subdivided area consists of semi-rural allotment sizes with a single house or no house.
- Significant residential, commercial and public properties.
- Predominantly nineteenth and early twentieth century structures.
- Picturesque forms with verandahs, gable and hipped roofs, finials, chimneys, double-hung timber windows, and modelling of roofs and walls to create depth and deep shadows.



DB 1755

FIG.31 . Mollison Street houses.



DB1754

Source: Lorraine Huddle Pty Ltd 2004

- All significant residential buildings are single storey timber structures clad in wooden weatherboards.
- The two carpenter gothic churches are single story timber structures with high ceilings and steeply pitched roofs clad in short sheet galvanised corrugated iron (not zinc).



DB860

FIG.32 . Catholic church



(DB1719)

FIG.33. Anglican church.

Source: Lorraine Huddle Pty Ltd 2004

- The primary school (DB301) is the only significant brick building.



FIG.34 . Primary School.

Source: Lorraine Huddle Pty Ltd 2004

- The first shire offices (DB300) and Doogan's former hotel (DB856) are the only significant places constructed of granite stone and both are single storey.



FIG.35 . Former Shire offices



Doogan's former hotel.

Source: Lorraine Huddle Pty Ltd 2004

- Roof materials are predominantly galvanised corrugated iron,
- Notable decorative details include quoin work, finials, and stringcourses, on some buildings.
- Low to medium height fences, 1000 - 1400mm, particularly in front of residential places.



FIG.36 . Doogan Street.

Source: Lorraine Huddle Pty Ltd 2004

- Important outbuildings include underground tanks, timber slab buildings (Doogan's Road), stone stables and the slaughterhouse at the former White Hart Hotel.



FIG.37 . Former White Hart Hotel slaughterhouse, Coronation Hotel underground tank, timber slab out buildings, Doogan Street. .

Source: Lorraine Huddle Pty Ltd 2004

- Commemorative plaques reinforce the social and historical value important events, people and places have to the Pyalong community.



FIG.38 . Memorial plaques. Source: Lorraine Huddle Pty Ltd 2004

STATEMENT OF CULTURAL SIGNIFICANCE

Pyalong Rural Township Precinct

The other culturally significant places within the precinct, not specifically mentioned in this document are listed in Appendix 1 and in the accompanying database. The history and description that precedes this Statement of Cultural Significance is the source of the evidence for the statement below.

Pyalong Rural Township Precinct is **aesthetically** significant at the **LOCAL** level (AHC criteria A.1, D.2.). It demonstrates several visual qualities that reflect the historical and cultural development of the Pyalong township area. In particular, the undulating hills with a mixture of a treed roadsides, and pastures beyond, with historic buildings and ruins with spacious side and front setbacks, either side of country roads with narrow strips of black asphalt with graded gravel verges, and graded spoon drains. This view of a rural town is an important part of its historic character and is becoming rare in increasingly densely developed towns in Mitchell Shire.

Specific significant views include: those to the former White Hart hotel, its garden and outbuildings with its single storey scale set in a landscape of indigenous trees in the background. The setting includes the graded gravel Sandy Road, creek with weirs, and exotic garden within the fence line of the former White Hart and outbuildings. Important views to and from the grand timber trestle bridge and creek occur from various directions within the precinct, with a setting of indigenous trees and plants. Views to and from the Catholic church and Anglican church reinforce the rural town character. The views along High Street, particularly to the historic buildings and cypress trees provide an important contextual experience of the historic character of those places.

Pyalong Rural Township Precinct is **historically** significant at the **LOCAL** level (AHC criterion A 4, B 2, H.1). It is primarily associated with the development of Pyalong Rural Township Precinct as a farming area from 1838 when William Mollison occupied the Pyalong Run which included the Pyalong township area. The Mollison brothers held Pyalong Run until February 1866. The town was surveyed in 1854, being divided north and south by Mollison's Creek, and many of the town lots were sold that year. The first businesses in the town catered for the through traffic, particularly that which followed the discovery of gold at McIvor in 1852. In the district around the town, a growing number of settlers established dairy and crop farms.

By July 1869 the "office of the Board" was moved from Moranding to Pyalong, indicating that Pyalong was developing into the main civic and commercial hub of the area. The integration of the town on both sides of the creek has been a continuous aim, which is illustrated by the board meetings that were held at Doogan's Hotel (DB 853) for six months then at Cooke's White Harte Hotel [sic] (DB 296) for the same period, alternating between the two hotels on opposite sides of Mollison's Creek. Facilitating this was the construction of a bridge, which existed at Pyalong by 1871. In 1871 a motion was passed to "have the District proclaimed a Shire" and the first Shire of Pyalong meeting was held on 26 May 1871

at Doogan's Hotel. The new Shire Hall was built south of the creek on the Police Reserve and the first meeting was held there on February 3, 1873 (DB 300).

The railway line went through Pyalong in 1890, near the eastern boundary of the township. A large trestle bridge, now rare (DB 298), carried the line across Mollison's Creek and the station was a little north of the eastern end of Mollison Street. The railway allowed sand mining in Mollison's Creek to become profitable, which survived until 1968.

Pyalong Rural Township Precinct is **socially** significant at the **LOCAL** level (AHC criterion G 1). It is primarily associated with the development of Pyalong as a separate town and shire with the Mollison brothers, prominent early settlers, who became heavily involved in business and public affairs of the colony and became Members of Parliament. Many of the early Pyalong families and their descendants have been involved in the extant meeting places such as the 1873 Shire hall, 1878 school and churches, throughout its history. Until the Pyalong Shire Hall was enlarged in 1902, the State School was used for community events including "dances, concerts, farewell parties, travelling shows and church services". The Church of England and Methodist services were held at the school over various periods. There are many plaques situated around the town commemorating the significance of historic event, people and places that illustrate the importance of the history to the people of Pyalong.

Pyalong Rural Township Precinct is **scientifically** significant at the **LOCAL** level (AHC criterion C 2, F 1). There are several important sites with ruins, underground tanks, and other sites of archaeological potential including the site of the station, railway and trestle bridge.

Overall, Pyalong Rural Township Precinct is culturally significant at the LOCAL level.

Planning Scheme Format

Policy Basis

Pyalong Rural Township Precinct is **aesthetically** significant at the **LOCAL** level (AHC criteria A.1, D.2.). It demonstrates several visual qualities that reflect the historical and cultural development of the Pyalong township area. In particular, the undulating hills with a mixture of a treed roadsides, and pastures beyond, with historic buildings and ruins with spacious side and front setbacks, either side of country roads with narrow strips of black asphalt with graded gravel verges, and graded spoon drains. This view of a rural town is an important part of its historic character and is becoming rare in increasingly densely developed towns in Mitchell Shire.

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Pyalong Rural Township Precinct is **historically** significant at the **LOCAL** level (AHC criterion A 4, B 2, H.1). It is primarily associated with the development of Pyalong Rural Township Precinct as a farming area from 1838 when William Mollison occupied the Pyalong Run which included the Pyalong township area. The Mollison brothers held Pyalong Run until February 1866. The town was surveyed in 1854, being divided north and south by Mollison's Creek, and many of the town lots were sold that year. The first businesses in the town catered for the through traffic, particularly that which followed the discovery of gold at McIvor in 1852. In the district around the town, a growing number of settlers established dairy and crop farms.

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commemorating the significance of historic event, people and places that illustrate the importance of the history to the people of Pyalong.

Pyalong Rural Township Precinct is **scientifically** significant at the **LOCAL** level (AHC criterion C 2, F 1). There are several important sites with ruins, underground tanks, and other sites of archaeological potential including the site of the station, railway and trestle bridge.

Overall, Pyalong Rural Township Precinct is culturally significant at the LOCAL level.

Objectives

1. To encourage the retention, enhancement and conservation of the significant residential and community places, of which most date from the late 19th and earlier half of the 20th century.
- To ensure new development in the precinct is of a scale, form, mass and siting that is compatible with the visually connected significant buildings.
- To maintain the low scale and spacious setbacks of buildings throughout the precinct.
- To support the retention and maintenance of significant trees.
- To retain the original road formation, with asphalt centres flanked by grassed and/or gravel verges. .
- To retain the graded gravel roads with earth spoon drains, particularly along Sandy Road.
- To maintain the views of the grassed or treed hills from within the precinct and from both the public and private domain.
- Maintain and enhance the important views as shown on the precinct map and particularly to the timber trestle railway bridge, the former White Hart hotel, and the Catholic and Anglican churches.
- To encourage archaeological documentation to gain further understanding of the important technological achievements associated with the social and historical significance of the railway, shire offices, churches and former hotels.

Policy

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

- Encourage the retention, enhancement and conservation of the places shown on the precinct map and accompanying list.
- Support new development that is single storey with 26 – 33 degree pitched hipped or gabled corrugated iron roofs and with generous front and side setbacks.
- Maintain the row of cypress trees along the side of the Catholic church, the group of cypress trees along High Street and the mature elm tree in Nicholson Street.
- Discourage road and drainage works that alter the original formation of the roadways which are graded gravel or have an asphalt centre flanked by gravel or grassed verges
- Discourage development, including street tree planting, which obscures important views within the precinct.

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- Encourage the use of appropriate fence types, which do not obscure the visibility of the buildings and front gardens from the street.
- Encourage archaeological documentation into the associations of this precinct with the station and railway, timber trestle bridge, former Shire offices, two former hotels and churches.

Pyalong Rural Town Precinct
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MITCHELL SHIRE STAGE TWO HERITAGE STUDY 2006

- ¹ Billis, R V and Kenyon, A S, *Pastoral Pioneers of Port Phillip*, 2nd edition, Stockland Press Pty. Limited, North Melbourne, 1974, pp. 267-8; *Australian Dictionary of Biography*, Melbourne, vol. 2. pp. 243-4; Sayers, C E (Ed.), *Letters from Victorian Pioneers*, Lloyd O'Neil Pty Ltd, South Yarra, 1983, pp. 255-60; *Pyalong: A Brief History*, Back-To Pyalong Committee, Pyalong, 1968, pp. 4-8; Spreadborough, Robert & Anderson, Hugh, *Victorian Squatters*, Red Rooster Press, Ascot Vale, 1983; Pyalong Run, 1862. Source: State Library of Victoria, Historic Maps & Plans collection, RUN 249 (microfiche).
- ² Town of Pyalong, Parish of Pyalong, County of Dalhousie, 1951. Source: State Library of Victoria, Map Collection; Agricultural Allotments on Mollison's Creek Adjoining the Township of Pyalong, Assistant Surveyor Alexander Black, December 4, 1856. Source: State Library of Victoria, Map Collection.
- ³ Parish of Pyalong, P114, n.d. Source: State Library of Victoria, Map Collection; *Pyalong: A Brief History*, Back-To Pyalong Committee, Pyalong, 1968, p. 8; Gus Farrell, *Pyalong A History: Written for the Centenary of the Shire of Pyalong 1871-1971*, Manuscript, 1972, p. 1. Source: Pyalong Community Group Inc. Note : this manuscript produced by Gus Farrell is considered by local Pyalong residents to be accurate and reliable and it is obvious that Shire Minutes and other official documents were used extensively in compiling this history.
- ⁴ *Pyalong: A Brief History*, Back-To Pyalong Committee, Pyalong, 1968, p. 8; Randell, J O, *McIvor: A History of the Shire and the Township of Heathcote*, Shire of McIvor, Heathcote, 1985, p. 52.
- ⁵ Gus Farrell, 'Pyalong A History: Written for the Centenary of the Shire of Pyalong 1871-1971', Manuscript, 1972, pp. 1,4-10,20,55. Source: Pyalong Community Group Inc
- ⁶ Gus Farrell, 'Pyalong A History: Written for the Centenary of the Shire of Pyalong 1871-1971', Manuscript, 1972, pp. 1,4-10,20,55. Source: Pyalong Community Group Inc.
- ⁷ Randell, J O, *McIvor: A History of the Shire and the Township of Heathcote*, Shire of McIvor, Heathcote, 1985, pp. 56-7.
- ⁸ Town of Pyalong, Parish of Pyalong, County of Dalhousie, 1951. Source: State Library of Victoria, Map Collection.
- ⁹ McHarg, Mary McKenzie, *Eliza: The First Mrs Zoch in Australia*, Mary E. McKenzie McHarg, Heathcote, 2000, pp. 68,87,89.
- ¹⁰ *Pyalong: A Brief History*, Back-To Pyalong Committee, Pyalong, 1968, p. 15; Gus Farrell, 'Pyalong A History: Written for the Centenary of the Shire of Pyalong 1871-1971', Manuscript, 1972, pp. 27-28. Source: Pyalong Community Group Inc.; CD-Rom Indexes to Victorian Births, Deaths, and Marriages, Macbeth Genealogical Services Pty Ltd, Victoria.
- ¹¹ Turton, Keith W, *Farewell to the "Timber Line" : The History of the Heathcote Junction to Bendigo and Associated Railways*, Australian Railway Historical Society (Victorian Division), Melbourne, 1968, pp. cover,25-26.
- ¹² McHarg, Mary McKenzie, *Eliza: The First Mrs Zoch in Australia*, Mary E. McKenzie McHarg, Heathcote, 2000, pp. 89,92-93.
- ¹³ Reference provided by Heather Knight.
- ¹⁴ *Pyalong: A Brief History*, Back-To Pyalong Committee, Pyalong, 1968, p. 15; Gus Farrell, 'Pyalong A History: Written for the Centenary of the Shire of Pyalong 1871-1971', Manuscript, 1972, pp. 27-28. Source: Pyalong Community Group Inc.; CD-Rom Indexes to Victorian Births, Deaths, and Marriages, Macbeth Genealogical Services Pty Ltd, Victoria; Interview with local Pyalong residents, October 2003.
- ¹⁵ Gus Farrell, 'Pyalong A History: Written for the Centenary of the Shire of Pyalong 1871-1971', Manuscript, 1972, pp. 1-2,6. Source: Pyalong Community Group Inc.
- ¹⁶ *Pyalong: A Brief History*, Back-To Pyalong Committee, Pyalong, 1968, p. 22.
- ¹⁷ Ebsworth, Walter, *Pioneer Catholic Victoria*, The Polding Press, Melbourne, 1973, pp. 106,115; *Vision and Realisation*, 3 Volumes, Education Department of Victoria, Melbourne, 1973, Vol. 3, p. 686; McHarg, Mary McKenzie, *Eliza: The First Mrs Zoch in Australia*, Mary E. McKenzie McHarg, Heathcote, 2000, p. 65; *Pyalong: A Brief History*, Back-To Pyalong Committee, Pyalong, 1968, pp. 8-9; Gus Farrell, 'Pyalong A History: Written for the Centenary of the Shire of Pyalong 1871-1971', Manuscript, 1972, pp. 3-4,49. Source: Pyalong Community Group Inc.
- ¹⁸ Ebsworth, Walter, *Pioneer Catholic Victoria*, The Polding Press, Melbourne, 1973, pp. 106,113,115; McHarg, Mary McKenzie, *Eliza: The First Mrs Zoch in Australia*, Mary E. McKenzie McHarg, Heathcote, 2000, p. 65; Interview with local Pyalong residents, October 2003.
- ¹⁹ Township of Pyalong, 1951. Source: State Library of Victoria, Map collection.

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- ²⁰ McHarg, Mary McKenzie, *Eliza: The First Mrs Zoch in Australia*, Mary E. McKenzie McHarg, Heathcote, 2000, p. 68.
- ²¹ *Pyalong: A Brief History*, Back-To Pyalong Committee, Pyalong, 1968, pp. 41-42; CD-Rom Indexes to Victorian Births, Deaths, and Marriages, Macbeth Genealogical Services Pty Ltd, Victoria; *Cemetery Transcriptions*, V3.0 on CD-Rom, Australian Institute of Genealogical Studies Inc., Blackburn, 2003; Interview with local Pyalong residents, October 2003.
- ²² McHarg, Mary McKenzie, *Eliza: The First Mrs Zoch in Australia*, Mary E. McKenzie McHarg, Heathcote, 2000, pp. 68,87,89.
- ²³ Gus Farrell, 'Pyalong A History: Written for the Centenary of the Shire of Pyalong 1871-1971', Manuscript, 1972, p. 53. Source: Pyalong Community Group Inc.
- ²⁴ Township of Pyalong, 1951. Source: State Library of Victoria, Map collection.
- ²⁵ McHarg, Mary McKenzie, *Eliza: The First Mrs Zoch in Australia*, Mary E. McKenzie McHarg, Heathcote, 2000, pp. 7,11,13-14,19,21,25,68,87,89.
- ²⁶ Township of Pyalong, 1951. Source: State Library of Victoria, Map collection; Interview with local Pyalong residents, October 2003.
- ²⁷ Randell, J O, *McIvor: A History of the Shire and the Township of Heathcote*, Shire of McIvor, Heathcote, 1985, pp. 56-7; Turton, Keith W, *Farewell to the "Timber Line" : The History of the Heathcote Junction to Bendigo and Associated Railways*, Australian Railway Historical Society (Victorian Division), Melbourne, 1968, pp. cover,25-26.
- ²⁸ Township of Pyalong, 1951. Source: State Library of Victoria, Map collection; Gus Farrell, 'Pyalong A History: Written for the Centenary of the Shire of Pyalong 1871-1971', Manuscript, 1972, p. 49. Source: Pyalong Community Group Inc.
- ²⁹ Township of Pyalong, 1951. Source: State Library of Victoria, Map collection ; CD-Rom Indexes to Victorian Births, Deaths, and Marriages, Macbeth Genealogical Services Pty Ltd, Victoria; Interview with local Pyalong residents, October 2003.
- ³⁰ Interview with local Pyalong residents, October 2003.
- ³¹ Interview with local Pyalong residents, October 2003.
- ³² Aron Paul, Mitchell Shire Environmental History, pp. 15-17, 19-21, 22-24, in Mitchell Shire Stage One Heritage Study Report, June 2002.

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APPENDIX 1

	<p>Pyalong Precinct PYALONG 3521 Bottle Street, in school grounds (see no. 301) near gate, Pyalong P.S. plaque, Bottle Street Pyalong Architectural Styles Designer Contractors</p>	<p>Database No: 1718 Municipal Rabb No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Pyalong Precinct PYALONG 3521 Bottle Street, Pyalong State School No. 2005 and plaques Architectural Styles Designer Contractors</p>	<p>Database No: 301 Municipal Rabb No: Precinct HO No: Individual HO No: HO126 Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Pyalong Precinct PYALONG 3521 Bridge Street, Anglican Church of the Transfiguration - Bridge Street Pyalong Architectural Styles Federation Carpenter Gothic Designer 1914-1914 Contractors</p>	<p>Database No: 860 Municipal Rabb No: Precinct HO No: Individual HO No: Yes Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Pyalong Precinct PYALONG 3521 Doogan Street, Omba Billings - Doogan Street Pyalong Architectural Styles Designer Contractors</p>	<p>Database No: 1711 Municipal Rabb No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Pyalong Precinct PYALONG 3521 High Street, see . DB No.300, Pyalong RSL Memorial and Plaque Architectural Styles Designer Contractors</p>	<p>Database No: 389 Municipal Rabb No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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<p>Pyalong Precinct PYALONG 3521 High Street, Inbye community centre, Shire and Roads Board Rolls, High Street Pyalong Architectural Styles Designer Contractors</p>	<p>Database No: 1138 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
<p>Pyalong Precinct PYALONG 3521 High Street, In Pyalong Community Centre, WW1 Honor Roll, Hand written and Painted, High Street Pyalong Architectural Styles Designer Contractors</p>	<p>Database No: 1140 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
<p>Pyalong Precinct PYALONG 3521 High Street, In byer of Community Centre, WW2 Honor Roll - Shire of Pyalong Architectural Styles Designer Contractors</p>	<p>Database No: 1137 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
<p> Pyalong Precinct PYALONG 3521 High Street Doogan's Hotel (formerly 'Fairview' - High St Pyalong Architectural Styles Victorian Vernacular Designer Circa. 1859 -1859 Contractors</p>	<p>Database No: 853 Municipal Role No: Precinct HO No: Individual HO No: yes Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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	<p>Pyalong Precinct PYALONG 3521 High Street, Pyalong Shire Offices (formerly - Memorials and Honour Rolls and Memorial Plaques). Architectural Style: Designer: Contractors:</p>	<p>Database No: 300 Municipal Role No: Precinct HO No: Individual HO No: HO 125 Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: 6 1782 Nat. Estate Register:</p>
	<p>Pyalong Precinct PYALONG 3521 High Street, Community Centre, Photo of Richard Fenwick, Community Centre High Street Pyalong Architectural Style: Designer: Contractors:</p>	<p>Database No: 1218 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Pyalong Precinct PYALONG 3521 High Street, Foyer of Pyalong Community Centre, WWI Honor Roll, Public Hall and Library, High Street Pyalong Architectural Style: Designer: Contractors:</p>	<p>Database No: 1139 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Pyalong Precinct PYALONG 3521 Main St, North on Hwy, Pyalong Township Architectural Style: Designer: Contractors:</p>	<p>Database No: 1829 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Pyalong Precinct PYALONG 3521 Mollison Street, Catholic Church, Mollison Street Pyalong Architectural Style: Designer: Contractors:</p>	<p>Database No: 1719 Municipal Role No: Precinct HO No: Individual HO No: HO 127 Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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	<p>Pyalong Precinct PYALONG 3521 Mollison Street, North side, House - Mollison Street Pyalong Architectural Styles Designer Contractors</p>	<p>Database No: 1754 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Pyalong Precinct PYALONG 3521 Mollison Street, South side, House - Mollison Street Pyalong Architectural Styles Designer Contractors</p>	<p>Database No: 1755 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Pyalong Precinct PYALONG 3521 Mollison Street, South side, House - Mollison Street Pyalong Architectural Styles Designer Contractors</p>	<p>Database No: 1753 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Pyalong Precinct PYALONG 3521 Nicholson Street, Near corner of Bridge Street, House and tree - Nicholson Street Pyalong Architectural Styles Designer Contractors</p>	<p>Database No: 1715 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Pyalong Precinct PYALONG 3521 corner Northern Highway, Stirling Street, Views to and Well near - Former Hotel & Outdoor Mings & Slaughter House, Pyalong Architectural Styles Designer Contractors</p>	<p>Database No: 296 Municipal Role No: Precinct HO No: Individual HO No: HQ121 Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: 82235 Nat. Estate Register: 004269</p>

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Pyalong Precinct
 PYALONG 3521
 Mediai Strip Northern Highway, Opp. Town Hall,
 Victoria Monument at Gaults, Northern Highway
 Pyalong
 Architectural Style:
 Designer:
 Contractors:

Database No: 1712
 Municipal Role No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Pyalong Precinct
 PYALONG 3521
 Sandy Creek Road,
 Weir on Mollison's Creek, Sandy Creek Road
 Pyalong
 Architectural Style:
 Designer:
 Contractors:

Database No: 1148
 Municipal Role No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Pyalong Precinct
 PYALONG 3521
 Sandy Creek Road,
 Stone Weir - Sandy Creek Road Pyalong
 Architectural Style:
 Designer:
 Contractors:

Database No: 1149
 Municipal Role No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Pyalong Precinct
 PYALONG 3521
 Wandong - Bendigo Line, Pyalong-Seymour
 Road,
 Views to and Rail Bridge over Mollison's
 Creek Pyalong
 Architectural Style:
 Designer:
 1889 - Railways
 Department
 Contractors:
 1889 - McDermott & Sons

Database No: 298
 Municipal Role No:
 Precinct HO No:
 Individual HO No: HO123
 Her. Vic. Register: H1451
 Her. Vic. Inventory:
 Nat. Trust Register: B3287
 Nat. Estate Register: 004267

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Pyalong Precinct
Z.ARC.HABOLOGICAL SITE 3521

Database No: 610
Municipal Rate No:
Precinct HO No:
Individual HO No:
Her. Vic. Register:
Her. Vic. Inventory:
Nat. Trust Register:
Nat. Estate Register:

Pyalong Railway Station
Architectural Styles
Designer
Contractors

Database No: 1878

PYALONG
Mollison Street,
Domed underground water tank. Mollison St
Pyalong
Architectural Styles
Designer
Contractors

Municipal Rate No:
Precinct HO No: MHS 01P
Individual HO No:
Her. Vic. Register:
Her. Vic. Inventory:
Nat. Trust Register:
Nat. Estate Register:

Contents

SUPPORTING DOCUMENTATION

SEYMOUR COMMERCIAL PRECINCT

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LOCATION

The area covered by the Commercial Precinct is the northeastern section of Station Street from the corner of Crawford Street (including the RSSIL, Database No. 1791) to and including No. 74 Station Street (Database No. 1812). It is essentially one allotment deep, bounded at the rear by William Street and Harding Street and the rear of 26 Station Street (The Terminus Hotel) to the rear of 2 Station St (RSSIL).

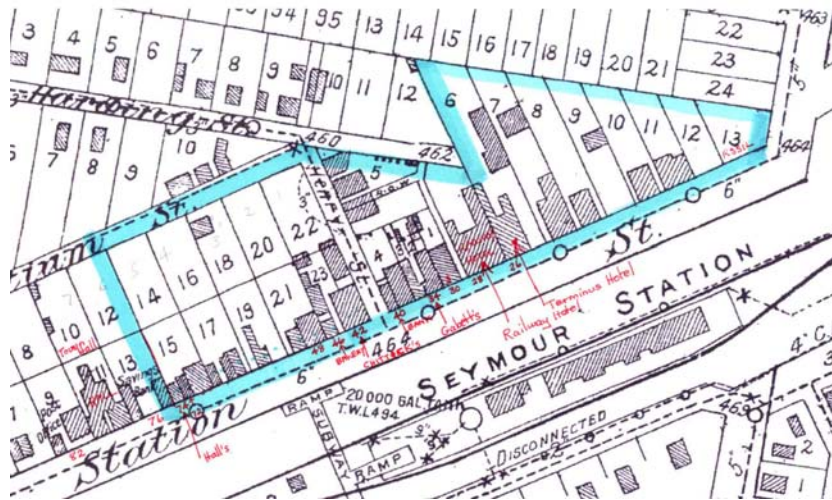


Fig. 1 Map of Seymour Commercial Precinct, based on the 1917 SWTRP plan showing approximate position of significant buildings. Refer to Appendix for accurate list.



Fig. 2: Part of Station Street, looking North East. Source: Lorraine Huddle Pty Ltd, 2004.

HISTORICAL BACKGROUND

Early Land Tenure

The Precinct comprises land that was identified in 1843 as part of the Village of Seymour Township Reserve.¹ The Sale Plan of Town & Suburban Lands at Seymour in 1855 shows a large area of land to the east of Section C bounded to the west by Wallis Street, to the east by Crawford Street and to the south by the track “To Dempsey’s Station & Tallarook,” which became Anzac Avenue. The Commercial Precinct was located in the southern section of this land.²

In 1855 this area of land was divided into five-acre allotments with the Commercial Precinct of Station Street extending through allotments five and nine and a small portion of allotment six. On 16 October 1851, J. (John) Clark purchased allotments five and nine, and in March 1852, S. Argyle purchased allotment 6³.

Land Owners

Clark(e), John

John Clark arrived in the area as an Overlander from New South Wales in January 1838. His wife and his two small children joined him some time later. Initially he established the Traveller’s Rest Inn at the Old Crossing Place, Mitchellstown, however by late in 1839 he was operating the Robert Burns Inn, also referred to as Clarke’s Inn, near the present day Manners Street taking advantage of the New Crossing Place on the Goulburn River. He also operated a cattle station on the site now known as Northwood Park.⁴ John Clark was the first owner of most of the Commercial Precinct and ‘it is said his barn stood on the site of the railway refreshment rooms’.⁵

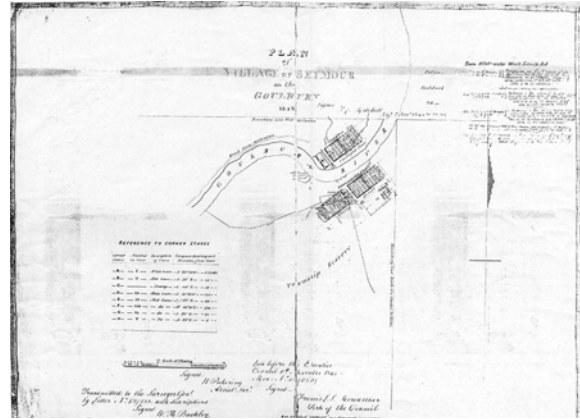
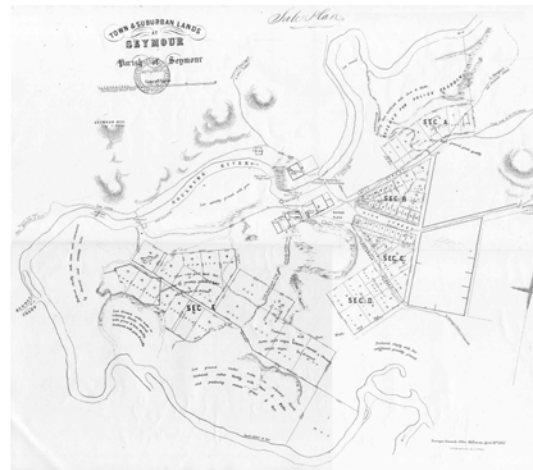


Fig. 3: Plan of the Village of Seymour on the Goulburn, Assistant Surveyor S. Pickering, November 1843. Source: State Library of Victoria, Historic Maps & Plans collection, FEATURE 596 (microfiche).



1 Assistant Surveyor Thomas Pinniger, April 1855. Source: State Library of Victoria, Maps collection, 820 bje 1837.

The Influence of the Railway

A railway line to northeastern Victoria was first proposed in 1862. Various routes were suggested and some were privately surveyed.⁶ An 1866 map shows the proposed line from Melbourne to Albury, but discussion over possible routes through different towns continued until an 1869 survey by the Engineer-in-Chief, Thomas Higinbotham, was adopted.⁷ The location of the proposed railway line and station was almost a kilometre to the south east of the established town centre. The “Old Town” was centred about Emily Street and the Goulburn River crossing, where several severe floods had been documented in the 1840s. The Railway Station is recorded as being 464 feet above sea level whereas the land around the Old Town was 440-450 feet.⁸

The northeastern railway line from Essendon was completed to the south bank of the Goulburn River, two miles from Seymour by April 1872, however, the bridge across the Goulburn was delayed waiting for piers and girders. The official opening of the line into Seymour was held on 2 September 1872.⁹

Although the “Great Flood” of 1870 and the building of the North Eastern Railway Line in 1870-72 were the two main reasons for the move of the population from the “Old Town” around Emily Street to the “New Town” to the east and centred around the railway station¹⁰, it appears from entries in the Shire of Seymour Rate Books that the Commercial Precinct may have begun as a result of the confirmed survey of the railway line in 1869 rather than the opening of the actual railway line.

First Commercial sites in Station Street

Not all entries in the Shire of Seymour Rate Books show a street name, however many of the commercial premises such as shops, stores, and hotels have the street name included in the description. There are enough of these entries to give a good indication of the early growth of premises along Station Street.

The earliest entries that can be identified in Station Street do not include the street name in the description but includes words such as “near station”, “near railway”, “near railway station” and “railway st”. These entries include descriptions of a “hotel” (1870, 1872, 1873), “hotel near railway” (1873, 1876), “hotel near railway station” (1874,1877), and “Terminus Hotel” (1876,1879). The names of the operators of this hotel indicate that all the previous entries referred to the Terminus Hotel.¹¹

The first three Rate Book entries that are presumed to be in from the Terminus Hotel are for John Finn. According to Martindale, John Finn was “an early licensee, if not the first” of the Terminus Hotel.¹² This may have been the same John Fynn who, with Henry Bolton and John Tierney established the Seymour Brewery in the late 1860s and who also established breweries in Kilmore, Harcourt and Port Fairy.¹³

In 1881 the Terminus Hotel was described as “recently erected” and was



Fig. 5: The Terminus Hotel. Unknown source.

“substantially built of softwood, iron roof; contains 16 rooms, verandah front and back, large kitchen, 5 stabled stable, piggeries, coach house, etc”.¹⁴ The hotel was destroyed by fire in 1897 and rebuilt on the same site.¹⁵ The existing building is constructed of brick and so it appears it may be the third Terminus Hotel and that John Finn’s Hotel was completely destroyed in 1897, if not when the ‘second’ Terminus Hotel was constructed in 1881.

The following list of shops or businesses that developed around the railway station, and were possibly in Station Street, shows the first entry for each person up to 1890:

- 1870 : John Finn, Hotelkeeper, hotel/store (Database No. 308)
- 1873 : James McKay, Hotelkeeper, hotel near railway station (Database No. 308)
- 1876 : Michael McVilly, Hotelkeeper, Terminus Hotel (owner McKay) (Database No. 308)
- 1876 : Charles Gaddern, Butcher, shop near railway station
- 1876 : Alexander James Kennedy, Bark Merchant, store near railway
- 1877 : Mary Wallis, spinster, shop near railway (later ran boarding house Station St)
- 1878 : George Crane, Hotelkeeper, Terminus Hotel (Database No. 308)
- 1878 : James Chittick, Baker, shop / bakery station (later described as Station St) (Database No. 1807)
- 1880 : John Herley, Wheelwright, smith’s shop near station
- 1880 : Frederick & Charles Wallder, Butchers, butchers shop Station St
- 1881 : Donald Chisholm Cameron, Storekeeper, store near station (also Hotelkeeper – Terminus Hotel)
- 1881 : Archibald Hamilton Smith, Blacksmith, blacksmiths shop near station

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- 1882 : David Callan, Gentleman, blacksmiths shop Station St
- 1882 : Thomas Dunn, Fruiterer, shop Station St
- 1882 : Jane Henry, Storekeeper, store near station
- 1883: George Barnes, Blacksmith, blacksmiths shop near station (later described as Station St and Henry St)
- 1883 : William Neal, Blacksmith, blacksmiths shop near station
- 1885 : Henry Joseph Barns, Blacksmith, blacksmiths shop near station (later described as Station St)
- 1886 : William Campbell Ballintine, Storekeeper, produce store at station (later described as Station St)
- 1886 : Alfred Stephen Guilfoyle, Storekeeper, general store at station (later described as Station St)
- 1886 : Thomas Arthur Lawford, Draper, brick shop near station (owned by Shattock) (possibly Database No. 968)
- 1886 : Samuel McLure, Storekeeper, general store near station
- 1886 : Bernard O'Reilly, Hotelkeeper, general store near station (later described as Station St)
- 1886 : Flora Smith, Draper, drapers shop near station (later described as Station St) (Database No. 968)
- 1886 : William H Tristan, Printer, printing office near station
- 1887 : William Hutchinson, Bootmaker, shop railway station
- 1889 : Ah You, Fruiterer, fruit shop Station St
- 1889 : John Doyle, Stone/Wine Merchant, shop Station St
- 1889 : Mary Jenkins, Housekeeper, shop Station St
- 1889 : Elizabeth Laurie, Shopkeeper, shop Station St
- 1889 : George James Mills, Baker, shop Station St
- 1889 : William Henry Morris, Saddler, shop Station St
- 1889 : Charles Pearce, Shoemaker, shop Station St
- 1889 : Edith Stanbrook, Housekeeper, boarding house Station St
- 1889 : Arthur J Swindley, Shopkeeper, shop Station St
- 1889 : Edward/Frederick Wiseman, Boarding House Keeper, boarding house Station St
- 1889 : James Young, Barber, shop Station St
- 1889 : Fit Ley (Leh), Fruiterer, shop Station St

This list shows that a hotel providing refreshment and accommodation was the first commercial business in Station Street. The next businesses confirmed in Station Street, in chronological order of first appearance, were: a baker, butcher, store (undefined), blacksmith, fruiterer, produce store, general store, draper, wine merchant, saddler, shoemaker, boarding house and barber.¹⁶ This list shows that although the first business, the Terminus Hotel, was located opposite the railway station to cater for the trade it generated, other businesses soon followed to cater for the everyday needs of the local residents who moved to the area (on higher ground) referred to as the High Street Precinct, just to the north of Station Street.

The Rate Books provide evidence of two gradual trends that Seymour businesses followed as they decided whether to move from their initial preference for the 1830s

location near the Goulburn River crossing to the less flood prone land near the 1870s railway station. Some business people can be identified moving their businesses from the “Old Town” or Emily Street area to Station Street while others maintained businesses in both areas. In 1881, Donald Chisholm Cameron had a store in both Emily Street and “near [the] station”. For many years in the late 1800s, James Chittick had the butter factory in Emily Street and a store and bakery in Station Street. In the early 1870s George Crane operated the Goulburn Hotel in Emily Street but by 1878 he had moved to the Terminus Hotel in Station Street. In the 1890s John Donnelly was operating a barber’s business in both Emily Street and Station Street. From 1875 Alfred Guilfoyle operated a general store in Emily Street but in 1892 he moved to Station Street. In 1889 Fit Ley had a fruit shop in both Emily and Station Streets. In the mid 1880s, George Mills had a bakery in Emily Street but, by 1889, he moved to Station Street. Bernard O’Reilly operated the Goulburn Hotel and a store in Emily Street and at the same time had a store in Station Street in 1886-87. William Solomon operated shops in Emily Street throughout the late 1800s but also had two shops in Station Street in 1897. Frederick & Charles Wallder operated butcher shops at the same time in Emily Street and Station Street in the 1880s and 1890s. John Wheeler had a barber’s shop in Emily Street from 1888 but he moved it to Station Street in 1899.¹⁷

The first entry to include the words “Station St” in the description was Frederick & Charles Wallder, Butchers, in 18800, with the description being “Butchers Shop-Station St-Seymour”. Many entries continued to use the term “near station” however by 1888 all entries with a location included the words “Station St”.¹⁸

Martindale argued that

in their anxiety to reap the commercial advantages of proximity to the station, the civic pioneers of the time built too close to the line, so that Seymour’s present main shopping centre can never be attractive or convenient while it faces a narrow one-sided street. The Seymourite of the 1870s could not be expected to anticipate the future motor car but the street was too narrow and lop-sided even for a future confined to the horse and buggy, the dray and the bullock wagon.¹⁹

It was perhaps the large amount of rail traffic that resulted in the narrowness of Station Street. The first permanent railway station was erected in 1874 and extensive alterations took place in 1883.²⁰

This expansion of the railway area was responsible for the narrowness of Station Street, however the businesses who took advantage of the new commercial area would not have regretted the amount of trade brought by the railway which in 1883 was reported to be “70 train movements a day through Seymour”.²¹



Fig 6 Station Street. Unknown source.

Development of Station Street

As shown on the 1917 map,²² all allotments facing Station Street, except the two nearest Crawford Street, contained buildings. Some allotments contained two or three buildings, with narrow shopfronts, however many contained a single building fronting Station Street with a carriageway for access to the rear of the allotment. In some cases these provided access to buildings at the rear of the allotment that were possibly the residence, outbuildings, or another business. Henry Street, between 40 and 42 Station Street, connected to William and Harding Streets to the northwest. A right of way also existed between 28 and 30 Station Street.

Station Street became an even greater focus for the community of Seymour when the Federal Hall, opened in 1902, at 78-80 Station Street. It became the Shire Hall when the Shire Office was transferred there in 1929, however it was demolished in 1982.²³

Businesses in the Commercial Precinct in Station Street at various years in the 1900s are identified in the table produced by John Jennings of the Seymour & District Historical Society Inc.

By 1963, many of the Station Street allotments had been subdivided and generally Station Street was a line of continuous buildings with the main exceptions being Henry Street and the right of way to the east, and number 16-18 Station Street which had vacant land facing Station Street and a building located to the rear of the allotment (Database Nos. 1801 and 1802).²⁴

PHYSICAL DESCRIPTION

Precinct Boundaries (refer to precinct plan below)



Fig.7 Commercial Precinct Boundaries. Unknown source.

The precinct includes all properties fronting onto Station Street from Crawford Street to (and including) Halls shop at Number 74 Station Street.

Description

The precinct is a one sided commercial shopping strip facing the Seymour Railway Station.

The strip includes single storey shops of brick and weatherboard construction, two storey shops of brick construction and two two-storey hotels and a licensed club. Many of these buildings date from the nineteenth century, although there are a number of buildings which have either been constructed or altered in recent decades.

Posted verandahs are an important feature of the precinct, but the Terminus Hotel is the only building which has retained its original front veranda.

The most significant view is the panorama from the shopping strip to the railway station and associated infrastructure.

Significant Structures

Significant structures include the following:

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Street No.	Current business (at June 2004)	Building Type	Data base No.
2	RSSIL Building		1791
12-14	Tanami (Gronow) & Kutz 'n' Kofe Hairdressers (14)	a pair of late 19 century single storey single fronted gable fronted timber shops.	1799
26	Terminus Hotel	a two storey Victorian hotel which retains much of the detailing from that period including a two-storied verandah.	308
28	Railway Club Hotel	a two storied hotel with Victorian origins, reworked in Moderne style in the interwar period	307
30-32	Pinky's	a pair of Edwardian single storey brick shops inappropriately painted in pink stripes	972
34-36	34 Vacant 36 Kutz 'n' Kofe Hairdressers	a pair of two storied Victorian shops	971
40	National Bank		1806
42-44	Vacant – soon to house 42 Veneto Blue & 44 Cottonfields	a pair of Victorian/Edwardian single story shops with a high decorative parapet with original signs, in tact, and a significant restored interior.	1807
46	Bakery	, a single fronted single storey brick shop from the late 19 th or early 20 th century	1808
48-50	Betta Electrical	single storey pair of shops from the late 19 or early 20 th century	403
54	Thrifty (Diggles)	double fronted single storey brick/timber shop probably early 20 century	976
58-60	Pharmacy (Drapery)	pair of wide fronted shops with decorative parapets	966
62	Butcher (Bootmaker)	narrow fronted brick single storey shop 1920s?	970
64	Sportscene (chemist)	double storey Victorian shop	967
66	Keatings Newsagent	double storey Victorian shop	968
72	Credit Union	single storey brick shop, early 20 th century?	1811
74	Hall's	single storey brick shop, early 20 th century?	1812

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Fig 8 (left). 12 Station Street. Fig 9. 42-44 Station Street. Source: Lorraine Huddle Pty Ltd.

STATEMENT OF CULTURAL SIGNIFICANCE²⁵ -: **Seymour Commercial Precinct**

The other culturally significant places within the precinct, not specifically mentioned in this documentation are listed in Appendix 1 and are documented in the accompanying database. The history and description that precedes this Statement of Cultural Significance is the source of the evidence for the statement below.

The Seymour Commercial Precinct is **historically** significant at the **LOCAL** level (AHC criterion H1) having been established as a new commercial centre in Seymour after the survey of the adjacent railway was confirmed in 1869. The connection between the commercial centre and railway is clearly demonstrated in the names of the two hotels, the 'Terminus' and 'Railway', by the direct visual link between the hotels and the railway station and by the one sided nature of the centre which allows users to be continually aware of the presence of the railway. While the earliest commercial building, the first Terminus Hotel, has been replaced, many buildings in the centre date from the latter part of the nineteenth and early twentieth centuries. Despite some alterations, these are the original buildings from which the centre was developed.

The precinct is **aesthetically** significant at the **LOCAL** level (AHC Criterion E.1). The centre retains much of its original scale, rhythm and massing. The upper stories of the older two story buildings retain much of their original form and decoration that represent buildings of their period.

Overall, the Seymour Commercial Precinct is culturally significant at the LOCAL level.

PLANNING SCHEME FORMAT

Policy Basis

The Seymour Commercial Precinct is **historically** significant at the **LOCAL** level (AHC criterion H1) having been established as a new commercial centre in Seymour after the survey of the adjacent railway was confirmed in 1869. The connection between the commercial centre and railway is clearly demonstrated in the names of the two hotels, the 'Terminus' and 'Railway', by the direct visual link between the hotels and the railway station and by the one sided nature of the centre which allows users to be continually aware of the presence of the railway. While the earliest commercial building, the first Terminus Hotel, has been replaced, many buildings in the centre date from the latter part of the nineteenth and early twentieth centuries. Despite some alterations, these are the original buildings from which the centre was developed.

The precinct is **aesthetically** significant at the **LOCAL** level (AHC Criterion E.1). The centre retains much of its original scale, rhythm and massing. The upper stories of the older two story buildings retain much of their original form and decoration that represent buildings of their period.

Overall, the Seymour Commercial Precinct is culturally significant at the LOCAL level.

Objectives

- . To support the retention, enhancement and conservation of the buildings at 12,26,28,30-32,34-36,42-44,46,48-50,54,58-60,62,64,66,72,and 74 Station Street
- To ensure new development on Station Street is of a scale form and mass that is compatible with significant/contributory buildings and other significant/contributory buildings fronting Station Street.
- To conserve and enhance the views from Station Street to the Seymour Railway Station.

Policy

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

- Retain the significant buildings in the precinct.
- Maintain the predominantly single and two storey character of the area by discouraging development that exceeds 8.5 metres except where a minor increase would allow the parapet to match an adjoining parapet on a place of precinct significance.
- Maintain the character of predominantly narrow allotment widths, with the form and bulk of individual buildings on each allotment.
- Discourage upper level additions to significant single storey shops unless setback substantially so as to be only briefly visible to a passer-by.

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- Discourage the removal or alteration of historic shopfronts dating to 1940.
- Encourage reconstruction of shop fronts and verandahs, where sufficient information exists to enable this, or the construction of sympathetic typical shop fronts and verandahs (preferably with simplified detailing, so that they are not construed as original)
- Encourage the use of paint colours appropriate to the period of the building.
- Encourage signage that is compatible with the style, scale and location of late nineteenth century and early twentieth century signage.
- Encourage contemporary interpretation of traditional building design for infill development

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- ¹ Plan of the Village of Seymour on the Goulburn, Assistant Surveyor S. Pickering, November 1843. Source: State Library of Victoria, Historic Maps & Plans collection, FEATURE 596 (microfiche).
- ² Sale Plan Town and Suburban Lands Seymour, Assistant Surveyor Thomas Pinniger, April 1855. Source: State Library of Victoria, Maps collection, 820 bje 1837.
- ³ Township of Seymour, n.d. Source: State Library of Victoria, Put-away Plan collection, S261(3) (microfiche).
- ⁴ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 15,27-29.
- ⁵ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, pp. 15-18; Index to Historical Maps & Plans, Survey and Mapping Division Victoria, 1990. (microfiche).
- ⁶ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, p. 15.
- ⁷ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, pp. 15-18.
- ⁸ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, p. 92; Seymour Sewerage Authority Plan of Sewerage District, 1963. Source: Seymour & District Historical Society Inc.
- ⁹ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, pp. 28,30-32.
- ¹⁰ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 63,68,84-85,218.
- ¹¹ Transcription of Shire of Seymour Rate Books. Source: Seymour & District Historical Society Inc. (computer file).
- ¹² Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, p. 106.
- ¹³ Deutscher, Keith M, *The Breweries of Australia: A History*, Thomas C. Lothian Pty Ltd, Port Melbourne 1999, pp 121, 166
- ¹⁴ Lewis, Miles, Australian Architectural Index, Melbourne, (microfiche).
- ¹⁵ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, p. 106.
- ¹⁶ Transcription of Shire of Seymour Rate Books. Source: Seymour & District Historical Society Inc. (computer file).
- ¹⁷ Transcription of Shire of Seymour Rate Books. Source: Seymour & District Historical Society Inc. (computer file).
- ¹⁸ Transcription of Shire of Seymour Rate Books. Source: Seymour & District Historical Society Inc. (computer file).
- ¹⁹ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, p. 84.
- ²⁰ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, p. 92.
- ²¹ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, p. 92.
- ²² Seymour Waterworks Trust Reticulation Plan, September 13, 1917. Source: Seymour & District Historical Society Inc.
- ²³ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 99,100,218,232.

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- ²⁴ Seymour Sewerage Authority Plan of Sewerage District, 1963. Source: Seymour & District Historical Society Inc.
- ²⁵ Definitions used are from the Burra Charter 1999; historical themes relate to the Principal Australian Themes – Australian Heritage Commission; criteria for Locally Significant places are from the Australian Heritage Commission and in the case of State Significant places, from Heritage Victoria; levels of significance used are State and Local, which directly relate to the two legislative authorities who administer the protection of heritage places, the State Government and Local Government respectively.

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APPENDIX 1

	<p>Seymour Commercial Precinct SEYMO UR 3660 Station Street, Seymour Commercial Precinct Architectural Styles: Designer: Contractors:</p>	<p>Database No: 1780 Municipal Role No: Precinct HO No: MHS/HO 157 Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Commercial Precinct SEYMO UR 3660 2 Station Street, Crawford Street, RSSL 2 Station Street Seymour Architectural Styles: Designer: Contractors:</p>	<p>Database No: 1791 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Commercial Precinct SEYMO UR 3660 12-14 Station Street, Shop - 12 Station Street Seymour Architectural Styles: Designer: Contractors:</p>	<p>Database No: 1799 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Commercial Precinct SEYMO UR 3660 26 Station Street, Terminus Hotel, 26 Station Street Seymour Architectural Styles: Designer: Contractors:</p>	<p>Database No: 308 Municipal Role No: Precinct HO No: MHS/HO 157 Individual HO No: HO 149 Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: 83739 Nat. Estate Register: 004448</p>
	<p>Seymour Commercial Precinct SEYMO UR 3660 28 Station Street, Railway Club Hotel, 28 Station Street Seymour Architectural Styles: Designer: Contractors:</p>	<p>Database No: 307 Municipal Role No: Precinct HO No: MHS/HO 157 Individual HO No: HO 148 Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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	<p>Seymour Commercial Precinct SEYMOUR 3660 30-32 Station Street, Picky's Pizza - formerly Speed Bios. Auctioneers, 30 Station Street Seymour Architectural Styles: Designer: Contractors:</p>	<p>Database No: 972 Municipal Ref. No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Commercial Precinct SEYMOUR 3660 34-36 Station Street, Shops, 34-36 Station Street Seymour Architectural Styles: Designer: Contractors:</p>	<p>Database No: 971 Municipal Ref. No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Commercial Precinct SEYMOUR 3660 40 Station Street, National Bank, 40 Station Street Seymour Architectural Styles: Designer: Contractors:</p>	<p>Database No: 1806 Municipal Ref. No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Commercial Precinct SEYMOUR 3660 42-44 Station Street, Henry Street, Chick's Store - former, 42 Station Street Seymour Architectural Styles: Federation Arts and Crafts Designer: 1908 -1908 W.J Muntz Contractors: 1908 -1908 A.J Hunter</p>	<p>Database No: 1807 Municipal Ref. No: Precinct HO No: MHS/HO 157 Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Commercial Precinct SEYMOUR 3660 46 Station Street, Bakery - 46 Station Street Seymour Architectural Styles: Designer: Contractors:</p>	<p>Database No: 1808 Municipal Ref. No: Precinct HO No: MHS/HO 157 Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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	<p>Seymour Commercial Precinct SEYMOUR 3660 48 Station Street, Shop 48 Station Street Seymour - former Hordle's Drapery Architectural Style: Designer: Contractors:</p>	<p>Database No: 403 Municipal Ref No: Precinct HO No: MHS/HO 157 Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Commercial Precinct SEYMOUR 3660 54 Station Street, Thrifty Link - formerly Diggles Furniture Arcade and Furniture Director, 54 Station Street Seymour Architectural Style: Designer: Contractors:</p>	<p>Database No: 976 Municipal Ref No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Commercial Precinct SEYMOUR 3660 58-60 Station Street, Centreway - Former Smith Bros. Drapery, 58 Station Street Seymour Architectural Style: Designer: Contractors:</p>	<p>Database No: 966 Municipal Ref No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Commercial Precinct SEYMOUR 3660 62 Station Street, Beardall & Holman - Formerly Tasker Bootmaker, 62 Station Street Seymour Architectural Style: Designer: Contractors:</p>	<p>Database No: 970 Municipal Ref No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Commercial Precinct SEYMOUR 3660 64 Station Street, Sportscare - Formerly Oate's Chemist, 64 Station Street Seymour Architectural Style: Designer: Contractors:</p>	<p>Database No: 967 Municipal Ref No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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Seymour Commercial Precinct
 SEYMOUR 3660
 66 Station Street
 Heating's Newsagency - Formerly Swindley's
 Drapery, 66 Station Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 968
 Municipal Rub No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Commercial Precinct
 SEYMOUR 3660
 72 Station Street
 Credit Union - 72 Station Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1811
 Municipal Rub No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Commercial Precinct
 SEYMOUR 3660
 74 Station Street
 Hair's Shop - 74 Station Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1812
 Municipal Rub No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

Contents

SUPPORTING DOCUMENTATION

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LOCATION

The precinct is to the east of the old Seymour Town Precinct and King's Park Precincts and to the north of the Railway and Commercial Precincts. The area covered by the High Street Precinct is illustrated in the accompanying maps. All of Bretonneux Street, Collas Street and Villers Street and parts of, Butler Street, Callen Street, Crawford Streets, High Street, Jubilee Street, President Street, and Tristan Street, are included.¹

Fig 1 Modified 1917 map.

Legend for maps.

- Green Line:** Boundary of precinct.
- Pink Numbers:** Database numbers.
- Green Dash:** Street numbers.
- Orange Dash:** Street trees.
- Type of buildings extant in 2003.**
- Orange area:** Weatherboard building.
- Pink area:** Brick building.
- Yellow are:** CT building.
- A Pencil Cross:** Location of a demolished building.



Fig 2. High Street Precinct 2005 on Mitchell Shire map (left) and Fig. 3 Modified 1963 map (right). Seymour Sewerage Authority Plan of Sewerage District, 1963. Source: Seymour & District Historical Society Inc.

HISTORICAL BACKGROUND

Early Land Tenure

The Precinct comprises land that was identified in 1843 as part of the Village of Seymour Township Reserve.² The Sale Plan of Town & Suburban Lands at Seymour in 1855 shows four new subdivided sections: A, B, C and D. Sections B and C were two triangles bounded by Emily Street to the north and the “Track used in the Dry season” to Avenel, and Tallarook Street to the south east and the track “To Dempsey’s Station & Tallarook”. Between these two triangles was a wide section of High Street on the plan, and had smaller blocks averaging one acre facing this street. The western boundary of these triangles is the present day Wallis Street.³

To the east of Wallis Street, a much narrower continuation of High Street angled to the north past paddocks, through the High Street Precinct and followed the “Track used in the wet season” to Avenel,⁴ indicating higher ground. The area to the north of High Street was enclosed by Whiteheads Creek, and contained allotments between seven and fourteen acres. The area to the south extended to the present day Anzac Avenue and Crawford Street in the west. Allotments between what became Butler Street and High Street ranged from six to seven acres, and those between Butler Street and Anzac Avenue were five acres.⁵

The Sale Plan for Country Allotments in the Parishes of Seymour Tallarook &

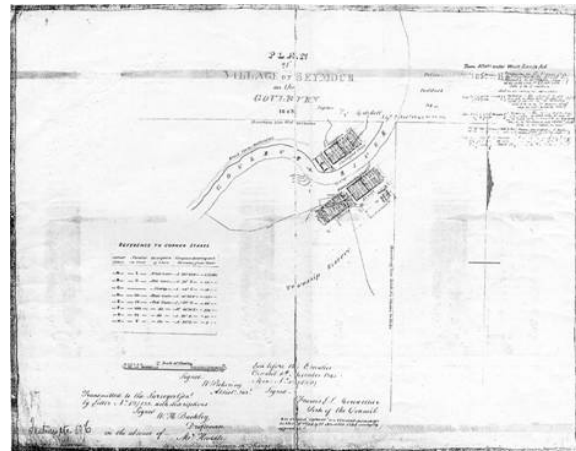


Fig 4. Plan of the Village of Seymour on the Goulburn, Assistant Surveyor S. Pickering, November 1843. Source: State Library of Victoria, Historic Maps & Plans collection, FEATURE 596 (microfiche).

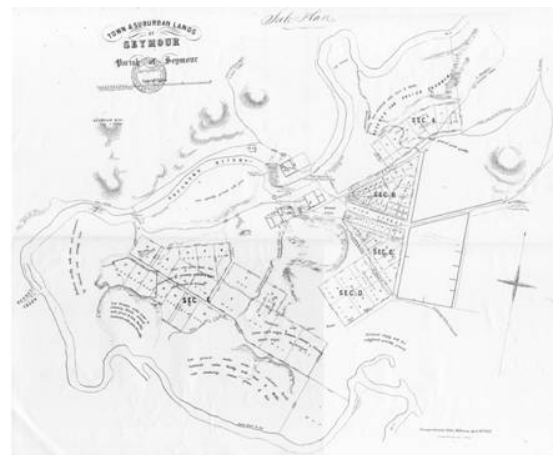


Fig 5 Sale Plan, Town & Suburban Lands at Seymour, Assistant Surveyor T. Pinniger, April 1855. Source: State Library of Victoria, Maps collection, 820 bje 1837.

Lowry shows the Cemetery (Database No. 312) to the east of Crawford Street.⁶

Allotments in the High Street Precinct and to the north of High Street were purchased by J. (John) Clark on 18 September 1851. Allotments between Wallis Street, High Street, Crawford Street and Butler Street were purchased by T. Clark on the same day. Land to the east of Crawford Street was purchased by P. (Patrick) Hanna in September 1864. On 16 October 1851, W.H. Greary purchased five acres between Tristan, Wallis and Butler Streets and J. Colvin purchased five acres between Harding, Wallis and Tristan Streets. On the same day, the two other five-acre allotments in the High Street Precinct south of Butler Street were purchased by J. (John) Clark.⁷

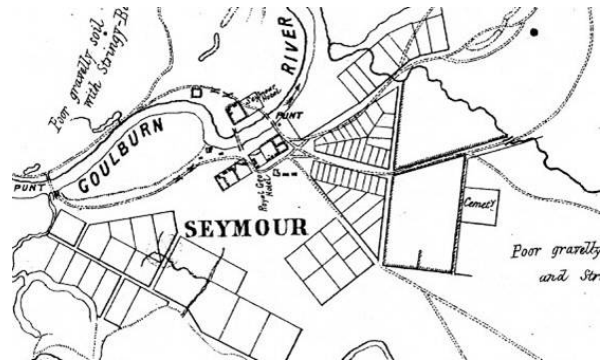


Fig 6. Detail of Sale Plan Country Allotments in the Parishes of Seymour Tallarook & Lowry, Surveyor General's Office, October 1855. Source: State Library of Victoria, Maps collection, 820 bje 1837.



Fig 7 Detail showing, in 1855, High Street as a dry track to Avenel (and Sydney). Source: Sale Plan, Town & Suburban Lands at Seymour, Assistant Surveyor T. Pinniger, April 1855. State Library of Victoria, Maps collection, 820 bje 1837

Land Owners

Clark(e), John

John Clark arrived in the area from New South Wales in January 1838. His wife and two small children joined him some time later. He established the Traveller's Rest Inn at the Old Crossing Place, Mitchellstown, however by late 1839 he was operating the Robert Burns Inn, also referred to as Clarke's Inn, near the present day Manners Street taking advantage of the New Crossing Place on the Goulburn River. He also operated a cattle station on the site now known as Northwood Park.⁸ John Clark was the first owner of most of the High Street Precinct.

Clark, T

Nothing is known of T. Clark, however it is possible that the initial was a transcription error and was meant to be J. Clark.

Hanna, Patrick

Patrick Hanna built the low-level bridge over the Goulburn in 1862-63 and purchased the old Seymour Hotel property on the western side of the river. In 1866 he was elected to Parliament.⁹

Greary, W H and Colvin, J

Nothing is known of these men.

Street Names

Possible origins of street names in the High Street Precinct:

- Butler Street: James Butler owned property on the eastern side of the Cemetery, in line with Butler Street. Butler also grew wheat and oats on Clark's and others land bounded by High, Crawford, Tristan and Wallis Streets – this area was referred to as “Butler’s Paddock” in the Shire of Seymour Rate Books.¹⁰
- Jubilee Street: Seymour celebrated the Golden Jubilee of Queen Victoria in 1887.¹¹
- Callen Street was also referred to as Callen Street and Callen’s Paddock in the Shire of Seymour Rate Books. David Callen owned extensive grazing land in the area during the 1870s and 1880s as did Andrew Callen during the 1880s and 1890s.¹²
- Tristan Street: William Tristan of the *Seymour Express* was a stock and station agent in partnership with T.G. Collas.¹³
- Villers and Bretonneux Streets: Villers-Bretonneux was a location in France where, in April 1918, the allies halted the German advance near the city of Amiens. Many Australians lost their lives in this battle.¹⁴

Subdivision

The “Great Flood” of 1870 and the building of the North Eastern Railway Line in 1870-72 were the two main reasons for the move of the population from the “Old Town” around Emily Street and the wide section of High Street to the “New Town” on higher ground to the east.¹⁵ This location was about half way between the old commercial centre in Emily Street and the railway station.

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As shown in the Environmental History, the people of Seymour adapted to the “cycles of the Goulburn River” by moving to higher ground away from the river. The floods also determined the location of the railway line and station on higher ground to the south east of the old town.¹⁶

The Shire of Seymour Rate Books show that expansion into High Street occurred about 1874. Although some activity may have occurred at this time in the High Street Precinct, most of these entries would have been west of Wallis Street which is outside the precinct, as Martindale states that Butler’s Paddock, which was east of Wallis Street, was “surveyed and cut up for building blocks” in 1885.¹⁷

Entries for Paddocks and streets in the area of the High Street Precinct appear in the Rate Books from that year, therefore 1885 should be considered as the start of the residential movement into the Precinct.¹⁸ The sequence of subdivision and occupation of the streets in the High Street Precinct was:

- 1885: Butler’s Paddock which included land bounded by High, Crawford, Tristan and Wallis Streets. This land was originally owned by John (and T.) Clark and Geary.¹⁹
- 1885: Callen Street. This land was originally owned by John Clark.²⁰
- 1888: Gloster’s Paddock which included land between



HIGH-STREET, SEYMOUR.

Fig. 7. High Street Seymour Source: State Library of Victoria, Picture collection, IAN10/10/70/176



Fig 8 1885 LANDATA Subdivision Plan

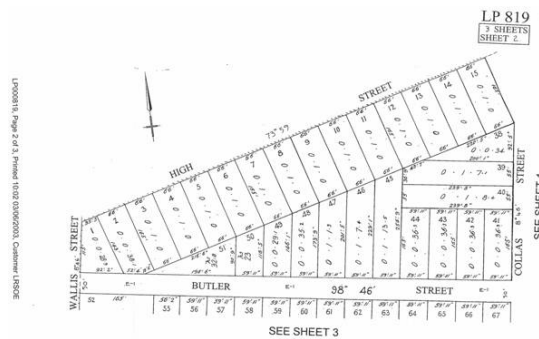


Fig 9. 1885 LANDATA Subdivision Plan

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High and Wallis Streets and north of Jubilee Street. This land was originally owned by John Clark.²¹

- 1891: President Street. This land was originally owned by John Clark.²²
- 1891: Collas Street. This land was originally owned by John Clark.²³
- 1892: Tristan Street (south side). This land was originally owned by John Clark and Colvin.²⁴
- 1918-1919: Bretonneux and Villers Streets. This land was originally owned by John Clark.²⁵



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Fig 10. 1885 LANDATA Subdivision Plan

Development of Non Residential Places.

War Memorials:

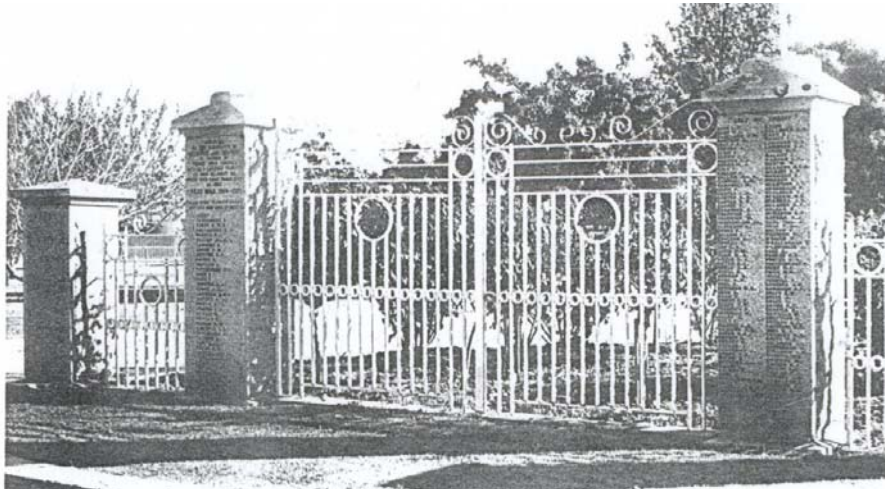


Fig 11 Memorial Gates. Source: Seymour and District Historical Society Inc.

The northern section of the precinct is distinctly different from the predominantly residential character of the area. In the vicinity of Villers and Bretonneux Streets, which are named after the First World War battle in France, is the Seymour District Memorial Hospital. The hospital was opened in May 1920 as the Memorial Hospital²⁶

and on 12 November 1927 Lord Somers, Governor of Victoria, unveiled the memorial gates (Database No. 978). The columns supporting the gates bear the names of men from the district who served in the First World War.²⁷ This section of the precinct strongly highlights the theme of “Remembering the Fallen” with the combination of the street names, the memorial gates, the naming of the hospital and possibly the avenue of mature plane trees in Bretonneux and Villers Streets (Database No. 1823).²⁸ The number and location of these trees extant in 1963 can be seen in the original map shown in Fig 2.

The Cemetery:

(Database Number 312) is located east of Crawford Street. This cemetery was sensibly surveyed on high ground in 1850 and used from that period until a new cemetery (Database Number 960) was gazetted on the Kobyboyn Road in 1916.²⁹ The Crawford Street cemetery fell into disrepair until plans were developed in 1981 to convert it into a Pioneer Park. The plaque at the park reads “This project marks the 150th Anniversary of the State of Victoria, commemorated in 1984-85. Unveiled by Hon. Eric Kent, MLC Minister of Agriculture 26 January 1985.”

³⁰



Fig 11. The Cemetery. Source: Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, facing p. 53

Religious:

Early churches in Seymour were located near the old town, however the residential movement away from the flood prone area of the old town to the High Street Precinct influenced the location of the Catholic church, school and presbytery, and relocation of the Uniting (formerly Methodist) church and hall.³¹



Fig 12. 1939 Catholic church.

Source: Lorraine Huddle 2003.



Fig 13 1925 Uniting (formerly Methodist) church.

Source: Seymour and District Historical Society 2003.



Fig 14 1912 Jubilee Hall with the earlier Seymour East Mission Hall relocated behind this hall from Emily street.

Source: Lorraine Huddle 2003

The two churches developed along Crawford Street near the cemetery. St Mary's Catholic church (Database No. 396) and St Mary's College and Convent (Database No. 928) are north of it on the corner of High Street and the Uniting church (Database Number 927) and Halls (Database Number 1494) are west of it on the corner of Tristan Street .

The foundation stone of the original **Catholic church** was laid in 1871 and the building completed in 1887. Patrick Hanna donated the land for the church, school and presbytery and “also gave the church bell, and was, during his life, a liberal benefactor to St Mary's Church.



Fig. 15 St Mary's bell.
Source: Lorraine Huddle 2003.



Fig. 16 Hanna's plaque. Source: Lorraine Huddle 2003.

A Government grant of land for Catholic church purposes was given in the old township of Seymour, but, owing to its low-lying position, it was abandoned in favour of the present high and commanding site in the new township. The total cost of the church was about £2000. The presbytery “is a handsome two-storey brick building situated on one of the finest sites in the new township”. Now demolished, it cost £1200, and was built between 1890 and 1895. St Mary's school (Fig. 17) was built in 1893 at a cost of about £300.³²

“As the Catholic population increased it was decided to build a new and larger church. This was commenced in mid 1938 and completed in June 1939. The builder and architect was Bart Moriatti of Melbourne. Many local tradesmen were involved in this project. Just on a million bricks were used in the construction of the church. The new church was consecrated in 1945 by Archbishop Daniel Mannix.”³³

The old church was used as the Parish Hall before being demolished in 2000. St Mary's Primary School commenced in the church in the 1880s before moving into the brick school. The Sisters of Mercy took over the school in 1900 and established the Sacred Heart College in 1903. They lived in a cottage in Crawford Street (Database No. 1479) before moving temporarily to the corner of Collas and High Street. In 1988 the two schools were amalgamated into St Mary's College. The fence was constructed with bricks from the first church.³⁴



ST. MARY'S SCHOOL, SEYMOUR.

Fig. 17 1893 School building. Source: *Some of the Fruits of Fifty Years: Annals of the Catholic Church in Victoria*, A.H. Massina & Co, Melbourne, 1897.



Fig. 18 1903 Convent building, and new fence made from the bricks of the original church demolished in 2000.

Source: Lorraine Huddle 2003.

On the west side of Crawford Street south of the Cemetery is the **Uniting (formerly Methodist) church and halls**. The Jubilee Hall in Tristan Street was built in 1912 (Database No. 1494) and later the Seymour East mission hall was moved to the rear in of the Jubilee Hall. These buildings are shown on the 1917 map (Fig 3) and the 1963 map (Fig 2). The Methodists eventually sold their land and church on the corner of Emily and Tallarook Streets and moved to the more central location, next to their halls, where the new church (Database No. 927) was constructed in Crawford Street and opened in March 1925.³⁵

Development of Residential Places.

The precinct is made up of predominantly residential buildings, with a few religious ones as noted above, but there is no evidence of any recreational, commercial or industrial development. The majority of the eighty-six extant historic buildings in the precinct were built of timber at the end of the nineteenth century. Seventy-one percent (61) of these were built between 1885 and 1917 in a Victorian or Federation architectural style. The remaining twenty-nine per cent were constructed between 1917 and the Second World War and are predominantly designed in the Interwar Bungalow style of architecture and located on the south side of Tristan St and the northeast section of High Street .

PHYSICAL DESCRIPTION

Precinct Boundaries (refer to precinct plan below)

The Seymour High Street Precinct boundaries follow the rear of allotments. The streets in the precinct include all of Bretonneux Street, Collas Street and Villers Street and parts of Butler Street, Callen Street, Crawford Street, High Street, Jubilee Street, President Street, and Tristan Street. The Seymour High Street precinct is especially characterised by a suburban residential character developed from the mid-Victorian era to the mid-twentieth century, with an emphasis on single storey development allowing plenty of air, sky, vegetation and trees between the houses. A cultural zone is located at the eastern boundary of the precinct, with early twentieth century churches and school.

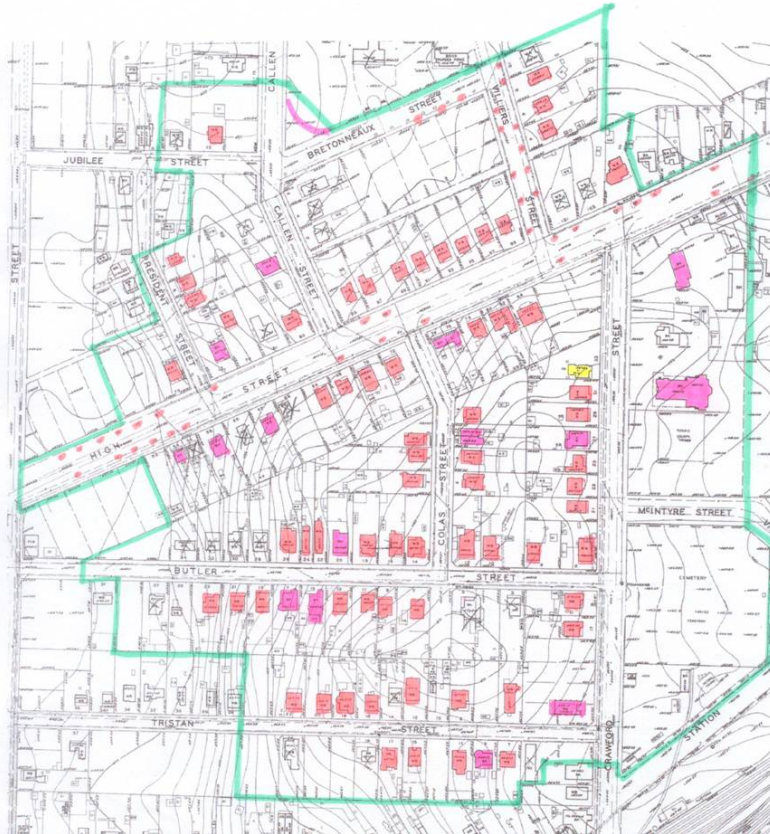


Fig 19. High Street Precinct from part of Seymour Sewerage Authority Plan of Sewerage District, 1963. Source: Seymour & District Historical Society Inc., modified to show the Seymour High Street Precinct boundaries and culturally significant places.

Over seventy-nine per cent of the extant buildings are constructed in timber with weatherboard wall cladding and corrugated galvanised iron roofing.

Urban Design & Engineering Infrastructure

Evidence of early urban design is seen in the street and allotment layout, the street and allotment sizes and some mature exotic canopy street trees. The remains of historic engineering infrastructure is found in High, Villers and Bretonneux Streets and to a smaller extent, in Jubilee and Callen Streets. The remaining streets are primarily late twentieth century concrete kerb and channel with kerb-to-kerb black asphalt.

High Street



Fig 20 Detail showing, in 1855, High Street as a dry track to Avenel. Source: Sale Plan, Town & Suburban Lands at Seymour, Assistant Surveyor T. Pinniger, April 1855. State Library of Victoria, Maps collection, 820 bje 1837

High Street is the earliest developed section of the precinct and is the pivotal feature for historical and physical reasons. It dates from the earliest development of Seymour as the 'track used in the wet season' connecting the river crossing to the Sydney Road track to Avenel and beyond. It is now sealed and continues to function as a major thoroughfare. Physically it is much wider than the other streets in the precinct and is at a sharp angle to the grid pattern. The irregular boundaries of the precinct contain predominantly regular rectangular allotments, altered in some places by the alignment with High Street. High Street runs diagonally (east-west) along the top third of the precinct and physically divides the precinct into two main physical patterns of subdivision and development. Allotments and streets off High Street and to the north are aligned with the angle of High Street. To the south of High Street the allotments are aligned with the main grid pattern of Seymour township.

There are several mature exotic street trees, which appear to be the remains of a street beautification project, possibly as part of a memorial avenue. The location of these trees is shown on the 1963 map above.

A particularly important feature is the remains of early road and drainage infrastructure, which is extremely rare in Seymour and Mitchell Shire. Either side of the centre strip of asphalt are gravel verges which are complimented by bluestone spoon drains at the west end on the south side from 50 to 64 High Street, and red brick spoon drains on the south side from Collas Street to 64 High Street.



Fig 21. High Street bluestone spoon drain on the left and brick spoon drain on the right. Source: Lorraine Huddle 2003.



Fig 22. High Street showing the mature canopy trees and gravel verges. Source: Lorraine Huddle 2003

Villers and Bretonneux Streets

Mature plane trees line both sides of Villers Street and the south side of Bretonneux Street in the gravel verges. These can be seen on the 1963 map and most continue to exist in Villers Street (about 10) but only about three remain in Bretonneux Street. Avenues of large canopy trees were a strong and beautiful feature of the main thoroughfares of Seymour for most of the twentieth century. Evidence of these avenues of trees can be seen on the 1963 map along Emily Street, High Street, Tallarook Street and Anzac Avenue. Those in Tallarook Street are the legacy of a street beautification project about one hundred years ago, and in Anzac Avenue, they form a World War One Avenue of Honour. It seems possible that those in Villers and Bretonneux Streets were part of an Avenue of Honour or beautification project, as these streets lead to the Memorial Hospital and gates. The Anzac Avenue of Honour was the major War Memorial in Seymour but it was removed amid much controversy to form a wider road with wide median strip. Thus trees forming an Avenue of Honour in Seymour are now rare. Apart from High Street no other streets in the High Street Precinct have mature large canopy trees and few other minor streets in Seymour have ever had large street trees.

The historic character of Villers and Bretonneux Streets is enhanced by the trees and gravel verges either side of the central strip of asphalt, the Memorial Hospital gates in Bretonneux Street and the three historic houses on the east side of Villers Street



Fig 23 Memorial Gates, hedge, flag pole and asphalt footpath looking towards Bretonneux Street. Source: Lorraine Huddle 2003.



Fig 24. Bretonneux Street trees and gravel verges. Source: Lorraine Huddle 2003.



Fig 25 Villers Street trees and gravel verges. Source: Lorraine Huddle 2003.

The design of the residential area is reinforced by the use of side driveways, generous front and side setbacks and the orientation of the houses with the rectangular grid lines of the allotment boundaries.

Significant urban focus points

These include views to the mountain ranges to the south from President, Callen and Villers Streets and the churches at the east end of the precinct. Collas Street is the most intact as all of the original houses are extant. There are also secondary urban foci that include the early and substantial trees in various private gardens, particularly the palm trees, dating from the Federation period, at 10 Jubilee Street.



Fig 26. Views to the Victorian houses in High Street with mountain ranges beyond. Source: Lorraine Huddle 2003.

Structures and Parks

Religious

The Catholic church, presbytery and school, and Uniting church and hall are substantial buildings constructed in red brick or timber. The churches were built after most of the allotments in the precinct area already accommodated houses of an earlier date. They are built with steep gable roofs, creating a picturesque skyline, characteristic of the Gothic style.



Fig 27 St Mary's Catholic church (1939) is designed in the Interwar Gothic Style.
Source. Lorraine Huddle 2003.



Fig 28 Uniting church (1925) (formerly Methodist) is designed in a rather conservative Interwar Gothic style. Source. Lorraine Huddle 2003



Fig 29 Uniting (formerly) Methodist Halls. The Jubilee Hall was built in 1912 in the Federation Arts and Crafts style, and the Seymour East mission hall at the rear, was moved to this site. Source. Lorraine Huddle 2003

Pioneer Cemetery Park

The cultural significance of the cemetery has been greatly compromised by changing the original design, layout and direct connections of the tombstones with the graves in 1985. It is now a park over unmarked graves, and some randomly placed tombstones that provide the park with 'historic character'. There is a sign to commemorate the opening of this park. Dating from 1850, it is the first official cemetery in Seymour. An earlier one has also been compromised to an even greater more because it is now part of Edward Street with unmarked graves below. It makes this cemetery somewhat more significant than the one below the road.



Fix 30 Pioneer Park sign.
Source: Lorraine Huddle 2002.



Fix 31 Pioneer Park native plants with some tombstones. Source: Lorraine Huddle 2002.

Residential

There are only a few very large trees in the private gardens of the residential area. The low fences, formal gardens of lawns, hedges and shrubs make spacious use of the public realm and provide a soft interface between the roads and the houses.

The various styled houses which contribute to the heritage precinct form a harmonious group as they are all single storey, predominantly set back from the front boundary to form front gardens, all oriented to be aligned with the grid allotment design of the original subdivision pattern, and all have hipped or gabled roofs.

All of the significant residences in the Seymour High Street precinct are single storey and constructed primarily of horizontal weatherboard wall cladding, although there are some constructed in red brick masonry, with hipped or gabled roofs predominantly clad in galvanised corrugated iron, with a small number in slate, but a few Interwar houses have tiled roofs. The size of the houses varies considerably, from a modest Victorian cottage or interwar Bungalow, to a more substantial Victorian Italianate or Federation villa. Early brick chimneys adorn the rooflines of these houses, with either narrow or wide eaves, and timber framed double hung or casement windows.

Architectural Style

Decorative architectural detail is an important feature of the houses.



Fig 32 Architectural detail: cast iron valance and brackets in fern design with Corinthian columns. 20 Butler Street. Source: Lorraine Huddle 2000.

Architectural styles illustrate the age of houses in the precinct. Victorian period houses were popular from the 1850s to the 1890s, while Georgian houses were earlier than Italianate ones. Federation period houses date between the 1890s and c1915, and included Arts and Crafts, Cottage, Queen Anne and Bungalow variations in this precinct. Interwar period houses were popular from c1915 to the 1940s and included Bungalow, Californian Bungalow and Georgian Revival



Fig 33 80 High Street
Pre 1885 Victorian Georgian.
 Source: Lorraine Huddle 2002



Fig 34 82 High Street
Victorian Italianate
 Source: Lorraine Huddle 2002



Fig 35 62 High Street
Victorian Italianate.
 Source: Lorraine Huddle 2002



Fig 36 14 Butler Street.
c1905 Federation Arts and Crafts residence.
 Source: Lorraine Huddle 2002



Fig 37 22 Butler Street
c1910 Federation Cottage residence.
 Source: Lorraine Huddle 2002



Fig 38 26 Butler Street.
c1910 Federation Queen Anne residence.
 Source: Lorraine Huddle 2002



Fig 39 8 Tristan Street.
c1915 Federation Bungalow house.
 Source: Lorraine Huddle



Fig 40 84 High Street.
c1925 Californian Bungalow.
 Source: Lorraine Huddle



Fig 41 19 High Street
c1940 Interwar Georgian Revival.
 Source: Lorraine Huddle

STATEMENT OF CULTURAL SIGNIFICANCE³⁶:-

Seymour High Street Precinct

The other culturally significant places within the precinct, not specifically mentioned in this documentation are listed in Appendix 1 and are documented in the accompanying database. The history and description, which precedes this Statement of Cultural Significance, is the source of evidence for the statement below.

The Seymour High Street Precinct is **architecturally** significant at the **LOCAL** level (AHC criteria D.2, E.1). It demonstrates many original and early design qualities associated with the residential development of the area north of the 1872 Seymour Railway Station, primarily between 1885 and the 1930s. It is a harmonious mix of single storey houses that are predominantly Victorian in style, complemented by a mix of Federation and a small number of Californian Bungalow and interwar Bungalow houses. These qualities include their horizontal weatherboard or bi-chrome brick wall construction, hipped or gabled galvanised corrugated iron and occasionally slate roof forms, one storey heights, brick chimneys, timber framed double hung windows (predominantly residential buildings), wide eaves, with picturesque skylines created by the pitched rooflines and chimneys, accented by a backdrop of sky and trees, and gardens visible over low fences.

These properties are in excellent to fair condition. Most of the significant houses in the precinct have decorative features, with verandah, roof or wall decoration. The area is enhanced by the way the houses are oriented. Wide setbacks and side driveways predominate, along with low fences and footpaths with nature strips. The area has buildings that date from the period of the three main subdivisions as well as two churches with accompanying halls and school.

The Seymour High Street Precinct is **aesthetically** significant at the **LOCAL** level (AHC criteria D.2, E.1). It demonstrates important visual qualities that reflect the historical and cultural development linking the area east of the old commercial town by High Street, which was the original 'track used in the wet season' connecting the river crossing to the Sydney Road track to Avenel and beyond. These qualities include the rare bluestone and red brick gutters in High Street, views along High Street, and views to the mountains to the south from President, Villers and Callen Streets. Significant urban focus points are: the cemetery park, with its remnants of Seymour's first official cemetery, the Catholic church complex and the Uniting church and halls

The Seymour High Street Precinct is **historically** significant at the **LOCAL** level (AHC criterion H.1). It is associated with early European interlopers – Seymour, Wallis and Butler – and the development of the first suburban allotments for residences on high ground, particularly after the 1870 floods and construction of the railway station in 1872. Religious activity from the nineteenth century is identified by the 1850s cemetery and tombstones, the Catholic church, convent and school, while that from the twentieth century includes the Methodist (now Uniting) church and mission halls and the hospital gates. The streets Villers and Bretonneux commemorate the First World War with avenues of trees.

The Seymour High Street Precinct is **socially** significant at the **LOCAL** level (AHC criterion G.1). Parts of this area of Seymour are recognized and highly valued by the local community for religious reasons (the churches); the Memorial Gates and avenue of trees and the Pioneer Cemetery for commemorative and recreational reasons.

The Seymour High Street Precinct is **scientifically** significant at the LOCAL level (AHC criteria C2 and D2) for its archaeological potential, particularly in the cemetery.

Overall, the Seymour High Street Precinct is culturally significant at the LOCAL level.

Planning Scheme Format

Policy

The Seymour High Street Precinct is **architecturally** significant at the **LOCAL** level (AHC criteria D.2, E.1). It demonstrates many original and early design qualities associated with the residential development of the area north of the 1872 Seymour Railway Station, primarily between 1885 and the 1930s. It is a harmonious mix of single storey houses that are predominantly Victorian in style, complemented by a mix of Federation and a small number of Californian Bungalow and interwar Bungalow houses. These qualities include their horizontal weatherboard or bi-chrome brick wall construction, hipped or gabled galvanised corrugated iron and occasionally slate roof forms, one storey heights, brick chimneys, timber framed double hung windows (predominantly residential buildings), wide eaves, with picturesque skylines created by the pitched rooflines and chimneys, accented by a backdrop of sky and trees, and gardens visible over low fences.

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The Seymour High Street Precinct is **socially** significant at the **LOCAL** level (AHC criterion G.1). Parts of this area of Seymour are recognized and highly valued by the local community for religious reasons (the churches); the Memorial Gates and avenue of trees and the Pioneer Cemetery for commemorative and recreational reasons.

The Seymour High Street Precinct is **scientifically** significant at the **LOCAL** level (AHC criteria C2 and D2) for its archaeological potential, particularly in the cemetery.

Overall, the Seymour High Street Precinct is culturally significant at the LOCAL level.




- ¹ Note : The spelling of Villers and Bretonneux Streets varies on different maps with Villiers and Brettoneaux being two variations. The street signs show the correct spelling however maps, including the official map provided by the Mitchell Shire, show incorrect spellings. This document will use the spelling shown on the street signs which is the correct spelling of the place in France after which these streets were named - Villers-Bretonneux Information provided by the Seymour Historical Society, July 2003.
- ² Plan of the Village of Seymour on the Goulburn, Assistant Surveyor S. Pickering, November 1843. Source: State Library of Victoria, Historic Maps & Plans collection, FEATURE 596 (microfiche).
- ³ Sale Plan Town and Suburban Lands Seymour, Assistant Surveyor Thomas Pinniger, April 1855. Source: State Library of Victoria, Maps collection, 820 bje 1837.
- ⁴ Sale Plan Town and Suburban Lands Seymour, Assistant Surveyor Thomas Pinniger, April 1855. Source: State Library of Victoria, Maps collection, 820 bje 1837.
- ⁵ Township of Seymour, n.d. Source: State Library of Victoria, Put-away Plan collection, S261(3) (microfiche).
- ⁶ Sale Plan Country Allotments in the Parishes of Seymour Tallarook & Lowry, Surveyor General's Office, October 1855. Source: State Library of Victoria, Maps collection, 820 bje 1837.
- ⁷ Township of Seymour, n.d. Source: State Library of Victoria, Put-away Plan collection, S261(3) (microfiche).
- ⁸ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 15,27-29.
- ⁹ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 53-54,179.
- ¹⁰ Township of Seymour, n.d. Source: State Library of Victoria, Put-away Plan collection, S261(3) (microfiche); Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 43,85; Transcription of Shire of Seymour Rate Books. Source: Seymour & District Historical Society Inc. (computer file).
- ¹¹ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, p. 218.
- ¹² Transcription of Shire of Seymour Rate Books. Source: Seymour & District Historical Society Inc. (computer file).
- ¹³ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, p. 113.
- ¹⁴ Web site, <http://www.awm.gov.au/1918/battles/amiens.htm>.
- ¹⁵ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 63,68,84-85,218.
- ¹⁶ Aron Paul, Mitchell Shire Environmental History, pp. 7,20,44, in Mitchell Shire Stage One Heritage Study Report, June 2002.
- ¹⁷ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, p. 85.
- ¹⁸ Transcription of Shire of Seymour Rate Books. Source: Seymour & District Historical Society Inc. (computer file).
- ¹⁹ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, p. 85; Transcription of Shire of Seymour Rate Books. Source: Seymour & District Historical Society Inc. (computer file); Township of Seymour, n.d. Source: State Library of Victoria, Put-away Plan collection, S261(3) (microfiche).
- ²⁰ Transcription of Shire of Seymour Rate Books. Source: Seymour & District Historical Society Inc. (computer file); Township of Seymour, n.d. Source: State Library of Victoria, Put-away Plan collection, S261(3) (microfiche).
- ²¹ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, p. 85; Transcription of Shire of Seymour Rate Books. Source: Seymour & District Historical Society Inc. (computer file); Township of Seymour, n.d. Source: State Library of Victoria, Put-away Plan collection, S261(3) (microfiche).

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- ²² Transcription of Shire of Seymour Rate Books. Source: Seymour & District Historical Society Inc. (computer file); Township of Seymour, n.d. Source: State Library of Victoria, Put-away Plan collection, S261(3) (microfiche).
- ²³ Transcription of Shire of Seymour Rate Books. Source: Seymour & District Historical Society Inc. (computer file); Township of Seymour, n.d. Source: State Library of Victoria, Put-away Plan collection, S261(3) (microfiche).
- ²⁴ Transcription of Shire of Seymour Rate Books. Source: Seymour & District Historical Society Inc. (computer file); Township of Seymour, n.d. Source: State Library of Victoria, Put-away Plan collection, S261(3) (microfiche).
- ²⁵ Transcription of Shire of Seymour Rate Books. Source: Seymour & District Historical Society Inc. (computer file); Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, p. 130; Township of Seymour, n.d. Source: State Library of Victoria, Put-away Plan collection, S261(3) (microfiche).
- ²⁶ The original building, which was a two storey Victorian house, has been demolished.
- ²⁷ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, p. 130.
- ²⁸ Aron Paul, Mitchell Shire Environmental History, p. 33, in Mitchell Shire Stage One Heritage Study Report, June 2002.
- ²⁹ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, p. 39; Parish of Tallarook, n.d., Source: State Library of Victoria, Maps collection, 820 bje 1837.
- ³⁰ Reed, File 124. Source: Shire of Mitchell.
- ³¹ Aron Paul, Mitchell Shire Environmental History, pp. 31-32, in Mitchell Shire Stage One Heritage Study Report, June 2002.
- ³² *Some of the Fruits of Fifty Years: Annals of the Catholic Church in Victoria*, A.H. Massina & Co, Melbourne, 1897, pp. 59-60.
- ³³ 1990 St Mary's Parish Centenary celebration booklet, information from John Jennings.
- ³⁴ Jennings, John G. and Virginia, *The Schools of Seymour and District: 1846-1999*, Seymour & District Historical Society Inc., Seymour, 2000, pp. 163,169; Brochure 'Seymour Heritage Drive', Seymour and District Historical Society Inc., Seymour, n.d.
- ³⁵ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, p. 122; Benson, C. Irving, *A Century of Victorian Methodism*, Spectator Publishing Co., Melbourne, 1935, p. 491.
- ³⁶ Definitions used are from the Burra Charter 1999; historical themes relate to the Principal Australian Themes – Australian Heritage Commission; criteria for Locally Significant places are from the Australian Heritage Commission and in the case of State Significant places, from Heritage Victoria; levels of significance used are State and Local, which directly relate to the two legislative authorities who administer the protection of heritage places, the State Government and Local Government respectively.

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APPENDIX 1

	<p>Seymour High Street Precinct SEYMOUR 3660</p> <p>Seymour High Street Precinct Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 1836 Municipal Rabb No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660</p> <p>On Bretherton Street, Memorial Gates WW1 - Seymour Hospital Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 978 Municipal Rabb No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660</p> <p>Bretherton Street, Villiers Street, Bretherton & Villiers Streets Memorial Site Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 1823 Municipal Rabb No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660</p> <p>2 Birnie Street, House - 2 Birnie Street Seymour Architectural Styles Victorian Italianate</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 1508 Municipal Rabb No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660</p> <p>6 Birnie Street, House - 6 Birnie Street Seymour Architectural Styles Victorian Italianate</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 1507 Municipal Rabb No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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	<p>Seymour High Street Precinct SEYMOUR 3660 7 Bitter Street, "Albata" House and fence -7 Bitter Street Seymour Architectural Styles Federation Cottage Designer Contractors</p>	<p>Database No: 1503 Municipal Rub No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 9 Bitter Street, House - 9 Bitter Street Seymour Architectural Styles Victorian Italianate Designer Contractors</p>	<p>Database No: 1502 Municipal Rub No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 10 Bitter Street, House - 10 Bitter Street Seymour Architectural Styles Victorian Italianate Designer Contractors</p>	<p>Database No: 1505 Municipal Rub No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 11 Bitter Street, House - 11 Bitter Street Seymour Architectural Styles Victorian Italianate Designer Contractors</p>	<p>Database No: 1500 Municipal Rub No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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	<p>Seymour High Street Precinct SEYMOUR 3660 12 Birnie Street, c/n. Collias Street, The "H" House - 12 Birnie Street Seymour Architectural Styles: Victorian Italianate Designer: Contractors:</p>	<p>Database No: 1505 Municipal Ref. No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 13 Birnie Street, House - 13 Birnie Street Seymour Architectural Styles: Victorian Italianate Designer: Contractors:</p>	<p>Database No: 1498 Municipal Ref. No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 14 Birnie Street, House, fence, gate and ledge - 14 Birnie Street Seymour Architectural Styles: Federation Arts and Crafts Designer: Contractors:</p>	<p>Database No: 1504 Municipal Ref. No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 15 Birnie Street, House - 15 Birnie Street Seymour Architectural Styles: Victorian Italianate Designer: Contractors:</p>	<p>Database No: 1637 Municipal Ref. No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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Seymour High Street Precinct
 SEYMOUR 3560
 16 Butter Street
 House - 16 Butter Street Seymour
 Architectural Styles
 Federation Arts and Crafts
 Designer
 Contractors

Database No: 1501
 Municipal Rub. No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour High Street Precinct
 SEYMOUR 3560
 17 Butter Street
 House - 17 Butter Street Seymour
 Architectural Styles
 Victorian Italianate
 Designer
 Contractors

Database No: 1638
 Municipal Rub. No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour High Street Precinct
 SEYMOUR 3560
 18 Butter Street
 House and fence - 18 Butter Street Seymour
 Architectural Styles
 Federation Bungalow
 Designer
 Contractors

Database No: 1499
 Municipal Rub. No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour High Street Precinct
 SEYMOUR 3560
 19 Butter Street
 House - 19 Butter Street Seymour
 Architectural Styles
 Victorian Italianate
 Designer
 Contractors

Database No: 1640
 Municipal Rub. No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:




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	<p>Seymour High Street Precinct SEYMOUR 3660 20 Birnie Street, House and Palm, 20 Birnie St Seymour Architectural Style: Victorian Italianate Designer: Contractors:</p>	<p>Database No: 431 Municipal Rub. No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 21 Birnie Street, House - 21 Birnie Street Seymour Architectural Style: Inter-War California Bungalow Designer: Contractors:</p>	<p>Database No: 1641 Municipal Rub. No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 22 Birnie Street, House - 22 Birnie Street Seymour Architectural Style: Federation Cottage Designer: Contractors:</p>	<p>Database No: 1497 Municipal Rub. No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 23 Birnie Street, House and palms - 23 Birnie Street Seymour Architectural Style: Federation Queen Anne Designer: Contractors:</p>	<p>Database No: 1642 Municipal Rub. No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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	<p>Seymour High Street Precinct SEYMOUR 3660 24 Birnie Street, House and Palm - 24 Birnie Street Seymour Architectural Style: Victorian Italianate Designer Contractors</p>	<p>Database No: 1496 Municipal Rub No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 26 Birnie Street, Wairoonga House - 26 Birnie Street Seymour Architectural Style: Federation Queen Anne Designer Contractors</p>	<p>Database No: 1639 Municipal Rub No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 27 Birnie Street, House - 27 Birnie Street Seymour Architectural Style: Victorian Italianate Designer Contractors</p>	<p>Database No: 1636 Municipal Rub No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 3 Callie Street, House - 3 Callie Street Seymour Architectural Style: Victorian Italianate Designer Contractors</p>	<p>Database No: 1012 Municipal Rub No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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	<p>Seymour High Street Precinct SEYMOUR 3660 3 Collas Street, House - 3 Collas Street Seymour Architectural Style: Victorian Italianate Designer: Contractors:</p>	<p>Database No: 1522 Municipal Rabb No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 4 Collas Street, House - 4 Collas Street Seymour Architectural Style: Inter-War California Bungalow Designer: Contractors:</p>	<p>Database No: 1521 Municipal Rabb No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 5 Collas Street, House - 5 Collas Street Seymour Architectural Style: Victorian Italianate Designer: Contractors:</p>	<p>Database No: 1523 Municipal Rabb No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 7 Collas Street, House - 7 Collas Street Seymour Architectural Style: Victorian Georgian Designer: Contractors:</p>	<p>Database No: 1625 Municipal Rabb No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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Seymour High Street Precinct
 SEYMOUR 3660
 8 Collas Street,
 House - 8 Collas Street Seymour
 Architectural Style:
 Victorian Italianate
 Designer:
 Contractors:

Database No: 1624
 Municipal Rabb No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour High Street Precinct
 SEYMOUR 3660
 10 Collas Street,
 Terrace House - 10 Collas Street Seymour
 Architectural Style:
 Victorian Italianate
 Designer:
 Contractors:

Database No: 1622
 Municipal Rabb No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour High Street Precinct
 SEYMOUR 3660
 12 Collas Street,
 Terrace House - 12 Collas Street Seymour
 Architectural Style:
 Victorian Italianate
 Designer:
 Contractors:

Database No: 1623
 Municipal Rabb No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour High Street Precinct
 SEYMOUR 3660
 14 Collas Street,
 House - 14 Collas Street Seymour
 Architectural Style:
 Federation Queen Anne
 Designer:
 Contractors:

Database No: 1625
 Municipal Rabb No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour High Street Precinct
 SEYMOUR 3660
 Crawford Street,
 Pioneer Cemetery Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 312
 Municipal Rabb No:
 Precinct HO No:
 Individual HO No: HO153
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

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	<p>Seymour High Street Precinct SEYMOUR 3660 15 Crawford Street, on. Tisbury, Uniting Church - 15 Crawford Street Seymour Architectural Style: Inter-War Gothic Designer: Contractors:</p>	<p>Database No: 927 Municipal RAB No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 17 Crawford Street, House - 17 Crawford Street Seymour Architectural Style: Inter-War Georgian Revival Designer: Contractors:</p>	<p>Database No: 1510 Municipal RAB No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 19 Crawford Street, on. Birtles Street, House - 19 Crawford Street Seymour Architectural Style: Inter-War Georgian Revival Designer: Contractors:</p>	<p>Database No: 1509 Municipal RAB No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 21 Crawford Street, House - 21 Crawford Street Seymour Architectural Style: Federation Cottage Designer: Contractors:</p>	<p>Database No: 1474 Municipal RAB No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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Seymour High Street Precinct
 SEYMOUR 3660
 23 Crawford Street,
 House - 23 Crawford Street Seymour
 Architectural Style:
 Inter-War Georgian Revival
 Designer:
 Contractors:

Database No: 1475
 Municipal Rabb No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour High Street Precinct
 SEYMOUR 3660
 25 Crawford Street,
 House - 25 Crawford Street Seymour
 Architectural Style:
 Federation Queen Anne
 Designer:
 Contractors:

Database No: 1476
 Municipal Rabb No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour High Street Precinct
 SEYMOUR 3660
 27 Crawford Street,
 House - 27 Crawford Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1477
 Municipal Rabb No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour High Street Precinct
 SEYMOUR 3660
 29 Crawford Street,
 House - 29 Crawford Street Seymour
 Architectural Style:
 Victorian Italianate
 Designer:
 Contractors:

Database No: 1478
 Municipal Rabb No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour High Street Precinct
 SEYMOUR 3660
 31 Crawford Street,
 House - 31 Crawford Street Seymour
 Architectural Style:
 Victorian Italianate
 Designer:
 Contractors:

Database No: 1479
 Municipal Rabb No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

Seymour High Street Precinct
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	<p>Seymour High Street Precinct SEYMOUR 3660 High Street, Street Trees, High Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1486 Municipal Rabb No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 54 High Street, House - 54 High Street Seymour Architectural Styles Victorian Italianate Designer Contractors</p>	<p>Database No: 1620 Municipal Rabb No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 56 High Street, House - 56 High Street Seymour Architectural Styles Victorian Italianate Designer Contractors</p>	<p>Database No: 1621 Municipal Rabb No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 58 High Street, House - 58 High Street Seymour Architectural Styles Victorian Italianate Designer Contractors</p>	<p>Database No: 1632 Municipal Rabb No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 62 High Street, Blair's House - 62 High Street Seymour Architectural Styles Victorian Italianate Designer Contractors</p>	<p>Database No: 1631 Municipal Rabb No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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	<p>Seymour High Street Precinct SEYMOUR 3660 66 High Street, House - 66 High Street Seymour Architectural Styles Victorian Italianate Designer Contractors</p>	<p>Database No: 1630 Municipal Ref No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 68 High Street, "Rokeby" House and Fence - 68 High Street Seymour Architectural Styles Inter-War California Bungalow Designer Contractors</p>	<p>Database No: 1629 Municipal Ref No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 70 High Street, House - 70 High Street Seymour Architectural Styles Victorian Italianate Designer Contractors</p>	<p>Database No: 1628 Municipal Ref No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 72 High Street, House - 72 High Street Seymour Architectural Styles Victorian Italianate Designer Contractors</p>	<p>Database No: 1627 Municipal Ref No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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	<p>Seymour High Street Precinct SEYMOUR 3660 74 on High Street, House - 74 High Street Seymour Architectural Style: Victorian Italianate Designer: Contractors:</p>	<p>Database No: 1405 Municipal Ref. No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 75 High Street, House - 75 High Street Seymour Architectural Style: Federation Arts and Crafts Designer: Contractors:</p>	<p>Database No: 1619 Municipal Ref. No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 76 High Street, House - 76 High Street Seymour Architectural Style: Victorian Italianate Designer: Contractors:</p>	<p>Database No: 1406 Municipal Ref. No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 77 High Street, House - 77 High Street Seymour Architectural Style: Victorian Italianate Designer: Contractors:</p>	<p>Database No: 1618 Municipal Ref. No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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	<p>Seymour High Street Precinct SEYMOUR 3660 78 High Street, House - 78 High Street Seymour Architectural Styles Victorian Italianate Designer Contractors</p>	<p>Database No: 1404 Municipal Ref No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 79 High Street, House - 79 High Street Seymour Architectural Styles Victorian Italianate Designer Contractors</p>	<p>Database No: 1480 Municipal Ref No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 80 High Street, House - 80 High Street Seymour Architectural Styles Victorian Georgian Designer Contractors</p>	<p>Database No: 1492 Municipal Ref No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 82 High Street, "Lorae" House - 82 High Street Seymour Architectural Styles Victorian Italianate Designer Contractors</p>	<p>Database No: 1491 Municipal Ref No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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Seymour High Street Precinct
 SEYMOUR 3560
 83 High Street, on . Calle Street,
 House - 83 High Street Seymour
 Architectural Styles
 Inter-War California Bungalow
 Designer
 Contractors

Database No: 1481
 Municipal Rate No:
 Precinct RO No:
 Individual RO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour High Street Precinct
 SEYMOUR 3560
 84 High Street,
 House - 84 High Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1489
 Municipal Rate No:
 Precinct RO No:
 Individual RO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour High Street Precinct
 SEYMOUR 3560
 85 High Street, on . Calle street,
 House - 85 High Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1482
 Municipal Rate No:
 Precinct RO No:
 Individual RO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour High Street Precinct
 SEYMOUR 3560
 87 High Street,
 House - 87 High Street Seymour
 Architectural Styles
 Designer
 Contractors





Database No: 1483
 Municipal Rate No:
 Precinct RO No:
 Individual RO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour High Street Precinct
 SEYMOUR 3560
 89 High Street,
 House - 89 High Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1484
 Municipal Rate No:
 Precinct RO No:
 Individual RO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

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	<p>Seymour High Street Precinct SEYMOUR 3660 91 High Street, House - 91 High Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1485 Municipal Roll No: Precinct RO No: Individual RO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 93 High Street, House - 93 High Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1407 Municipal Roll No: Precinct RO No: Individual RO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 95 High Street, House - 95 High Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1403 Municipal Roll No: Precinct RO No: Individual RO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 97 High Street, House - 97 High Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1493 Municipal Roll No: Precinct RO No: Individual RO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 99 High Street, on Villiers Street, House - 99 High Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1490 Municipal Roll No: Precinct RO No: Individual RO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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	<p>Seymour High Street Precinct SEYMOUR 3660 105 High Street, "Wallace" House and Tree - 105 High Street Seymour</p> <p>Architectural Styles: Designer: Contractors:</p>	<p>Database No: 1487 Municipal Rub. No: Precinct HO. No: Individual HO. No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 10 Jubilee Street, House, Palm, Rose and orchard - 10 Jubilee Street Seymour</p> <p>Architectural Styles: Designer: Contractors:</p>	<p>Database No: 1616 Municipal Rub. No: Precinct HO. No: Individual HO. No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 4 President Street, House - 4 President Street Seymour</p> <p>Architectural Styles: Designer: Contractors:</p>	<p>Database No: 1617 Municipal Rub. No: Precinct HO. No: Individual HO. No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 8 President Street, House - 8 President Street Seymour</p> <p>Architectural Styles: Designer: Contractors:</p>	<p>Database No: 1013 Municipal Rub. No: Precinct HO. No: Individual HO. No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 Tilstan Street, Uniting Church Halls, Jubilee Hall, Seymour</p> <p>Architectural Styles: Federation Arts and Crafts Designer: Contractors:</p>	<p>Database No: 1494 Municipal Rub. No: Precinct HO. No: Individual HO. No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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	<p>Seymour High Street Precinct SEYMOUR 3660 7 Tristram Street, "Rosebank" House - 7 Tristram Street Seymour Architectural Styles Federation Arts and Crafts Designer Contractors</p>	<p>Database No: 1495 Municipal Rabb No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 8 Tristram Street, House and fence - 8 Tristram Street Seymour Architectural Styles Federation Bungalow Designer Contractors</p>	<p>Database No: 1513 Municipal Rabb No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 9 Tristram Street, "Yorring" House - 9 Tristram Street Seymour Architectural Styles Federation Bungalow Designer Contractors</p>	<p>Database No: 1511 Municipal Rabb No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour High Street Precinct SEYMOUR 3660 11 Tristram Street, House - 11 Tristram Street Seymour Architectural Styles Inter-War California Bungalow Designer Contractors</p>	<p>Database No: 1512 Municipal Rabb No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

Seymour High Street Precinct
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MITCHELL SHIRE STAGE TWO HERITAGE STUDY 2006



Seymour High Street Precinct
 SEYMOUR 3660
 12 Tristram Street,
 House - 12 Tristram Street Seymour
 Architectural Styles
 Victorian Italianate
 Designer
 Contractors

Database No: 1514
 Municipal Rch No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour High Street Precinct
 SEYMOUR 3660
 15 Tristram Street,
 House, fence and gates - 15 Tristram Street Seymour
 Architectural Styles
 Victorian Italianate
 Designer
 Contractors

Database No: 1515
 Municipal Rch No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour High Street Precinct
 SEYMOUR 3660
 16 Tristram Street,
 House - 16 Tristram Street Seymour
 Architectural Styles
 Victorian Italianate
 Designer
 Contractors

Database No: 1517
 Municipal Rch No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour High Street Precinct
 SEYMOUR 3660
 17 Tristram Street,
 House - 17 Tristram Street Seymour
 Architectural Styles
 Victorian Italianate
 Designer
 Contractors

Database No: 1516
 Municipal Rch No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

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Seymour High Street Precinct
 SEYMOUR 3660
 18 Tilsta Street,
 House - 18 Tilsta Street Seymour
 Architectural Styles
 Federation Bungalow
 Designer
 Contractors

Database No: 1518
 Municipal Rabb No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour High Street Precinct
 SEYMOUR 3660
 20 Tilsta Street,
 House and tree - 20 Tilsta Street Seymour
 Architectural Styles
 Victorian Italianate
 Designer
 Contractors

Database No: 1519
 Municipal Rabb No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour High Street Precinct
 SEYMOUR 3660
 22 Tilsta Street,
 House, Garden and Tree - 22 Tilsta Street
 Seymour
 Architectural Styles
 Victorian Italianate
 Designer
 Contractors

Database No: 1520
 Municipal Rabb No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour High Street Precinct
 SEYMOUR 3660
 4 Villiers Street,
 House - 4 Villiers Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1402
 Municipal Rabb No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour High Street Precinct
 SEYMOUR 3660
 6 Villiers Street,
 House - 6 Villiers Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1401
 Municipal Rabb No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

Seymour High Street Precinct
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Seymour High Street Precinct
SEYMOUR 3660
8 Villiers Street,
House, 8 Villiers Street Seymour
Architectural Style:
Designer:
Contractors:

Database No: 1615
Municipal Roll No:
Precinct HO No:
Individual HO No:
Her. Vic. Register:
Her. Vic. Inventory:
Nat. Trust Register:
Nat. Estate Register:

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SUPPORTING DOCUMENTATION

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LOCATION

The area covered by Kings Park Precinct includes Tallarook Street, particularly the avenue of plane trees, and some properties either side of it, including King's Park, the Memorial Swimming Pools and the former Shire of Seymour Offices as well as some commercial and residential properties. The boundaries have an irregular form and are shown on the map below.

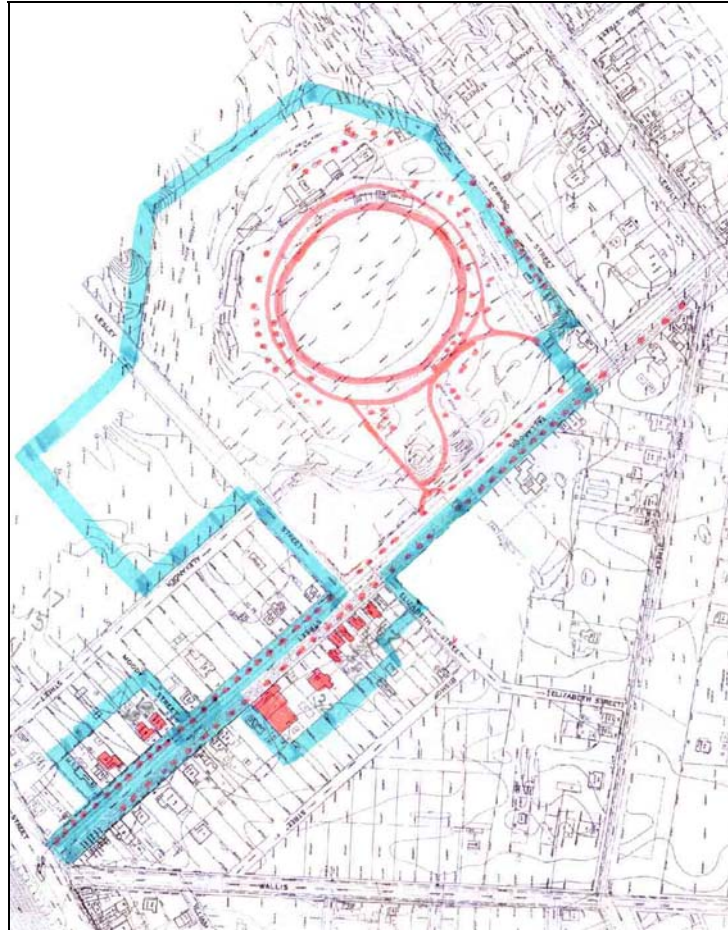


Fig 1. Map of King's Park Precinct. Unknown source.

HISTORICAL BACKGROUND

The culturally significant places in this precinct include the avenue of plane trees, and are linked by Tallarook Street. The precinct developed after Emily and High Streets were laid down because they were on the main tracks from Melbourne to Sydney, whereas Tallarook Street led to the much less frequented “Dempsey’s Station & Tallarook”.¹ Development at the Emily Street end began after the first land sales in 1855, which included in the Old Town Precinct.² The historic places in King’s Park Precinct date from the period after 1872, when the railway station Tallarook Street from the Sydney road traffic.

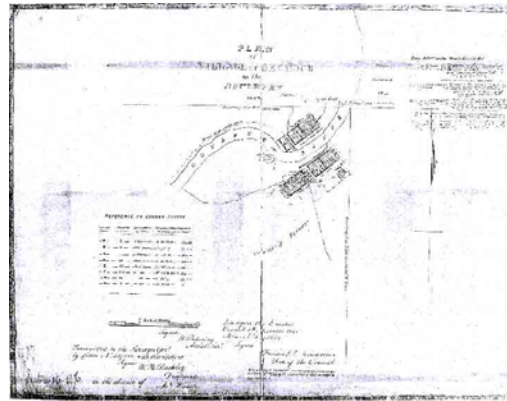


Fig. 2: Plan of the Village of Seymour on the Goulburn, Assistant Surveyor S. Pickering, November 1843. Source: State Library of Victoria, Historic Maps & Plans collection, FEATURE 596 (microfiche).

First Land Sales

Tallarook Street first appeared on plans of Seymour in 1855 when allotments along the street were offered for sale. Except for the area of the present King’s Park, which contained a large lagoon and water ditches, the allotments were between three and four acres and were much larger than the uniform one acre lots offered at the same time in High Street. In 1855 High Street was considered the more important thoroughfare as it was the “track used in the wet season” for the Melbourne to Sydney road and was the widest street on the Town and Suburban Plan. The track along the much narrower Tallarook Street led to Dempsey’s Station and Tallarook.³

Tallarook Street becomes an important thoroughfare

The development along Tallarook Street was strongly influenced by the location of the railway line through Seymour in 1872. It was the most direct link between the old town in Emily Street and the Railway Station at the opposite end.

A railway line to northeastern Victoria was first proposed in 1862. Various routes were suggested and some were privately surveyed.⁴ An 1866 map shows the proposed line from Melbourne to Albury, however discussion on routes through different towns continued until the 1869 survey of the Engineer-in-Chief, Thomas Higinbotham, was adopted.⁵ The location of the proposed railway line and station was 0.8 kilometres to the southeast of the established town centre. The “Old Town” was centred about Emily Street and the Goulburn River crossing, where several severe floods had been documented in the 1840s, and the 1870s flood would have confirmed the prudent nature of Higinbotham’s decision. The Railway Station was recorded as being 464 feet above sea level whereas the land around the Old Town was 440-450 feet.

The official opening of the line into Seymour was held on 2 September 1872.⁶

The “Great Flood” of 1870 and the building of the North eastern RailwayLine in 1870-72 were the two main reasons for the steady move of the population from the ‘Old Town’

around Emily Street to the “New Town” to the east and centred around the railway station.⁷ Many people built houses on the higher ground around High Street and

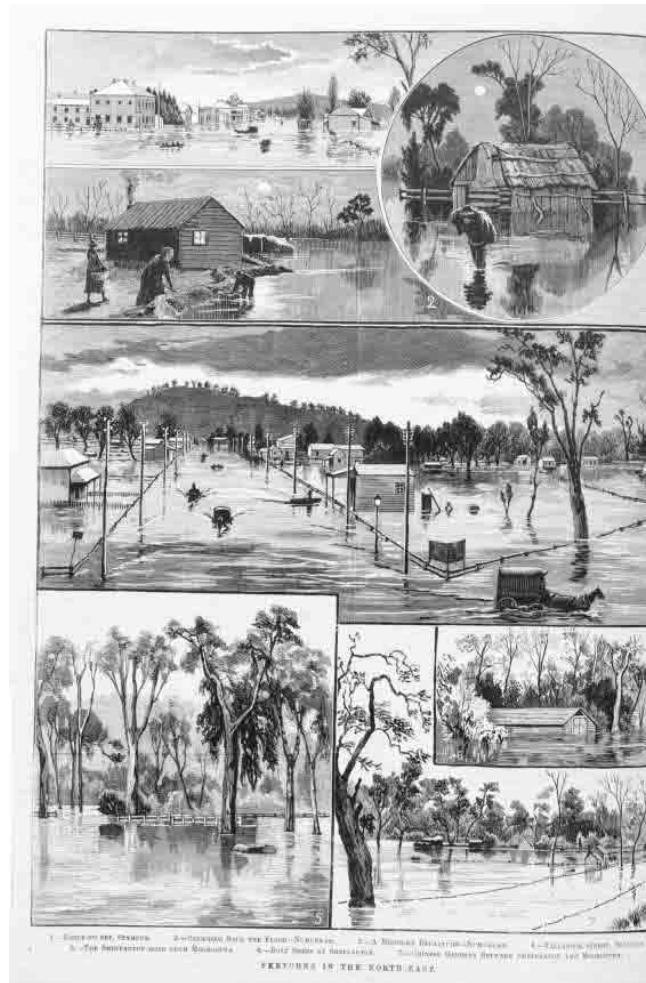


Fig 3. Seymour in the “Great Flood” from “Sketches of the North East”. Unknown source.

Butler’s paddock when the land was subdivided from about 1885. Some businesses relocated to Tallarook Street as a ‘half-way house, between the two commercial centres and the new residential areas near to the railway station’. The original landscape of the area that became King’s Park consisted of billabongs and floodplains that discouraged the type of subdivision that occurred elsewhere along Tallarook Street.

Tallarook Street became a significant thoroughfare because it was the most direct route between the “Old Town” and “New Town”. The street developed a mixture of commercial, residential, cultural, social and recreational places connected visually by a magnificent avenue of plane trees. Some of these places, such as the Presbyterian church hall, Pearce’s Butcher’s shop and “Russell The People’s Store” have been removed from

Tallarook Street, but there are some very important historic places remaining that are discussed below.



Fig.4. Tallarook Street c.1940. Unknown source.

Avenue of Plane Trees DB959 and DB1837

The plane trees in Tallarook appear quite young in a photograph of Tallarook Street that was taken in the early 1900s. In a photograph from 1909, the trees appear larger, and in a sketch of Tallarook Street in 1887 there are no trees. It is possible that the planting of the avenue of plane trees coincided with the decision in 1905 to establish King's Park in Tallarook Street ⁸



Fig.5. Plane Trees Tallarook Street. Source: Lorraine Huddle.

Development of Recreational Places

King's Park: Tallarook Street (Database No. 1790)

Plans from 1855 and 1917, and the *Parish Plan for Seymour*, show the area of King's Park containing a very large crescent-shaped lagoon and swamp area. This space was gazetted as a reserve in 1903.



Fig.6. Kings Park 1917. Unknown source.

An Agricultural Association was formed in Seymour in 1858. It held annual events on the showgrounds by the river, southwest of the Royal Hotel. In the 1870s the association became the Seymour and Nagambie Agricultural Society with alternating annual shows held in each town. In 1884 the showgrounds were moved to a site between the Roman Catholic buildings in Crawford Street and the railway line. Interest waned and no shows were held between 1897 and 1900, after which the Seymour Agricultural Society was reformed. Following public meetings, a decision was made to sell the old Seymour Town Park, located near the junction of the Goulburn River and Whiteheads Creek, and to purchase 12¼ acres beside Tallarook Street.⁹ Although the King's Park area was gazetted in 1903, it was not until March 1905 that the reservation for the old park was revoked and the committee were able to proceed with the sale of the old park and purchasing and establishing King's Park. The land for the new park was owned by Eliza and Thomas Guild.

In July 1905 a tender submitted by Mr F (Toby) Sutherland was accepted for £205 to grub [dig], clear, level and improve the new park.¹⁰ Timber from the old Sunday Creek Bridge was used for the fencing. The first reference found to the name "The Kings Park" (also referred to as King's Park) was on 18 August 1905 when the committee approved a progress payment of sixty pounds.

Initially there was a road leading from Edwards Street that bisected the park, however, in 1913 the Shire agreed to permanently close the road. The park was reserved for both recreation and showground use and in 1907 the Agricultural Society held their show in the new park for the first time. A 1917 plan of Seymour shows three buildings located in the park on the closed road reserve. A 1915 photograph of the St Patrick's Day Sports event shows a pavilion and building in the background. This event may have been held at King's Park.

The Agricultural Society made many improvements to King's Park in 1955-57 so that it was more usable for sporting activities. Some of the improvements, such as removal of native trees and billabongs that were hundreds of years old, have reduced the picturesque and passive recreational qualities of the place. The 1963 sewerage plan of Seymour shows more lagoon and swamp areas being filled, an asphalt track around the circumference of the oval, and several buildings of brick, concrete, weatherboard and galvanised iron around the southern perimeter of the oval.



Fig.7. Kings Park around 1940. Unknown source.

In 1969 the Guides' Hall doubled in size and extra facilities were added with the assistance of Apex. In 1975 about seven hundred marching girls gave a display at King's Park and in 1978 a government opened the King's Park Community Centre.¹¹

An elaborate fence of cream brick piers and plinth, interspersed with cyclone wire fencing and old gates was constructed around King's Park about 1966. These beautiful wrought and cast iron gates originally came from the architecturally magnificent Melbourne Fish Market when it was demolished. The gates to the Lesley Street entry of the 1966 Seymour War Memorial (Olympic) Pool are no longer there.

1903 :	Area reserved for Recreation purposes
1905-6 :	King's Park purchased and established
1913 :	Road through centre of park permanently closed
by 1917 :	Three buildings in the park
1955-57 :	Many improvements made to park
by 1963 :	Oval, asphalt track, and various buildings in park
1969 :	Guides' Hall doubled in size with extra facilities
1978 :	King's Park Community Centre opened
2003 :	King's Park and Community

- **Memorial Swimming Pools (DB 404)**

In 1966 the Seymour War Memorial (Olympic) Pools were opened in King's Park by the Governor of Victoria, Sir Rohan Delacombe.

Development of Residential and Commercial Places

Former Presbyterian Manse: 15 Tallarook Street (DB 926)

The former Presbyterian manse at 15 Tallarook Street was probably built about 1877 following the relocation of the wooden Presbyterian church building from Manse Hill to Emily Street. In April 1879 tenders were called for erecting two rooms at the Presbyterian manse in Seymour, which infers that the building already existed.¹²

c. 1877 :	Manse built
1879 :	Tenders called for erecting two rooms at Presbyterian manse
2003 :	Private residence

'Green Gables' House: 32 Tallarook Street (DB 925)

The house at 32 Tallarook Street was known as "Green Gables" or the doctor's house. Dr Thomas Hancock Strangman was listed in the rate books as the occupier in 1899 of a seven roomed weatherboard villa owned by McAlpin(e). In 1900 it was described as having eight rooms and a bathroom and Strangman was the owner. Further investigation of the rate books show that McAlpin(e) owned a weatherboard villa in Tallarook Street from about 1892. He rented his property to teachers and surgeons from 1895. The list of doctors who ran their practices from, and lived at, "Green Gables" includes:

- Dr Fitzgerald
- Dr T H Strangman
- Dr F J Jensen
- Dr A V R Hansen
- Dr Mabin
- Dr Ian King Scott
- Drs Colin and Margaret Officer

A fragment of a 1908 newspaper in the house suggested that it was renovated at that time.

The doctors' surgery at 30 Anzac Avenue was known as the "Catholic Practice" while the Tallarook Street one was the "Protestant Practice".

According to Dr Colin Officer, "the Hansens (c1919-1935) were keen horticulturists, and made a showpiece of their garden at 32 Tallarook Street. Mrs. Hansen was well known for her garden parties. The Hansen's large garden was a show place, much of the labour being provided by itinerant workers grateful for a night's accommodation and some food. It included a dear little kiddies' house". It was unfortunate that his successor was not a keen gardener and it was "sadly neglected". "Dr. Ian King Scott and his wife, Molly, restored the garden over time, largely due to Joe Szydowski (ex-Polish army) who worked the garden for nearly forty years after the War." Dr Ian King Scott was a foundation member of the committee that established the Seymour Ambulance Service.

Drs Colin and Margaret Officer arrived in 1957. "Facilities were pretty primitive. The practice was in the front of the house, comprising an office with couch and other equipment, a waiting room and a dark room used for stores. The old X-ray apparatus itself looked too unsafe to use. Later, our front hall was taken over by a secretary-receptionist."¹³

early 1890s: House built
from 1895: Property occupied by doctors
1908: House possibly renovated
2003: Private residence

House: 34 Tallarook Street (DB 924)

Dr Colin Officer stated that Dr Strangman was at 32-34 Tallarook Street in the late 1890s. It is not known if the house at 34 Tallarook Street existed at that stage or if there was only one house on the two allotments and the house at No. 34 was built later.¹⁴

2003: Private residence

Former Seymour Express Office: 36 Tallarook Street (DB 923)

The banner of *Seymour Express* claimed "Established in 1872" however it may have existed as early as 1869 in another form. Thomas Hunt, a Victorian MP and owner of a Kilmore newspaper started the *Express*. In 1880, the paper was bought by O'Callaghan and Tristan, and from 1883 Tristan was the sole owner. The *Seymour Express* printing works were in Emily Street, however they were burnt down on Boxing Day 1891. The *Express* later transferred to Tallarook Street, and later, to Station Street. In 1894 W H Tristan was shown in the rate books as the occupier of a shop and office owned by James Lyster in Tallarook Street.¹⁵

before 1894: Building erected
c1894: Seymour Express Office
1912: Teachers taught sloyd (woodwork) and art perspective here
1982: Tallarook Trading Co., furniture
2003: Heather's Bargain Centre

The Kings Park Precinct is the conduit between the Old Town (precinct) and the New Town (commercial precinct and railway precinct). The earliest known extant property in Tallarook Street is the Primary School DB540 (which is located in the Seymour Old Town Precinct) with a small section of the current building erected in 1860. Since then, additions have been made to the core structure in 1872/3, 1877, 1881, 1887, 1912/13. All other buildings in Tallarook Street appear to date from the 1870s movement to Station Street and the Railway. The location of the buildings reflected the rivalry between the Old and the New Town with some, such as the Free Library, at the western end near Emily Street, and others at the eastern end closer to Station Street. Tallarook Street developed with houses and shops scattered along its full length. The street connected the two commercial areas of the town but it did not contain any prime commercial buildings such as banks or hotels. Tallarook Street, with King's Park on its southern side, reflects the economic, cultural and social development of Seymour identified in the Environmental History.¹⁶

PHYSICAL DESCRIPTION

Precinct elements

The Kings Park Precinct comprises two different areas; a public recreational area and a business/residential area, with Tallarook Street being the common and unifying feature.

The public recreational part of the precinct includes the whole of Kings Park, the Memorial Olympic pools and the bowling greens.

The business and residential part of the precinct includes 9-17 and 32-42 Tallarook Street

Both parts of the precinct face Tallarook Street.

Precinct Boundaries (refer to precinct plan for details)

The Kings Park Precinct includes:

- the whole of Kings Park,(including the War Memorial Swimming Pools and bowling greens),
- that part of Tallarook Street from (but not including)The Pioneer Library, at 53 Tallarook Street to Station Street.
- properties numbering 9-17 on the south-east side of Tallarook Street
- properties numbering 32-42 on the north west side of Tallarook Street.

The former Pioneer Library on the corner of Edward Street and Tallarook Street and the school and shops at 52 Tallarook Street have been excluded because they are part of the Old Town Precinct.

Tallarook Street

Urban Design and Engineering Infrastructure

Tallarook Street is the principal link between Seymour's old and new centres and forms a straight avenue running directly from Emily Street to Station Street. Its nature strips are lined with regularly spaced plane trees forming a dense avenue along most of its length. The vista along this avenue is pleasantly terminated in the northwest by low grassed hills on the far side of the Goulburn, providing a reminder of how close the old centre is to open countryside. The generous nature strips and avenue planting are the most distinguishing features along the black asphalt road.

Landscaping and Trees

The substantial girth of the plane trees suggests considerable age, although the trees on the southwestern side are much smaller than those on the north-eastern and seem to have been trimmed short to accommodate the power lines. This imbalance detracts from what is nonetheless an impressive avenue planting.

Significant Structures

The substantial cream brick and wire fence to Kings Park forms a significant part of the Tallarook Street frontage.

The other significant structures fronting Tallarook Street are domestic and commercial buildings that date from the late nineteenth and early twentieth century.

11, 15 and 17 Tallarook Street are double fronted timber villas, dating from the end of the nineteenth century, situated in well-vegetated gardens behind low fences. Of these, number 15, a former Presbyterian manse, is the most impressive featuring a verandah with timber fretwork extending across the front façade which incorporates a front facing gable over the entranceway.

32, 34, 38, 40 and 42 Tallarook Street are late nineteenth century or early twentieth century brick and timber buildings, of which 32, known as 'Green Gables' has the most impressive setting, being set well back from the road and surrounded by a generous garden visible behind a low fence.

No. 36 is a single fronted shop with a rendered brick façade and was formerly the *Seymour Express* office.

Nos 28 and 30 are old warehouses from the early twentieth century that are concealed by more recent facades, with high parapets, formed-faced in sheet steel.

Kings Park

The central feature of Kings Park is the large grassed oval set in an open treed landscape.

Looking to the west and southwest, the park has an impressive backdrop of mature native woodland which would have been typical of the billabong and riparian woodland habitat of the Goulburn Floodplain.



Fig.8. View of King Park Oval from the south. Source: Lorraine Huddle Pty Ltd.

Significant trees include a very large river red gum close to the Pioneer Library that has recently been protected by a post and rail fence. The other trees of particular note are the mature oaks located generally around the northern perimeter of the oval and a fine collection of palm trees to the north of the intersection of the entrance driveway and the oval's perimeter road. Planting in the park otherwise takes the form of a light scatter of trees of varying age including some quite young trees.

The original oval and its open treed setting and its relationship to animal sheds and stadia (replaced in more recent years) demonstrate its continuing use as a showground.

There are two bowling greens at the northern corner of the park fronting Tallarook Street serviced by a bowling club.

Significant Structures

An impressive fence of cream brick piers and plinth, with panels of cyclone wire, runs the entire length of the frontage to Tallarook Street including a substantial gateway now accommodating the important cast and wrought iron gates salvaged from the former Melbourne fish market in Flinders Street.

The War Memorial Swimming Pools are located on the southeastern side of Lesley Street. They have been sunk into a low mound giving a pleasant elevation for users sitting

around the pool. A low brick administration and service building separates the pool area from the pleasantly treed car park area and Alexander Street to the northwest.



Fig.9. Entry to Memorial Swimming Pools. Source: Lorraine Huddle Pty Ltd.

Access to the pools is via Lesley Street on which a double gateway has been created by the erection of a freestanding brick wall erected across the centre of the street and matching brick columns at the sides to create a separate entrance and exit. The gates have been removed. On the approach side the light cream brick wall bears the name of the pool in large bronze capital letters and it bears a plaque to the memory of all who served and died in defence of Australia. A plaque on the other side commemorates the opening of the pools by the Governor Major-General Sir Rohan Delacombe in 1966.

STATEMENT OF CULTURAL SIGNIFICANCE¹⁷ -:
Seymour King's Park Precinct

The other culturally significant places within the precinct, not specifically mentioned in this documentation are listed in Appendix 1 and are documented in the accompanying database. The history and description that precedes this Statement of Cultural Significance is the source of the evidence for the statement below.

Seymour Kings Park Precinct is **historically** significant at the **LOCAL** level (AHC criteria A.4). The mixture of residential and commercial structures from around the end of the nineteenth century demonstrates the nature of the development of the town after the arrival of the railway in 1872. It occupies the interstitial space between the old town centre and the new centre and is located about the most direct route between the two centres. The avenue of plane trees expresses the importance of Tallarook Street as the major link between the two town areas.

The establishment of Kings Park and its continuing backdrop of woodland are illustrative of its original landscape as billabong and floodplain that discouraged the type of subdivision that occurred elsewhere along Tallarook Street. The park is significant for its continuing use as showgrounds since 1907 some few years after the establishment of Seymour's own Agricultural Society. The significant oaks and palms are important indicators of that history while the large native trees represent the original character of the landscape.

The precinct is **aesthetically** significant at the **LOCAL** level (AHC Criterion E.1). The avenue of plane trees on Tallarook Street makes a major contribution to Seymour's civic landscape, the view north along Tallarook Street terminated by low hills provides a sense of the towns relationship to the countryside, the oaks and palm trees are important elements in the landscape of Kings Park while the while the large native trees in and bordering Kings Park trees provide a backdrop to the setting that evokes the original landscape. The houses dating from the turn of the twentieth century retain most of the pleasing features and garden settings that are representative of their period of construction while the commercial buildings retain their original scale and massing. The fence and gateways to Kings Park and the Memorial Pools are good examples of civic building of the 1960s while the former market gates are excellent examples of design and workmanship from the nineteenth century.

The Park Gates are **scientifically** significant at the **LOCAL** level (AHC Criterion F1.) by demonstrating excellence in design and craftsmanship.

Kings Park is **socially** significant at the **LOCAL** level (AHC Criterion G.1) as evidenced by its continuing use as a public park and showgrounds. The fence and gateway to Kings Park and the War Memorial Pools express the civic and community pride of the 1960s, when the pools were created 'by the citizens of Seymour'.

Overall, Seymour King's Park precinct is culturally significant at the LOCAL level.

Planning Scheme Format

1.1 Policy Basis

Seymour Kings Park Precinct is **historically** significant at the **LOCAL** level (AHC criteria A.4). The mixture of residential and commercial structures from around the end of the nineteenth century demonstrates the nature of the development of the town after the arrival of the railway in 1872. It occupies the interstitial space between the old town centre and the new centre and is located about the most direct route between the two centres. The avenue of plane trees expresses the importance of Tallarook Street as the major link between the two town areas.

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Overall, Seymour King's Park precinct is culturally significant at the LOCAL level.

1.2 Objectives

- To support the retention, enhancement and conservation of the buildings at 11, 15, 17, 28, 30, 32, 34, 36, 38, 40 and 42 Tallarook Street.
- To ensure new development on Tallarook Street is of a scale, form, and mass that is compatible with adjacent contributory/significant buildings and other contributory/significant buildings fronting Tallarook Street.
- To support the retention and enhancement of the avenue of plane trees in Tallarook Street

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- To support the retention, conservation and enhancement of the cream brick fence and gates and significant trees at Kings Park.
- To provide for development that will support the retention of the historic oval and the continuing use of Kings Park as an agricultural show ground and public park
- To support the retention conservation and enhancement of the War Memorial pools and gateway.
- To conserve and enhance the views of the hills that terminates the vista at the north eastern end of Tallarook Street

1.3 Policy

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

- encourage the retention of the residential and commercial buildings dating from the late nineteenth and early twentieth century fronting Tallarook Street.
- encourage the retention of the garden settings of the residential buildings fronting Tallarook Street.
- encourage contemporary interpretation of traditional building design for infill development within the residential allotments of the Precinct, which are characterised by detached dwellings, hipped or gabled roofs, and verandahs,.
- encourage the use of appropriate fence types, designs and locations in the residential areas which do not obscure the visibility of the buildings and front gardens from the street
- ensure that any new signage is of a design, form and colour that compliments the style of the building on the allotment
- encourage development in Tallarook Street which is in harmony with the height, proportions form and bulk of significant/contributory buildings.
- encourage the retention and enhancement of the avenue of plane trees in Tallarook Street
- retain the cream brick fence and gates at Kings Park.
- retain the historic oval and significant trees at Kings Park
- support the continuing use of Kings Park as an agricultural show ground and public park
- retain the War Memorial pools and gateway.
- maintain the views of the hills that terminates the vista at the north eastern end of Tallarook Street

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- ¹ Sale Plan Town and Suburban Lands Seymour, Assistant Surveyor Thomas Pinniger, April 1855. Source: State Library of Victoria, Maps collection, 820 bje 1837.
- ² Old Town can be defined as 1855-1872, New Town as 1873-
- ³ Sale Plan Town and Suburban Lands Seymour, Assistant Surveyor Thomas Pinniger, April 1855. Source: State Library of Victoria, Maps collection, 820 bje 1837.
- ⁴ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, p. 15.
- ⁵ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, pp. 15-18.
- ⁶ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, pp. 28,30-32.
- ⁷ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 63,68,84-85,218.
- ⁸ Early 1900s photo in Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, facing p. 84; 1909 photograph. Source: State Library of Victoria, Picture collection, H90.140/752; 1887 sketch. Source: State Library of Victoria, Picture collection, IAN20/08/87/152.
- ⁹ Information provided by John Jennings. Correspondence: 20 June 2005.
- ¹⁰ Frank (Toby) Sutherland's Memoirs (1875 – 1962) are published in, Jennings, John G. and Virginia, *Memories of Seymour*, Seymour & District Historical Society Inc., Seymour, 2003, pp. 34-40.
- ¹¹ Sale Plan Town and Suburban Lands Seymour, Assistant Surveyor Thomas Pinniger, April 1855. Source: State Library of Victoria, Maps collection, 820 bje 1837; Township of Seymour, n.d. Source: State Library of Victoria, Put-away Plan collection, S261(3) (microfiche); Seymour Waterworks Trust Reticulation Plan, September 13, 1917. Source: Seymour & District Historical Society Inc.; Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 136-7,223,225,228,229, facing p. 157; Jennings, John G. and Virginia, *Memories of Seymour*, Seymour & District Historical Society Inc., Seymour, 2003, pp. 61-65; Seymour Sewerage Authority Plan of Sewerage District, 1963. Source: Seymour & District Historical Society Inc.
- ¹² Lewis, Miles, Australian Architectural Index, Melbourne, (microfiche); Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, p. 126.
- ¹³ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 129-30; Transcription of Shire of Seymour Rate Books. Source: Seymour & District Historical Society Inc. (computer file); Jennings, John G. and Virginia, *Memories of Seymour*, Seymour & District Historical Society Inc., Seymour, 2003, pp. 126,154-171.
- ¹⁴ Jennings, John G. and Virginia, *Memories of Seymour*, Seymour & District Historical Society Inc., Seymour, 2003, p. 156.
- ¹⁵ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 153-4,214; John G. and Virginia, *The schools of Seymour and District 1846-1999*, Seymour & District Historical Society Inc., Seymour, 2000, p. 21.
- ¹⁶ Aron Paul, Mitchell Shire Environmental History, pp. 11,19,22,25,26-27,29-30,33-37 in Mitchell Shire Stage One Heritage Study Report, June 2002.
- ¹⁷ Definitions used are from the Burra Charter 1999; historical themes relate to the Principal Australian Themes – Australian Heritage Commission; criteria for Locally Significant places are from the Australian Heritage Commission and in the case of State Significant places, from Heritage Victoria; levels of significance used are State and Local, which directly relate to the two legislative authorities who administer the protection of heritage places, the State Government and Local Government respectively.

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APPENDIX 1

	<p>Seymour King's Park Precinct SEYMOUR 3660</p> <p>Seymour King's Park Precinct Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 1837</p> <p>Municipal Rabb No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>
	<p>Seymour King's Park Precinct SEYMOUR 3660</p> <p>Lesley Street, Seymour Memorial Swimming Pools</p> <p>Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 404</p> <p>Municipal Rabb No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>
	<p>Seymour King's Park Precinct SEYMOUR 3660</p> <p>Tallarook Street, Plane Trees, Tallarook Street Seymour</p> <p>Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 959</p> <p>Municipal Rabb No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>
	<p>Seymour King's Park Precinct SEYMOUR 3660</p> <p>Tallarook Street, Kings Park, Gates, Fence, Trees, Oval, Seymour</p> <p>Architectural Styles</p> <p>Designer</p> <p>Contractors</p> <p>1905 -1906 F Sutherland</p>	<p>Database No: 1790</p> <p>Municipal Rabb No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>
	<p>Seymour King's Park Precinct SEYMOUR 3660</p> <p>11 Tallarook Street, House built 1917, 11 Tallarook Street Seymour</p> <p>Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 1265</p> <p>Municipal Rabb No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>

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	<p>Seymour King's Park Precinct SEYMOUR 3660 15 Tallarook Street, Presbyterian Manse - former, 15 Tallarook Street Seymour Architectural Style: Designer: Contractors:</p>	<p>Database No: 926 Municipal Rabb No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour King's Park Precinct SEYMOUR 3660 17 Tallarook Street, House pie 1917, 17 Tallarook Street Seymour Architectural Style: Designer: Contractors:</p>	<p>Database No: 1264 Municipal Rabb No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour King's Park Precinct SEYMOUR 3660 28-30 Tallarook Street, Warehouses, 28-30 Tallarook Street Seymour Architectural Style: Designer: Contractors:</p>	<p>Database No: 1838 Municipal Rabb No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour King's Park Precinct SEYMOUR 3660 32 Tallarook Street, "Green Gables" House -32 Tallarook Street Seymour Architectural Style: Designer: Contractors:</p>	<p>Database No: 925 Municipal Rabb No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour King's Park Precinct SEYMOUR 3660 34 Tallarook Street, House pie 1917, 34 Tallarook Street Seymour Architectural Style: Designer: Contractors:</p>	<p>Database No: 924 Municipal Rabb No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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Seymour King's Park Precinct
 SEYMOUR 3660
 36 Tallarook Street,
 Seymour Express Office - former, 36 Tallarook
 Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 923
 Municipal Ref No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

Seymour King's Park Precinct
 SEYMOUR 3660
 38 Tallarook Street,
 House pre 1917 - 38 Tallarook Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1827
 Municipal Ref No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

Seymour King's Park Precinct
 SEYMOUR 3660
 40 Tallarook Street,
 House pre 1917 - 40 Tallarook Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1825
 Municipal Ref No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

Seymour King's Park Precinct
 SEYMOUR 3660
 42 Tallarook Street,
 House pre 1917 - 42 Tallarook Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1825
 Municipal Ref No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

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1. LOCATION

The area covered by the Old Town Precinct is centred about the intersection of Emily Street, Tallarook Street, High Street and the Goulburn River. (See Fig. 1)



Fig.1 Precinct Boundaries shown on the 1917 map. Source: Lorraine Huddle Pty Ltd.

2. HISTORICAL BACKGROUND

European occupation of Seymour

The Taungurung nation occupied a large area along the catchments of the Goulburn and Campaspe Rivers and Broken Creek including the town now know as Seymour. This area near the river was a favourite camping site and the area near the lagoon (now King's Park) was used for corroborees.

Seymour is referred to as the “New Crossing Place” because it is about twelve and a half miles (20 kms) from what became known as the “Old Crossing Place” where Major Thomas Mitchell crossed the Goulburn River on his return from his exploration through Australia Felix in 1836. Mitchell’s route became known as the Mitchell Line and it was used by overlanders who drove their stock into Victoria.

Hume and Hovell passed to the south and east of Seymour on their return journey to Sydney from Corio Bay in 1824.¹

John Clark arrived in the area as an overlander from New South Wales in January 1838. His wife and his two small children joined him some time later. He established the Traveller's Rest Inn at the Old Crossing Place, Mitchellstown and, by late 1839, he was operating the Robert Burns Inn, also referred to as Clark's Inn, near the present day Manners Street, taking advantage of the new crossing place on the Goulburn River. The crossing provided a more direct route and by August 1839 a punt was in operation. In 1841 William Pickering surveyed the Goulburn River at the crossing and, by the end of the year, police barracks were erected adjacent to Clark's Inn.²

Pickering made the first survey of the township in 1843. Although the name of Mitchellstown was suggested, Mitchell himself proposed that the town be named after Lord Seymour, son of the eleventh Duke of Somerset. The 1843 plan shows town allotments on the west side of the river where the Seymour Hotel was later built, and allotments on the east side where the town of Seymour was established. Clark's Inn is shown on the south side of Manners Street at a different angle to the surveyed allotments. John Clark was the original purchaser of the majority of the first town allotments. The following streets were identified on the 1843 plan: Ballandella Place, Robert Street, Manners Street, Piper Street and Emily Street. Two acres were set aside for the Wesleyan Church on the corner of Emily Street and the present day Tallarook Street.³

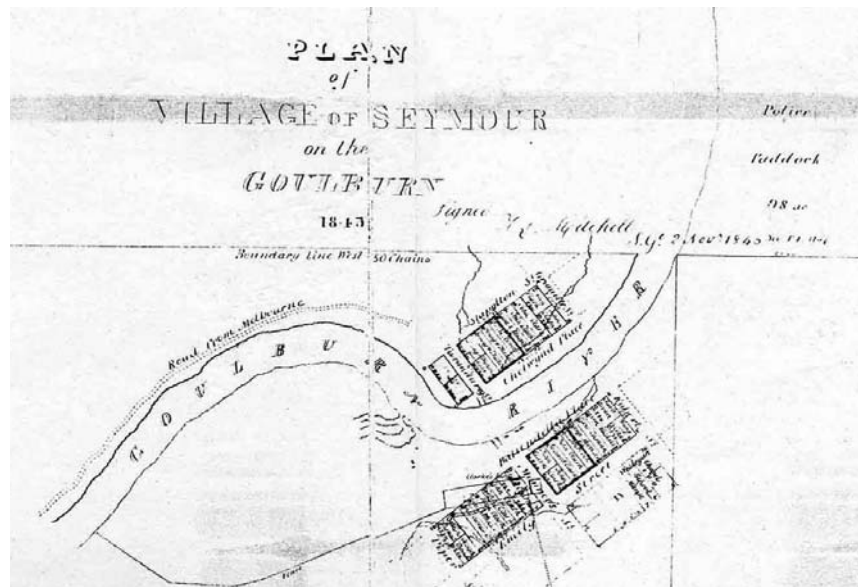


Fig.2 Detail of 1843 Map. : State Library of Victoria, Historic Maps & Plans collection, FEATURE 596 (microfiche);.

The Sale Plan of Town & Suburban Lands at Seymour (1855)⁴ shows several items of interest in the early development of Seymour:

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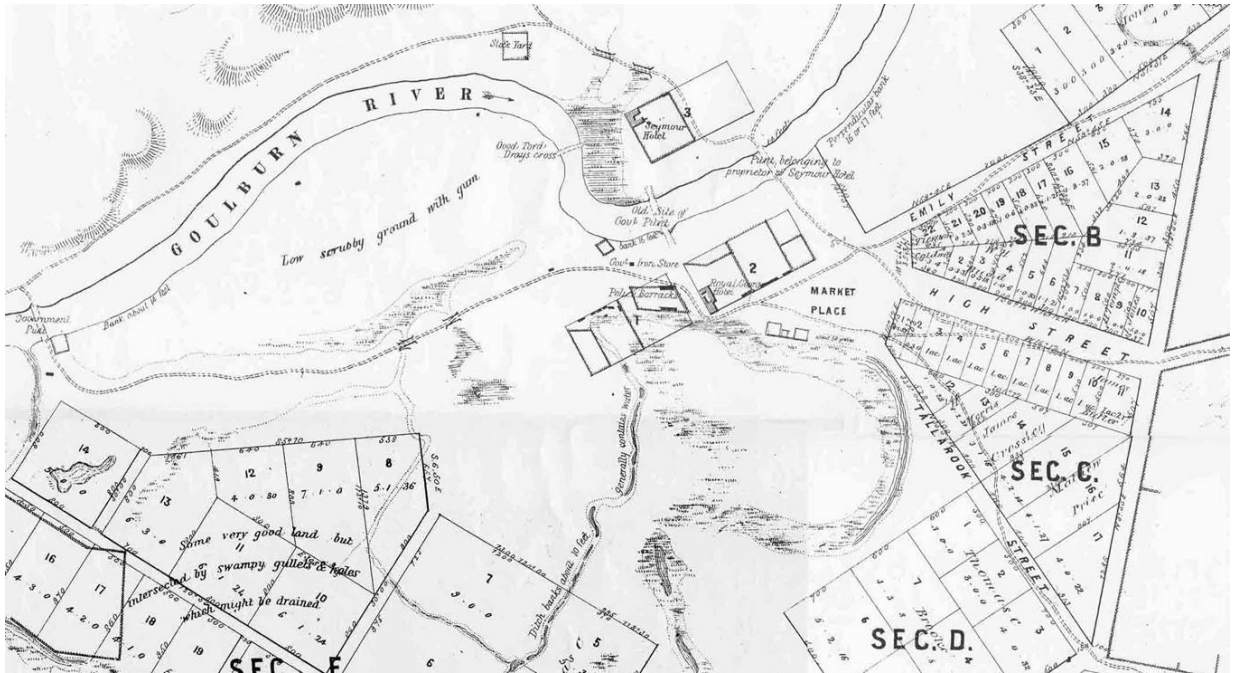


Figure 3 Detail of 1855 Map. Source: State Library of Victoria, Maps collection, 820 bje 1837.

- Government Punt - at the location of the 1893 Old Goulburn Bridge
- Good Ford, Drays cross – near the Seymour Hotel
- Old site of Govt Punt – in line with Manners Street
- Punt belonging to proprietor of Seymour Hotel – in line with Robert Street
- Height of [river] banks – ranging from 14 to 17 feet
- Royal George Hotel (Royal from 1859)– footprint of two main buildings
- Market Place – near the corner of Emily and Tallarook Streets
- New streets and allotments – along Tallarook, High and Emily Streets to the present day Wallis Street
- Police Barracks – to the south of Manners Street
- About fifty graves – near the present day Edwards Street
- Various ditches and swampy areas to the south and east of the town.

Allotments in the block to the east of Robert Street were sold in 1862-5, the land on the corner of Emily and High Streets was reserved for public buildings in 1863, and the police reserve on the corner of High and Tallarook Streets was gazetted in 1864.⁵

Population growth in Seymour:

- 1854 – 138 people
- 1865 – 450 people
- 1890 - 1,000 people
- 1904 – 372 residences, 261 of these were north and east of Wallis Street and did not include Station Street and the eastern end of Tallarook Street
- 1914 – more than 2,000 people
- 1926 – 2,500 people
- 1891-1947 – the population of the Shire increased by only 200 but during this period there was a steady increase in the population of the town
- 1947-1954 – the population of the Shire increased from 4,471 to 11,596 mainly due to the development of military centres and Puckapunyal.⁶

Much of the population growth occurred away from the “Old Town” around Emily Street. This movement and changes to the makeup of the old town were a result of several external influences.

External influences on the “Old Town”

Floods, Gold and the Railway: 1843-1873

The “Old Town” experienced severe floods in 1844, 1846, 1847, 1870, 1911, 1916 and 1917. The 1870 flood resulted in about two hundred people taking refuge in the second storey of the Royal Hotel.⁷



Figure 4. Detail of Postcard showing Flooding in Emily Street. Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982.

The discovery of gold in 1851 in New South Wales resulted in increased traffic through Seymour from southern Victoria. Soon after, Victoria experienced its own gold rush with even greater traffic moving south from New South Wales. The gold rushes affected a large increase in traffic through Seymour as well as a decline in the male population from 1851 until many returned to the town c1854.⁸

A railway line to northeastern Victoria was first proposed in 1862. Various routes were suggested and some were privately surveyed.⁹ An 1866 map shows the proposed line from Melbourne to Albury, however discussion on routes through

different towns continued until the 1869 survey of the Engineer-in-Chief, Thomas Higinbotham, was adopted.¹⁰ The location of the proposed railway line and station was 0.8 kilometres to the south east of the established town centre. The “Old Town” was centred about Emily Street and the Goulburn River crossing, where several severe floods took place in the 1840s. The Railway Station is recorded as being 464 feet above sea level whereas the land around the Old Town was 440-450 feet.¹¹

The official opening of the line into Seymour was held on 2 September 1872.¹²

The “Great Flood” of 1870 and the building of the North Eastern Railway Line in 1870-72 were the two main reasons for the move of the population from the “Old Town” around Emily Street, to the “New Town” in the east.¹³

“New Town”: 1873-2003 and its relationship to the “Old Town”.

The New Town was centred about the commercial area of Station Street and the Railway Station. In 1883 it was reported that there were “70 train movements a day through Seymour”.¹⁴ A great rivalry developed between the business operators in the Old Town and those in the New Town, mainly over claims that services such as the Post Office branch in Station Street were doing more business than the main Emily Street Post Office. Some key services relocated from the Old Town or were replaced by more popular sites and rivals around Station Street including the Post Office and the Shire offices and hall.¹⁵

The Rate Books provide evidence of two gradual trends that Seymour businesses followed as they decided whether to move from their initial preference for the “Old Town” location near the Goulburn River to the less flood prone land near the station. Some business people moved their businesses from the Emily Street area to Station Street while others maintained businesses in both areas. In 1881, Donald Chisholm Cameron had a store in both Emily Street and “near [the] station”. In the late 1800s, James Chittick had a butter factory in Emily Street and a store and a bakery in Station Street. In the early 1870s George Crane operated the Goulburn Hotel in Emily Street but by 1878 he had moved to the Terminus Hotel in Station Street. In the 1890s John Donnelly was operating barber’s shops in Emily Street and Station Street. From 1875 Alfred Guilfoyle was operating a general store in Emily Street but in 1892 he moved to Station Street. In 1889 Fit Ley had a fruit shop in both Emily and Station Streets. In the mid 1880s, George Mills had a bakery in Emily Street but by 1889 he had moved to Station Street. Bernard O’Reilly operated the Goulburn Hotel and a store in Emily Street in 1886-87 while at the same time, he had a store in Station Street. William Solomon operated shops in Emily Street throughout the late 1800s but he also had two shops in Station Street in 1897. Frederick & Charles Wallder operated butcher shops at the same time in Emily Street and Station Street in the 1880s and 1890s. John Wheeler had a barber’s shop in Emily Street from 1888 but moved to Station Street in 1899.¹⁶ As these activities moved from the Old Town, the buildings they vacated, such as the Post Office, Methodist Church, flour mill, Bank of Victoria, Shire Hall, the old Goulburn Hotel were adapted to new uses over the next few decades.

Motor Vehicles, the Hume Highway: 1914-1982, Hume Freeway: 1982-2003 and their effect on the nineteenth century town.

The advent of the motor vehicle brought a new era to the “Old Town” and Emily Street in particular in two distinct ways.

The first was the need to service locally owned motor vehicles and engines and resulted in typical garages of the era, appearing along Emily Street. The first was opened c. 1914 with petrol bowsers outside the old Goulburn Hotel by M J Caffrey who had operated a bicycle shop. Another roughly adapted nineteenth century building, the former Methodist Church in Emily Street, housed a garage business. Traditional tradesmen such as blacksmiths, wheelwrights and coachbuilders affected by the increase in motor vehicles developed a new trade as motor mechanics.¹⁷

The second was a large increase in through traffic on the Sydney Road that became the Hume Highway in 1924 under the control of the Country Roads Board. These travellers required petrol, mechanics, food and accommodation. In 1958 there were eleven garages and eight cafes along the Hume Highway at Seymour, many operating from older premises such as the Post Office, Methodist Church, flour mill, State Bank of Victoria, Shire Hall, the old Goulburn Hotel and old weatherboard and brick houses. Martindale stated, in the 1950s, that the increase in traffic brought “a cosmopolitan air to the street lined with Clement Perron’s trees some of which appear likely to disappear with the widening of the highway before many more years pass. When this happens it seems likely that the street may lose much of its former character, and unfortunately the charm of an older time will give way before the demands of modern progress”.¹⁸ The Emily Street trees were pines, possibly with some oaks, and stretched from Deep Creek to the Royal Hotel and the former Church of England rectory.¹⁹

In 1982, Niall Brennan was writing the extension to Martindale’s history of Seymour at the same time as the Seymour bypass of the Hume Freeway was almost complete. Brennan argued that:

The town will then face the prospect of adjusting to a new era in which the original cause of its coming into existence has gone for ever. Seymour has always been a town through which travellers passed; now it must find new reasons for them to stop and stay a while.

There is no agreement on what will happen to Seymour. Some say it will leave 200 people jobless along Emily Street.

Emily Street, at the time of writing, is a bedlam of exhausts, fumes and rumbling metal.²⁰

In 2003, Emily Street is quieter, with hotels and garages servicing the needs of the local population, however the development of the tourism industry is apparent along what used to be the main road between Sydney and Melbourne. The former Court House now houses the tourist Information Centre; the hotels, motels and caravan parks provide accommodation for tourists; and signs point to wineries, restaurants, galleries, tourist sites, barbecue areas and parks along the Goulburn River.

Extant Historic Places

DB 306	Log Lock-up	Emily Street
DB 304	Royal Hotel complex	26 Emily Street
DB 451	First Shire Hall	30 Emily Street
DB 446	Former Bank of Vic.	32 Emily Street
DB 1257	Ruins of Old pool & wharf	Off Emily Street
DB 1258	Bluestone Cross-over	32 Emily Street
DB 919	House & Shop	34 Emily Street
DB 447	Former Perron's Hall	36 Emily Street
DB 921	Former Manse	37-41 Emily Street
DB 448	Former Canadian Hotel	38-44 Emily Street
DB 920	Former Rectory	43 Emily Street
DB 452	Former Court House	47 Emily Street
DB 449	Prince of Wales Hotel	48 Emily Street
DB 453	Former Post Office	50-52 Emily Street
DB 450	Site & Encaustic Ingo of former Chemist Shop	52 Emily Street
DB 922	Former Goulburn Hotel	58 Emily Street
DB 964	Tantallon	10 High Street
DB 537	Site of Police Station and former Police residence	Tallarook Street
DB 540	State School No. 547	Tallarook Street
DB 1260	Shops	Tallarook Street
DB 310	Former Mech. Institute and Library .	53 Tallarook Street
DB 1856	Old burial ground	Edward Street.
DB 1857	Site of Indigenous corroboree ground C of E Church Reserve	Emily Street
DB 1858	Galvanised iron shed 'Guild's ?) store.	next to the creek in Emily Street.
DB 391	House,	4 Hanna Street

Former State School No. 547: Tallarook Street (DB 540)

The complex of buildings on this site reflects the long history of early education in Seymour. The first Seymour school was located on the western side of the Goulburn River in 1846 and moved to the eastern side after the 1847 floods. The description of State School No. 547 in *Vision and Realisation* includes:

This school was established as a National School on 27th of November 1857, with James O’Neill HT. It had a [net enrolment] of 25 and an [annual average] of 21. The original building was substantially constructed of local hand-pressed bricks. A tribute to the craftsmen of that era is endorsed by the use today [1973] of the building as a classroom, though the original shingle roof has been replaced by galvanised iron.

The next school building on the current Tallarook Street site was erected in two months, in 1860, by W. Walton for £196. In September 1861 £50 was granted for “fencing, furniture, blinds etc.”. In March 1864 the Inspector of Schools described the building as “Walls – brick, roof – shingles, floor – wood, open ceiling, 30 x 20 x 10 feet”. Alterations and additions were made to the school in 1872. By 1875 there were 195 children enrolled and further accommodation was needed. A gallery was erected and a new room costing £264 was built in 1877. In June 1887 another brick extension was completed after the school’s numbers further increased. Reticulated water was connected after 1890 and by 1891 a new roof replaced the original shingle roof, walls were raised and improved lighting installed in some rooms.

By 1900 the number of children enrolled had again outgrown the accommodation and talks commenced on building a new school to the east of the town. In 1907 and 1909 further additions were made to the school. The District Inspector of Schools recommended that the school not be relocated and instead plans were made for major renovations. The school operated from leased premises in the Church of England Hall and the Public Library while renovations were completed in 1912 and 1913. The result of these renovations can be seen in the buildings that currently exist. Students also attended the Lloyd centre that opened in 1912 at 36 Tallarook Street (DB 923).

A Higher Elementary School commenced at the State School in 1918 with Grades Three and Four relocated to the Parish Hall to accommodate the extra grades. In 1922 the Higher Elementary School moved to Loco Street. Petitions were again made for a new school to be built, as the school had been inundated with flood waters on several occasions. The petitions were rejected and instead further renovations were completed in 1930 at a cost of over £400. In 1948 school buildings from Whiteheads Creek and Mangalore were relocated to Seymour at a cost of £900 to ease the continuing accommodation problems.

When the school celebrated its centenary in 1957 it was operating from both Tallarook and Grant Streets. In 1960 the school was reorganized with only Grades Five and Six remaining at Tallarook Street. Throughout the 1960s the grades were reorganised and in 1972 the last classes were held at Tallarook Street State School. The existing buildings have been used for various purposes in the education system before becoming part of the Seymour Special School.²¹

1847 Earliest school room erected on this site.
1857 : Seymour National School opened (27 November) on this site

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1860 :	Extensive buildings erected
1872 :	Alterations and additions
c. 1876	Gallery erected
1877 :	New room added
1887 :	Brick extension
c. 1890 :	Reticulated water supply
1891 :	Shingle roof replaced and walls raised
1907 :	Additions to school
1909 :	Additions to school
1912-3 :	Major renovations
1930 :	More renovations
1972 :	End of SS 547 in this building
2003 :	Renovations for Seymour Special School.

Former Seymour Free Library; Pioneer Library: 53 Tallarook Street (DB 310)

The foundation stone of the Seymour Free Library was laid on 19 November 1874. The people of Seymour celebrated the event with a parade through Emily Street of “school children and friendly societies led by the Kilmore Band”, which was followed by speeches at the site. A fundraising concert was held that evening. The library building is situated on the corner of the old burial ground shown on the 1855 Sale Plan of Seymour and now under a section of Edward Street. A gravestone recently attached to the side of the library commemorates this fact:

In memory
of
some 50 pioneers & aborigines,
names unknown
buried within 100 metres,
west of this spot
1839 - 1855

In 1882 the opening hours were daily from 7.00 to 10.00 pm and three afternoons per week. The 1889 additions, which consisted of a series of rooms across the rear of the building, were commemorated in stone:

This addition was
erected through
the efforts of the ladies
of Seymour District
1899

In 1917 the Water Trust Office was located on this site and the State School rented the Library at various times in the early 1900s to accommodate additional students. By 1941 the building had ceased to function as a cultural and recreational centre and library, and in 1942 the collection of books was sold. The former Free Library has been for many years the home of the Seymour & District Historical Society Inc.²²

1875 :	Free Library built
1889 :	Additions to the building

Post WW2 Iron Army Hut attached to the rear with brick façade to Edwards St.

Araminta's Tea Rooms: 56 Tallarook Street and adjacent two storey brick building at 54 Tallarook Street (DB 1260 and 539).

There is an early sketch of both the buildings, (1891-2) operating as O'Callaghan's Store.²³ In 1897 Margaret O'Callaghan was shown in the rate books as the occupier and owner of a furniture and stationery shop in Tallarook Street. Stanley Gilbert remembered Araminta Woods running a café and rest rooms in the two storey building where "the upstairs balcony came right out over the footpath". She was renowned for keeping a "good table" and her premises were a popular retreat, especially on Show Day. This was in the early 1900s as Araminta married Maurice Fowler in 1909 and moved to "the big smoke". The building was then taken over by Arthur and Lily Bruton and Lily's father Mr E Warden, Snr. Warden ran his saddlery business at the back of the premises and the Brutons ran a new and secondhand furniture business that they previously operated from Perron's Hall in Emily Street.

By 2003 an Autobarn shop was in the single storey building adjacent to the two storey brick building, and in 2003 the single storey building was extensively renovated inside and opened as Araminta's Tea Rooms carrying on the "good table" tradition set by Araminta Woods almost one hundred years ago.²⁴

1890s : O'Callaghan's furniture store and newsagency
before 1909 : Café and rest rooms run by Araminta Woods
c1909 : Saddlery run at the back by Mr E Warden Snr. and New and
 Secondhand furniture store run by Arthur & Lily Bruton
1957 : T W Smith furniture
1982 : Fashion Discounts clothing Store
2002 : Autobarn in the single storey building
2003 : Araminta's Tea Rooms in the single storey building

Log Lock-Up: Emily Street (DB 306)

The Log Lock-up was built in 1853 on the banks of the Goulburn River and relocated in 1865 to the site of the Police Station. The lock-up still displays the numbers placed on the logs when it was first moved. It was used until the new Police Station was built in 1962 when it was re-erected in King's Park before being moved to its present site in Emily Street behind the Court House in 1994.²⁵

1850s : Built
Late 1850s : Relocated to Police Station
1962 : Relocated to Kings Park
1995 : Relocated to Emily Street behind the Court House

Royal Hotel complex: 26 Emily Street (DB 304)

John Clark's first building, Clark's Inn, also known as the Robert Burns Inn, was located near the river, on the south side of Manners Street. He had to compete for business with the larger Seymour Hotel built in 1844 on the west side of the river. In August 1848 the renowned architect from Melbourne, Charles Laing, called for tenders for the erection of a new inn at Seymour. Lowe and Marten built the hotel using local freestone and limestone. In 1853 the high quality building and hotel accommodation was described as:

having seven rooms on the ground floor, while on the first story there were ten bedrooms and a sitting-room. Attached was a two-storey stone building with cellars and storeroom, dining-room capable of containing thirty persons, servants' rooms and on the first floor five bedrooms holding from two to four beds each, and two flights of stairs; the whole flagged at bottom. On the opposite side of the yard were a large shed and kitchen store of stone, with stone-built stable containing eight stables and two loose boxes and a stone-built double water closet. The whole yard was pitched and the premises all guttered with case metal. There was a well with a constant supply of good water and a pump at the kitchen door.

By 1853 the hotel was called the Royal George, and the Royal after 1859. The 1855 Seymour Sale Plan shows two main sections to this hotel – the Manners Street building behind the building on the corner of Emily Street. The hotel was purchased by the Guild brothers in 1864 and was operated by members and descendants of the Guild family until at least 1944 except for the period 1889-97 when it was owned by William Andrew Macintyre. In March 1891 architect F W Burwell accepted a tender for additions to the Royal Hotel. These additions were built by William Neal and included an “added façade, bar, front upstairs bedrooms & verandah for £1184”. The Guild family bought the hotel again in 1897 when it was being managed by W A Macintyre Jnr., Alexander Guild's son-in-law.

The Royal Hotel was a centre for many early activities in Seymour. The hotel, and a large upstairs assembly room or ballroom, were used for the first meeting of the Seymour Road Board and by many other groups and services including: Post Office; coach depot; Masonic Lodge; Agricultural Society; travelling salesmen; politicians; and vice-regal visitors. The upper storeys of the hotel were also a refuge during the various floods – in 1870 “two hundred sought safety” there.²⁶

1848 : Laing called tenders called for the erection of a new Inn at Seymour
1849 : Kitchen, shed and stables built
before 1853 : Second brick section built – 7 rooms on ground floor and 11 above
1891 : Tender accepted for additions, including cast iron verandah.
2003 : Royal Hotel

First Shire Hall: 30 Emily Street (DB 451)

The Seymour Roads Board became the Seymour Shire in 1871. The first Shire Hall was built by Connell and Stewart in 1872 and opened in 1873.²⁷ Council activity moved to Federal Hall in Station Street in 1928.

1873 : Shire Hall opened.

1928 : Shire offices and hall vacated.
2003 : Private residence

Former Bank of Victoria: 32 Emily Street (DB 446) See also DB 1258

The Bank of Victoria opened in Seymour in 1872 under manager Frederick Merson. In May 1882 renowned Melbourne architects Smith & Johnston called tenders for the erection of a branch of the Bank of Victoria at Seymour. It is probable that the bank was previously operating from other premises. In October 1881, architect Walter Scott Law called tenders for additions to the Bank of Victoria in Seymour.²⁸

1866 : Flour Mill built on this site
1872 : Bank of Victoria opened in Seymour
1877 : Flour Mill sold
1882 : Tenders called for erection of Bank of Victoria
1886 : Tenders called for additions to Bank of Victoria
1934 : No longer bank premises
2003 : Towing Service and Motor wreckers

Site of Old pool & wharf: off Emily Street (DB 1257)

In March 1879 the Public Works department called tenders for the erection of a wharf. The tender of J Lyster for £280 was accepted in April. There was a thriving river trade that used this wharf however in December 1887 the wharf was listed for demolition as river traffic was ending with the building of the Goulburn weir.

The old swimming pool area behind the Royal Hotel was first known as a swimming area in the early 1890s. It was used until the 1940s by the Goulburn River Swimming Club formed in 1909 and the Hume Highway Swimming Club formed in the late 1920s. Swimming carnivals and exhibitions in the 1930s involved both metropolitan and overseas swimmers.²⁹

1879 : Tenders called for erection of wharf
1887 : Wharf to be demolished
1890s : Recognised swimming area
1909 : Goulburn River Swimming Club formed
1920s : Hume Highway Swimming Club formed
1930s : Swimming Carnivals held
1940s : No longer used as swimming pool

Bluestone Cross-over: 32 Emily Street (DB 1258)

This was the entry to the site of the former Flour Mill and later the Bank of Victoria.
[See DB 446]

House & Shop: 34 Emily Street (DB 919)

According to the rate books, James Gloster had a draper's shop and residence in Emily Street from c. 1876 to 1895. This was located close to the ice works in Emily Street. In April 1877 architect Frederick Williams called for tenders for a shop and premises for James Gloster. It is possible that the tender was for the building at 34 Emily Street although the ice works were located further east.³⁰

1877 : Tenders called for shop and premises for James Gloster
1895 : Last listing in rate books for Gloster's draper store
2003 : E.C.K. (Eckard) Computers

Former Perron's Hall: 36 Emily Street (DB 447)

This hall was known as Perron's Hall. The rate books show Clement Perron as the owner of an Assembly Hall in Emily Street in 1876. Clement Perron was a French Canadian who came to Seymour in c1863 or earlier and he, and later his daughters, was listed as licensee of the Canadian Hotel from the 1860s to 1917. In 1901 animated pictures (the bioscope) were shown in Perron's Hall. Other events held in the hall included lectures, card nights, social dances, concerts, balls and meetings. The rear of the building was destroyed by fire and only the façade of the original hall remains.³¹

c1872 :Hall built
1876 : Assembly Hall listed in rate books
1907 : Public meeting held to nominate Committee of Management for
 King's Park
c1943 : Hall was empty (unused?)
2003 : Lewis Dry Cleaners

Former Manse: 37-41 Emily Street (DB 921)

In July 1859 renowned Melbourne architects Crouch & Wilson called tenders for the erection of a Wesleyan Church in Seymour and in September they accepted the tender of Mr Connon. The church opened in February 1860. In January 1878 tenders were called for the erection of a brick Wesleyan Parsonage. A new church was built in Crawford Street and opened in 1925. The old church was converted into a motor garage and used for this purpose until its demolition in 1957.³²

1860 : Wesleyan Church in Emily Street opened
1878 : Tenders called for erection of Wesleyan Parsonage Emily Street
1925 : New Wesleyan Church opened in Crawford Street
1920s : Home of Harry and Ellen Clydesdale
1957 : Church in Emily Street demolished
2003 : Manse used as a private residence

Former Canadian Hotel: 38-44 Emily Street (DB 448)

Peter Tiernan, born in Australia, came to Seymour from Sydney in 1842. He purchased town lot No. 7 in the first Seymour land sales in 1844 and operated his store from this site. In 1863 Clement Perron, a French Canadian, married Peter's daughter, Helen Mary Tiernan. Perron ran one of Tiernan's stores and in 1865,

following the death of Peter Tiernan, Perron took over the original store. He then extended the store and transformed it into the two-storey Canadian Hotel. Clement Perron, and later his daughters Louisa and Catherine, were listed as the licensees of the Canadian Hotel from the 1860s to 1917. In 1939 the original front verandah, “constructed of iron lace and posts, was removed and the present one built to give a modern look”.³³

1840s : Tiernan’s store operated from this site
after 1865 : Tiernan’s store extended and two-storey Canadian Hotel established
1939 : Front of hotel altered
2003 : Town and Country Hotel

Former Rectory: 43 Emily Street (DB 920)

The former Church of England rectory is behind the Shell service station in Emily Street. It is not known when the rectory was built however the Federation architectural style indicates a date circa 1890s to 1910. The church was opened in 1863. The site of the Anglican church was also frequented by the Taungurung nation as it was, prior to European settlement, the site of their corroboree ground.



FIG. 4 The first Seymour C of E, in Emily Street. The people sitting on the front steps are Indigenous Australians.

Source: H G Martindale, *New Crossing Place*, plate 8.

Melbourne architect Leonard Terry called for tenders for “erection of a part of a church at Seymour” in March 1863. The first rate book entry to specifically identify the Church of England “parsonage” was in 1893 and together with the architectural style is the likely date of construction of this building. It is possible that a permanent residence was not required in the early years as some ministers were listed as visiting clerics from Kilmore and Castlemaine. A new rectory was built in Goulburn Park in

1927 and the Parish Hall was moved from Emily Street to the new site. The Hall was used as the church until a new church was built in 1945. The Emily Street church was demolished in 1941 and the rear of the rectory extended during the war for additional accommodation.³⁴

The site was, prior to European occupation, the place of the corroboree ground for indigenous peoples.

1863 : Church of England opened
1893 : Parsonage in Emily Street constructed.
1941 : Church of England demolished
1940s : Rear of rectory extended
2003 : Private residence

Former Court House: 47 Emily Street (DB 452)

The original Seymour Court House building resembled the Jamieson Court House, which was built in 1864 at a cost of £783. The court house was flooded in 1870, 1906 and 1916, and was cut off by floodwaters in 1911. In 1915 “the exterior was remodelled to produce its present Federation Free style appearance in brick and cement render”. The repeated flooding of the court house resulted in rotting floorboards however nothing was done until 1920 when both a policeman and a reporter fell through the floorboards in different places on the same day. It operated as a Magistrate’s Court until a new one was opened in Tallarook Street in 1973.³⁵

1864 : Court House built
1915 : Exterior remodelled
1920 : Repairs to rotting floor boards
1973 : End of use as Magistrate’s Court
2003 : Art Gallery, Community Groups and Tourist Information Centre

Prince of Wales Hotel: 48 Emily Street (DB 449)

William Kerr Walton purchased his land on 16 May 1862 and built the Prince of Wales Hotel in 1863. In the same year, Louis Frederick van Zuilicom, the last owner of the Seymour Hotel on the north side of the river, took over the Prince of Wales Hotel. Van Zuilicom hired out fishing boats on the river and was a member of the early cricket team. In 1867 the rates books listed the Prince of Wales Hotel as having a bar, fourteen rooms, a ballroom and a kitchen. In 1869 the description included stables and garden. At this time the hotel was owned by Andrew Brown. Thomas Mahon was listed as the owner in 1870. Mahon died in 1878 and his widow, Margaret Ann Mahon, then owned and ran the hotel. Mr Mahon, possibly their son, called for tenders in March 1882 for the erection of a two-storey brick building. In 1897 the rate books showed that the hotel was still owned by the Mahon family and it was described as a “brick hotel”. Later entries also showed that the hotel had fourteen rooms. The architectural details and style indicates that the existing building was constructed in 1863. It is possible that the tenders called in 1882 may have been for a totally different building for the Mahon family as the number of rooms described in the rate books was the same in 1869 as in 1890. In 1958 Martindale stated that

compared with other Seymour hotels, the Prince of Wales hotel's "exterior appearance is the least altered from the original".³⁶

1863 : Hotel built by William Kerr Walton (owner)
2003 : Prince of Wales Hotel

Former Post Office: 50-52 Emily Street (DB 453)

The early Seymour Post Offices were located at the Seymour Hotel, the Robert Burns Hotel, the Royal Hotel, at the old mill beside the Royal Hotel, the C. Higgins store and at Tiernan's Store. The Post Office in Emily Street was built in 1872 and continued as a post office until a new one was built in 1911 in Station Street. The relocation of the Post Office was an example of the rivalry between the "new" town of Seymour located around Station Street and the "old" town of Emily Street. In the early 1900s, the businesses of Station Street agitated for the transfer of the Post Office to their area. In 1904 a branch office was opened in Station Street however the traders argued that the branch was doing more business than the Emily Street Post Office and again demanded that the main office be moved to Station Street. In 1907 the Post Master General visited to Seymour to investigate the best location and was harangued throughout the day by the rival groups. In 1908 the PMG confirmed that the Post Office would be moved to Station Street however it was another three years before the Station Street Post Office was opened.

The Emily Street Post Office closed but a branch office was maintained near the Canadian Hotel. The branch office closed in 1916. The Defence Departments took over the old Post Office for use by the Light Horse from 1914, later as a Land Force Office, and later still as a recruiting office during WWII and the Korean War.³⁷

1872 : Post Office built
1904 : Branch office opened in Station Street
1905 : Telephone communication with Melbourne established
1911 : New Station Street Post Office opened and Emily Street closed
1914 : Defence Department took over the Post Office building until the 1950s
2003 : Restaurant and Art Gallery

Site and Encaustic Tiled Ingo of former Chemist Shop: 52 Emily Street (DB 450)

Samuel Harding Henshall first ran the pharmacy department in Guild's Store before establishing his own pharmacy, including dental practice, next to the Post Office. The rate books show him as the owner of a store in Emily Street from 1874 although some references state that he established his own business in 1879. Henshall died in 1889 however a pharmacy in Emily Street was still operated by his son, Herbert Henshall, until at least 1907. The shop was demolished in 1999.³⁸

c1874 : Henshall's Pharmacy
1982 : Hume Hardware
1999 : Building demolished

Former Goulburn Hotel: 58 Emily Street (DB 922)

The Goulburn Hotel was probably built in the 1860s because, in 1869, John Finn and William Callanan were listed as the licensees of the Goulburn, which was owned by Ezra Rigg. By 1872, John Finn had moved to the Terminus Hotel in Station Street. George Crane was the next licensee of the Goulburn Hotel from 1873 to 1876 however by 1878 he too moved to the Terminus Hotel. Another licensee drawn to the growing trade in Station Street was Bernard O'Reilly who owned and operated the Goulburn Hotel from 1882, along with a store in Emily Street. His son Charles Phillip O'Reilly took over the Goulburn Hotel in 1885 and from 1886-87 Bernard ran a store in Station Street. The hotel was delicensed 31 December 1910.³⁹

1860s: Hotel built
1910: Hotel delicensed
1914: M J Caffrey motor garage
1982: Astoria Cafe
2003: See More Auto Parts.

Tantallon: 10 High Street (DB 964)

In 1878 to 1880 Dr John Tuck was listed as the occupier of a two-storey brick residence in High Street. From 1885 to 1894, Dr William Joseph Ray was listed as the occupier of a two-storey brick residence in High Street. Dr Ray died in 1894. In 1896 and 1897 Dr Thomas Hancock Strangman was listed as the occupier of brick house and private hospital. Dr Strangman later moved to Tallarook Street. In 1900, Dr Douglas Shields was shown as the occupier of a two-storey brick house and hospital in High Street. It is probable that the entries for these four surgeons all refer to the same property in High Street which was owned by James Lyster for all of the entries. From 1872-77 James Lyster was shown as the owner and occupier of a brick dwelling, described in different years as being in High Street and containing 8 rooms. Dr Shields' wife was a trained nurse and, according to Dr Colin Officer, they lived at 10 High Street from 1899 to 1905 and ran a hospital for private patients at 12-14 High Street.⁴⁰

c1872: House built
1878: House occupied by surgeons and run as a private hospital for at least thirty years
2003: Private residence

Police Station and Former Residence: Tallarook Street (DB 537)

All of the historic buildings have been demolished with the former police residence being the sole survivor. It was built in Tallarook Street c1880 for the police chief superintendent. The building has been sensitively incorporated into the new, and extremely large, police complex.⁴¹

c1880: Police residence built
2003: Exterior restored and interior used for other police purposes.

Former ‘Guild’s ? store, Emily Street (DB 1858)

This small structure is located next to the creek may have been part of Guild’s store, as that was the first structure on that site. Alexander Guild arrived in Seymour in the early 1850s and operated a store in 1854. Guild’s store was later run by Tom Guild, and it was the main store in Seymour well into the twentieth century.⁴²

The Old Town Precinct in Seymour is an area that has been affected by every stage of the development of the town from early European occupation to the present day. It provides important examples of many of the themes identified in the Environmental History including: exploration and occupation; adapting to diverse environment; infrastructure of original town; river crossings; accommodation and services for travellers; public services, as well as cultural and social life. Overall, the most important themes represented in the existing physical fabric are those from the Victorian period 1839 to 1900 and to a lesser extent, the early part of the twentieth century.

Physical Description.

Precinct Boundaries (refer to precinct plan for details)

The precinct is bounded by Edward Street to the south, including the Pioneer Library on the corner of Edward and Tallarook Street, extending south along Tallarook Street as far as the school, along High Street as far as Tantallon at No 10 High Street and including all of allotment three, and north along Emily Street as far as Bolton Street. The boundary then extends across the Goulburn River to include the former settlement site north of the river. The boundary passes behind the historic allotments, crosses the Goulburn River to include the former ford, then extends south behind triangular allotment four which is bounded by Tierney and Hanna Streets, and behind allotment three adjacent to the creek and facing Emily Street, east along Emily Street and then south along an unnamed road opposite Manners Street to Edward Street..

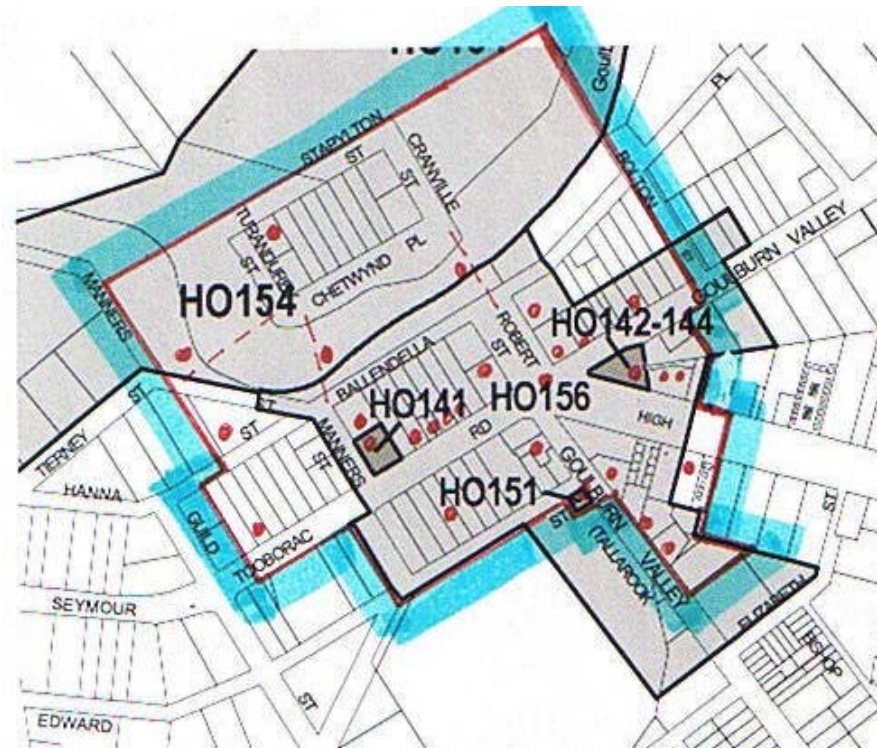


Fig. 5 Precinct Boundaries; Significant places shown with red dots.

Urban Design & Engineering Infrastructure

Road alignments and subdivisions

The irregular boundaries of the precinct contain two core features that have profoundly influenced the urban design of this area. These are the curving Goulburn River and the early tracks heading to and from the ford and punts over the river.

The lines of these rough tracks and the market place formed the formal 1843 road alignments and subdivision allotments on both sides of the river (Fig 2). The next stage in the formal alignment of roads and subdivision of allotments occurred in 1855 (Fig. 3), which reinforced the direction of the tracks after they diverged to avoid flood prone land and headed towards outlying areas. The last stage of the formation of the five-way intersection involved the lowest lying area around the site of the old market place and billabongs.

The five-way intersection is an important visual reminder of the earliest infrastructure development of Seymour and it has influenced the irregular shape of the subdivision and allotments around it.

Robert Street and High Street are both exceptionally wide roads that appear to have been provided for the 'parking' of bullock teams and other livestock as they waited to be sold at the market or driven over the river.

The subdivision on the west side of the river has been partially submerged by the river when it changed its course and the remainder is regularly inundated. No remains can be seen of any early development north of the river fronting Turandury Street, Chetwynd Place, Granville Street and Stapylton Street and its significance is archaeological only.

Engineering Infrastructure

There is little significant engineering infrastructure in this precinct. Thus the remaining unmade and asphalt roads, lined with swail drains, make very important contributions to the historic character of the minor streets, such as Edward Street, the unnamed road extension of Manners St on south side of Emily street, Tierney Street, Ballendella Place, Manners Street, Robert and Hanna Streets.

Views, Landscaping and Trees

Half of the Robert Street reservation has been turned into parkland with mature red gums and some exotics, including a line of cypress trees, along the open creek. This provides an important visual link between the riparian red gum forests to the west and the formalised centre. There are pleasant views to this feature down the tree lined High Street and down the avenue of plane trees along Tallarook Street. High street has a wide median strip planted with sugar gums. Both these urban design features with introduced trees, continue to allow the important view of these streets as wide open areas.

Important views to consider:

- Open views at the five-way intersection are partly attributed to the road layout, which is anchored by many significant buildings such as the Courthouse, the Prince of Wales hotel, the Post office, the Royal Hotel and the Pioneer Library.
- Views north from High street and Tallarook Street are composed mainly of rural views of gum trees along the river.
- Design of the historic five-way intersection composed of historic street and allotment pattern makes for strong focal point, and high significance.
- The Robert Street reservation parkland, with mature red gums and some exotics, includes a line of cypress trees along the creek.
- Many slot views from along Edward Street to historic buildings in Emily Street and gums along the river beyond.
- Views of the back of Church of England vicarage and brick manse as seen from along Edward Street.
- The old oak tree in the grounds of the CFA building in Tallarook Street.
- Views of mature exotic trees, Jacaranda, and palm in Emily Street area, from Tierney, Hanna and Ballendella Place.
- A backdrop of large eucalyptus trees in many directions, and particularly towards the river.
- View east along Emily Street are obstructed by the tree dotted hills.
- Side view along Manners, and seen from Emily Street, of the staged development of the Royal hotel is significant.
- Views to the historic stables at the rear of the Royal and Prince of Wales hotels.

Culturally Significant Structures

The majority of the historic buildings face Emily Street, as it follows the line of the historic track, and later, the Hume Highway, from Melbourne to Sydney. These buildings range in size from small buildings to two storey buildings, all with hip or gable rooves, clad with slate or corrugated iron. Picturesque skyline features such as decorative parapets or chimneys adorn the roofs. The architectural styles are primarily Victorian with some early Federation and Edwardian buildings, mostly constructed in stone or brick, with some clad and constructed in timber, such as early vernacular structures: ‘Guild’s’ store, the Royal Hotel stables and the log lock-up. Along the north side of Emily Street the buildings are located along the street boundary – but everywhere else the front and side setbacks vary.

Commercial

The north side of Emily Street is the precinct’s commercial strip; it includes the precinct’s three operating hotels, the Royal, the Town and Country (formerly The Canadian) and the Prince of Wales as well as the former Goulburn Hotel (now See More Auto Parts). It also includes the former Bank of Victoria and the very early and rudimentary building formerly known as ‘Guild’s Store’.⁴³ This strip also includes some important public buildings: the First Shire Hall, Perrons Hall and the former Post office. According to Martindale, “an earlier description of the inn [Royal Hotel] in 1849 shows that the ‘attached’ two-storey stone building was the original inn started in 1848 and this now forms the rear division of the three sections. The kitchen,

shed and stables were built in 1849. The brick section of seven rooms on the ground floor and eleven above was added some time before 1853, which forms the central part of the three sections. The present front section was added in the 1890s.



Fig. 6. Royal Hotel showing the various stages of development. Source: Lorraine Huddle Pty Ltd 2002

FIG 7 Detail showing the intersection of two different sections of the hotel, as seen from Manners Street. The different materials, stone and brick, are both suffering from rising damp unable to escape because of paint that seals the outside walls. Repair of the damp proof course and careful removal of the paint using a chemical method, not sandblasting, would allow the water to evaporate away, and reveal the stages of construction of this very historic building.



Public

The eastern part is primarily comprised of public buildings; the Pioneer Library, The former State School, the former Police Station, Log Lock-up and Residence and the former Court House and Post Office.

Religious

Across the road west of Tallarook Street are two church residences, the former Wesleyan manse and next to it the former rectory that is a splendid two-storey timber building, partially obscured by the more recent Shell service station. To the rear of the former church reserve is the earliest cemetery in Seymour, now an unmarked graveyard, under a section of the Edward Street road reserve. A recent plaque on the north wall of the former Mechanics Institute and Library commemorates the graves of about fifty persons. The site of the Anglican church was frequented by members of the Taungurung nation as it was, prior to the arrival of European interlopers, used as a corroboree ground.

Archaeological

The whole area has a high degree of archaeological potential for information about the ways that Europeans interacted with the Taungurung nation that occupied a vast area along the catchments of the Goulburn and Campaspe Rivers and Broken Creek for whom this area near the river was a favourite camping site. Those European sites that relate to the sites marked on the early maps are of most interest. These include the original tracks, ford, punts, hotels, houses, churches, graveyard and shops.

Victorian era buildings

The former State school, police residence, Tantallon, 34 Emily Street house, former Wesleyan Manse, Royal Hotel, Prince of Wales Hotel, former Goulburn Hotel, Araminta's Tea Rooms were all constructed in the Victorian era and their architecture is a direct reflection of this. Not only are they solid stone or brick structures with typical hipped roofs, originally clad in timber shingles and corrugated iron, but they have typical early to mid Victorian style features such as symmetrical façade design, face or stuccoed brick chimneys, high ceilings, deep eaves, regular window fenestration, vertical axis rectangular windows, feature round headed arched openings (former Mechanics Institute, Bank of Victoria, Shire Offices, Post Office), deeply set glass panes, double hung timber windows, quoins (Royal Hotel, Goulburn Hotel, 34 Emily Street and Mechanics Institute), decorative parapets (Post Office, Royal Hotel, Perron's Hall, Bank of Victoria,), deep cornices (Prince of Wales Hotel, Perron's Hall,), urns (Royal Hotel), eaves decoration (police residence), di-chrome patterned brickwork (Tantallon and 34 Emily Street), cast iron decoration (now removed from Royal Hotel, Canadian Hotel and the Post Office), roof decoration (now removed from the Post Office, police residence).

The Canadian Hotel was constructed in the 1840s with major extensions in 1865. The front was remodelled in 1939. The 1939 'moderne' style façade is a reasonable example of that period of architecture, but not as significant as the earlier Victorian era design which it usurped. The Victorian design, seen in historic photos, is an important expression of the Victorian era history of this building, and precinct, and its accurate reinstatement is a priority.

The timber shop façade at Araminta's Tea rooms in Tallarook Street is the only remaining early timber shop front in Seymour with original timber window frames and stall boards.

There are two vernacular buildings. The log lock-up was erected c1855. It is constructed of rough-hewn logs each approximately 30cm in diameter with a shingle roof. The logs are stacked fourteen high and are crossed at the corners.

The Royal Hotel stables were erected in the 1850s using trees trunks for the main supporting structure, adzed logs in a horizontal drop log construction and vertical adzed logs for the internal division of bays. The vernacular building is large with a gabled roof, dormer gable to the hayloft and a strong trellised design feature across the upper façade.



FIG 8 Royal Hotel Stables and construction detail on the right.

Source: Lorraine Huddle Pty Ltd. 2002.

The second one is a small shed near Deep Creek that has hand made nails and roughly hewn logs as part of its construction. It may have been part of Guild's Store that was the original building on the site. The undated simple gable building clad in galvanised corrugated iron, is constructed of undressed timber poles and other rudimentary materials.



FIG 9 Former 'Guild's Store' early vernacular building.

Source: Lorraine Huddle Pty Ltd 2004

Federation/Edwardian buildings

The 1915 court house and the former vicarage are two significant places with notable Edwardian/Federation architectural features.



FIG 10 Former Court House.



FIG 11 Former vicarage behind the petrol station.
Source: Lorraine Huddle 2004.

The court house was built in the Victorian era and some elevations still reveal the Victorian style. Major alterations were undertaken in 1915, which have given the main view of the building, looking directly from the five way intersection, an unmistakably and very distinguished Federation Free Style design. Its rectangular form is broken into smaller stepped bays projecting towards the intersection with the main one commanding attention by the use of a large central arch, supported by rusticated red brick banding, the whole being reinforced by the high and dominant pedimental parapet, and flanked by two broad pilasters adorned with art nouveau parapets. The essentially symmetrical façade is further enhanced by the entry doors recessed either side of the main façade, each with art nouveau parapets. A strong horizontal sill of light banding and another, deeper band of light stucco, links the whole at eaves level.

The former vicarage is a two-storey Federation style house with steeply pitched roofs, reinforced with timber decorative flying gable ends and finials.

Statement of Cultural Significance⁴⁴ -: Seymour Old Town Precinct

The other culturally significant places within the precinct, not specifically mentioned in this documentation are listed in Appendix 1 and are documented in the accompanying database. The history and description that precedes this Statement of Cultural Significance is the source of the evidence for the statement below.

The Seymour Old Town Precinct is an area that has been affected by every stage of the development of the town during this period of European occupation. It provides important examples of many of the themes identified in the Environmental History including: exploration and occupation; adapting to diverse environment; infrastructure of original town; river crossings; accommodation and services for travellers; public services, as well as cultural and social life. Overall, the most important themes represented in the existing physical fabric are those from the Victorian period 1839 to 1900 and to a lesser extent, the early part of the twentieth century.

The Seymour Old Town Precinct is **historically** significant at the **LOCAL** level (AHC criteria A.4).

The collection of the primarily nineteenth century public, commercial, religious and domestic buildings demonstrates the establishment of Seymour's original centre at the New Crossing Place, and its importance as Seymour's town centre prior to the coming of the railway and the establishment of an alternative commercial centre next to the railway station on higher ground less liable to flooding. The hotels testify to the importance of the old Seymour centre as a service point for travellers between Melbourne and northern and northeastern Victoria, and New South Wales. The proximity of the centre to the river and riparian river red gum woodland is not only important to understanding the reason for its existence but also to its demise as the retail centre for the town which was partly due to its flood prone location. The whole area including that area north of the river covers part of the early occupation and may be significant for archaeological remains of the Seymour Hotel and other structures dating back to before 1855.

The precinct is **aesthetically** significant at the **LOCAL** level (AHC Criterion E.1).

The historic buildings, with one or two storeys, provide an important view of authentic historic architecture and fabric in their historic urban design setting, some with mature exotic trees. The Slot views from Edwards Street to the historic buildings and woodland beyond and the views of the mature exotic trees from Ballendella Place are important.

The historic buildings visually connected to the five-way intersection, in Emily Street Tallarook and High Streets, form a relatively compact grouping from which it is possible to sense the visual character of the nineteenth century town centre. Views to riverside bush down Manners Street and Robert Street and the visual incursion of that woodland into the parkland at Robert Street reinforce the northern edge of the country town. Furthermore, these trees provide an important aesthetic and historic setting for the historic structures in this precinct.

The swail drains along the asphalt and graded roads, down the centre of the road reserve, provide an important visual setting for the historic character of this precinct.

The precinct is **scientifically** significant at the **STATE** level (Heritage Victoria Criterion C: The place or object's potential to educate, illustrate or provide further scientific investigation in relation to Victoria's cultural heritage). The whole area is important as it covers the area of early European interaction with the Taungurung nation and is one of the earliest and most important crossing places along the route from Sydney to Melbourne. However, the sites marked on the historic maps are of most interest. These include the original tracks, ford, punts, hotels, houses, churches, graveyard and shops and their surrounding land.

Overall, the Seymour Old Town precinct is culturally significant at the LOCAL level.

1. Planning Scheme Format

1.1 Policy Basis

The Seymour Old Town Precinct is an area that has been affected by every stage of the development of the town during this period of European occupation. It provides important examples of many of the themes identified in the Environmental History including: exploration and occupation; adapting to diverse environment; infrastructure of original town; river crossings; accommodation and services for travellers; public services, as well as cultural and social life. Overall, the most important themes represented in the existing physical fabric are those from the Victorian period 1839 to 1900 and, to a lesser extent, the early part of the twentieth century.

The Seymour Old Town Precinct is **historically** significant at the **LOCAL** level (AHC criteria A.4).

The collection of the primarily nineteenth century public, commercial, religious and domestic buildings demonstrates the establishment of Seymour's original centre at the New Crossing Place, and its importance as Seymour's town centre prior to the coming of the railway and the establishment of an alternative commercial centre next to the railway station on higher ground less liable to flooding. The hotels testify to the importance of the old Seymour centre as a service point for travellers between Melbourne and northern and northeastern Victoria, and New South Wales. The proximity of the centre to the river and riparian river red gum woodland is not only important to understanding the reason for its existence but also to its demise as the retail centre for the town which was partly due to its flood prone location. The whole area including that area north of the river covers part of the early occupation and may be significant for archaeological remains of the Seymour Hotel and other structures dating back to before 1855.

The precinct is **aesthetically** significant at the **LOCAL** level (AHC Criterion E.1).

The historic buildings, with one or two storeys, provide an important view of authentic historic architecture and fabric in their historic urban design setting, some with mature exotic trees. The Slot views from Edwards Street to the historic buildings and woodland beyond and the views of the mature exotic trees from Ballendella Place are important. The historic buildings visually connected to the five-way intersection, in Emily Street Tallarook and High Streets, form a relatively compact grouping from which it is possible to sense the visual character of the nineteenth century town centre. Views to riverside bush down Manners Street and Robert Street and the visual incursion of that woodland into the parkland at Robert Street reinforce the northern edge of the country town. Furthermore, these trees provide an important aesthetic and historic setting for the historic structures in this precinct.

The swail drains along the asphalt and graded roads, down the centre of the road reserve, provide an important visual setting for the historic character of this precinct.

The precinct is **scientifically** significant at the **STATE** level (Heritage Victoria Criterion C:

The place or object's potential to educate, illustrate or provide further scientific investigation in relation to Victoria's cultural heritage). The whole area is important as it covers the area of early European interaction with the Taungurung nation and is one of the earliest and most important crossing places along the route from Sydney to Melbourne. However, the sites marked on the historic maps are of most interest. These include the original tracks, ford, punts, hotels, houses, churches, graveyard and shops and their surrounding land.

Overall, the Seymour Old Town precinct is culturally significant at the LOCAL level.

1.2 Objectives

- To support the retention, enhancement and conservation of all the historic structures noted in the supporting documentation list attached; 26-42 46,50-52, 60,27,37, and 41, Emily Street, 1A and 5 Tallarook Street, 10 High Street and 4 Hanna Street as well as the former State School, Tallarook Street, former Police residence, Tallarook Street, Court House and Lock-up, corner of High Street and Emily Street.
- To ensure new development within the precinct is of a scale, form and mass that allows the important buildings, settings and infrastructure to dominate, thus enhancing the precinct's significance with adjacent buildings and other contributory buildings.
- To conserve and enhance important views, including those of the riparian woodland north of the town centre, the slot views from Edward Street to the historic buildings in Emily Street and the woodland beyond, the visual connection of all historic buildings and sites with the five-way intersection, views of the mature exotic trees especially from Ballendella Place.
- To secure archaeological remains in the event of any works being undertaken on part of the precinct, including the former settlement site north of the river.

1.3 Policy

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

- Retain the significant buildings, roads alignments and subdivision pattern and infrastructure in the precinct.
- To ensure new development is of a scale form and mass that is compatible with visually connected significant buildings and other contributory buildings in the precinct.
- Encourage traditional infrastructure, building forms and materials, without copying exact designs, and encourage contemporary but not contrasting interpretation of traditional designs, for infill development
- Support the removal of buildings and accretions, which obstruct or detract from those important views of significant buildings as seen from the public realm. (eg. The view from the river is also important.)
- Discourage the removal or alteration of historic shopfronts.
- Encourage the maintenance of historic trees and an appropriate replacement program to cater for the gradual demise of the original ones.
- Encourage the urban design; including tree planting which will enhance the important historic character of the precinct.
- Encourage restoration of the fabric for each significant place, including the reconstruction of fences, shop fronts and verandahs, where sufficient information exists to enable this, or the construction of sympathetic typical shop fronts and

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verandahs (preferably with simplified detailing, so that they are not construed as original)

- Encourage the use of paint colours appropriate to the period of the building.
- Encourage signage that is compatible with the style, scale and location of late nineteenth century and early twentieth century signage.
- Encourage archaeological investigation prior to any works being undertaken on any part of the land and river within the precinct.

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- ¹ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 2-4. The old crossing place is not in Mitchell Shire.
- ² Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 15,27-29; Note: Clark's Inn is also recorded as Clarke's Inn on some plans and publications.
- ³ Plan of the Village of Seymour on the Goulburn, Assistant Surveyor S. Pickering, November 1843. Source: State Library of Victoria, Historic Maps & Plans collection, FEATURE 596 (microfiche); Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, p. 30.
- ⁴ Sale Plan Town and Suburban Lands Seymour, Assistant Surveyor Thomas Pinniger, April 1855. Source: State Library of Victoria, Maps collection, 820 bje 1837.
- ⁵ Township of Seymour, n.d. Source: State Library of Victoria, Put-away Plan collection, S261(3) (microfiche).
- ⁶ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 50,61,91,96,179; The Victorian Municipal Directory 1890, p. 457.
- ⁷ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 50,61,91,96,179; The Victorian Municipal Directory 1890, p. 457. This hotel was also known as the Royal George Hotel.
- ⁸ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 31,33,35,62,94-5.
- ⁹ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, p. 15.
- ¹⁰ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, pp. 15-18.
- ¹¹ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, p. 92; Seymour Sewerage Authority Plan of Sewerage District, 1963. Source: Seymour & District Historical Society Inc.
- ¹² Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, pp. 28,30-32.
- ¹³ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 63,68,84-85,218.
- ¹⁴ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, p. 92.
- ¹⁵ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 91-92.
- ¹⁶ Transcription of Shire of Seymour Rate Books. Source: Seymour & District Historical Society Inc. (computer file).
- ¹⁷ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 97-98.
- ¹⁸ Tucker, Maya V, *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988, p. 85; Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 97-98.
- ¹⁹ Information from John Jennings and Vern Carpenter, Seymour Historical Society.
- ²⁰ Niall Brennan, 1982 additions to Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp.188-9.
- ²¹ *Vision and Realisation*, 3 Volumes, Education Department of Victoria, Melbourne, 1973, Vol. 3, p. 696; 'Seymour Heritage Walks', Seymour & District Historical Society Inc., Seymour, n.d.; John G. and Virginia, *The schools of Seymour and District 1846-1999*, Seymour & District Historical Society Inc., Seymour, 2000, pp. 18-23.

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- ²² Baragwanath, Pam, *If The Walls Could Speak : A Social History of the Mechanics' Institutes of Victoria*, Mechanics Institute Inc., Windsor, 2000, p. 248; Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 138,214; 'Seymour Heritage Walks', Seymour & District Historical Society Inc., Seymour, n.d.; Seymour Waterworks Trust Reticulation Plan, September 13, 1917. Source: Seymour & District Historical Society Inc.; John G. and Virginia, *The schools of Seymour and District 1846-1999*, Seymour & District Historical Society Inc., Seymour, 2000, p. 21; Sale Plan Town and Suburban Lands Seymour, Assistant Surveyor Thomas Pinniger, April 1855. Source: State Library of Victoria, Maps collection, 820 bje 1837.
- ²³ Located at Seymour Historical Society.
- ²⁴ Jennings, John G. and Virginia, *Memories of Seymour*, Seymour & District Historical Society Inc., Seymour, 2003, pp. 59,68; 'Seymour Heritage Walks', Seymour & District Historical Society Inc., Seymour, n.d.; Transcription of Shire of Seymour Rate Books. Source: Seymour & District Historical Society Inc. (computer file).; CD-Rom Indexes to Victorian Births, Deaths, and Marriages, Macbeth Genealogical Services Pty Ltd, Victoria.
- ²⁵ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 35-6; Jennings, John G. and Virginia, *Memories of Seymour*, Seymour & District Historical Society Inc., Seymour, 2003, pp. 11-12; 'Seymour Heritage Walks', Seymour & District Historical Society Inc., Seymour, n.d.
- ²⁶ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 35-6,55,57,62,218; Lewis, Miles, Australian Architectural Index, Melbourne, (microfiche); Research notes by George Coulson: Seymour Publicans 1839 to circa 1960. Source: Seymour & District Historical Society Inc.; Sale Plan Town and Suburban Lands Seymour, Assistant Surveyor Thomas Pinniger, April 1855. Source: State Library of Victoria, Maps collection, 820 bje 1837.
- ²⁷ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, p. 218; 'Seymour Heritage Walks', Seymour & District Historical Society Inc., Seymour, n.d.
- ²⁸ Lewis, Miles, Australian Architectural Index, Melbourne, (microfiche); Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, p. 116; 'Seymour Heritage Walks', Seymour & District Historical Society Inc., Seymour, n.d.
- ²⁹ Lewis, Miles, Australian Architectural Index, Melbourne, (microfiche); Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, p. 162;); Jennings, John G. and Virginia, *Memories of Seymour*, Seymour & District Historical Society Inc., Seymour, 2003, p. 35.
- ³⁰ Lewis, Miles, Australian Architectural Index, Melbourne, (microfiche); Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, p. 109; Transcription of Shire of Seymour Rate Books. Source: Seymour & District Historical Society Inc. (computer file).
- ³¹ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, p. 100; Transcription of Shire of Seymour Rate Books. Source: Seymour & District Historical Society Inc. (computer file); Jennings, John G. and Virginia, *Memories of Seymour*, Seymour & District Historical Society Inc., Seymour, 2003, pp. 7,55,64,68,214; Research notes by George Coulson: Seymour Publicans 1839 to circa 1960. Source: Seymour & District Historical Society Inc.; 'Seymour Heritage Walks', Seymour & District Historical Society Inc., Seymour, n.d.
- ³² Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 121-122; 'Seymour Heritage Walks', Seymour & District Historical Society Inc., Seymour, n.d.; Jennings, John G. and Virginia, *Memories of Seymour*, Seymour & District Historical Society Inc., Seymour, 2003, pp. 148-149.
- ³³ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 37-38,61,106; Transcription of Shire of Seymour Rate Books. Source: Seymour & District Historical Society Inc. (computer file); 'Seymour Heritage Walks', Seymour & District Historical Society Inc., Seymour, n.d.

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- ³⁴ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 123-124; Transcription of Shire of Seymour Rate Books. Source: Seymour & District Historical Society Inc. (computer file); 'Seymour Heritage Walks', Seymour & District Historical Society Inc., Seymour, n.d.
- ³⁵ Challinger, Michael, *Historic Court Houses of Victoria*, Palisade Press, Ringwood, 2001, pp. 103,168; 'Seymour Heritage Walks', Seymour & District Historical Society Inc., Seymour, n.d.
- ³⁶ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 54,61,106; Transcription of Shire of Seymour Rate Books. Source: Seymour & District Historical Society Inc. (computer file); 'Seymour Heritage Walks', Seymour & District Historical Society Inc., Seymour, n.d.; Research notes by George Coulson: Seymour Publicans 1839 to circa 1960. Source: Seymour & District Historical Society Inc.; Township of Seymour, n.d. Source: State Library of Victoria, Put-away Plan collection, S261(3) (microfiche).
- ³⁷ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 36,38,86,91-92; 'Seymour Heritage Walks', Seymour & District Historical Society Inc., Seymour, n.d.
- ³⁸ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 110-111; Jennings, John G. and Virginia, *Memories of Seymour*, Seymour & District Historical Society Inc., Seymour, 2003, pp. 7,21; Transcription of Shire of Seymour Rate Books. Source: Seymour & District Historical Society Inc. (computer file).
- ³⁹ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 88,98,107,213; Transcription of Shire of Seymour Rate Books. Source: Seymour & District Historical Society Inc. (computer file); 'Seymour Heritage Walks', Seymour & District Historical Society Inc., Seymour, n.d.; Research notes by George Coulson: Seymour Publicans 1839 to circa 1960. Source: Seymour & District Historical Society Inc.
- ⁴⁰ Jennings, John G. and Virginia, *Memories of Seymour*, Seymour & District Historical Society Inc., Seymour, 2003, pp. 155-157; Transcription of Shire of Seymour Rate Books. Source: Seymour & District Historical Society Inc. (computer file); Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, p. 129.
- ⁴¹ 'Seymour Heritage Walks', Seymour & District Historical Society Inc., Seymour, n.d.
- ⁴² Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982p 55-56
- ⁴³ Further detailed research is required to establish that this is indeed Guild's former store, which was the first building on this site and appears to correspond to the early construction methods and materials.
- ⁴⁴ Definitions used are from the Burra Charter 1999; historical themes relate to the Principal Australian Themes – Australian Heritage Commission; criteria for Locally Significant places are from the Australian Heritage Commission and in the case of State Significant places, from Heritage Victoria; levels of significance used are State and Local, which directly relate to the two legislative authorities who administer the protection of heritage places, the State Government and Local Government respectively.

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APPENDIX 1

	<p>Seymour Old Town Precinct SEYMOUR 3660</p> <p>Seymour Old Town Precinct Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 1781</p> <p>Municipal Role No:</p> <p>Precinct HO No: MHSO4S/HO196</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>
	<p>Seymour Old Town Precinct SEYMOUR 3660</p> <p>Church of England Church Reserve, Emily Street</p> <p>Site of Foundations: Coroboree Ground, Emily Street Seymour</p> <p>Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 1857</p> <p>Municipal Role No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>
	<p>Seymour Old Town Precinct SEYMOUR 3660</p> <p>Edward Street</p> <p>Old Burial Ground, Edward Street Seymour</p> <p>Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 1856</p> <p>Municipal Role No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>
	<p>Seymour Old Town Precinct SEYMOUR 3660</p> <p>Emily Street, next to creek,</p> <p>Galvanised Iron Sked - Galvanised Steel, Emily Street Seymour</p> <p>Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 1858</p> <p>Municipal Role No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>
	<p>Seymour Old Town Precinct SEYMOUR 3660</p> <p>Emily Street, High Street</p> <p>Log Lock-up, Emily Street Seymour</p> <p>Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 306</p> <p>Municipal Role No:</p> <p>Precinct HO No: MHSO4S/HO196</p> <p>Individual HO No: HO144</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register: 63251</p> <p>Nat. Estate Register: 100345</p>

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Seymour Old Town Precinct
 SEYMOUR 3660
 26 Emily Street, Mainers Street,
 Royal Hotel, Stables and Jacaranda Trees,
 Seymour
 Architectural Styles
 Designer
 1848 -1848 Charles Laing
 1891 -1891 F W Burwell
 Contractors
 1848 -1848 Lowe and Marten

Database No: 304
 Municipal Role No:
 Prednd HO No: MHS04S/HO 156
 Individual HO No: HO 141
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register: 637
 Nat. Estate Register:



Seymour Old Town Precinct
 SEYMOUR 3660
 30 Emily Street,
 Flitskirk Hall, 30 Emily Street Seymour
 Architectural Styles
 Designer
 Contractors
 1873 -1873 Connell and Stewart

Database No: 451
 Municipal Role No:
 Prednd HO No: HO 156
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Old Town Precinct
 SEYMOUR 3660
 32 Emily Street, (See also DB 1258),
 Bank of Victoria & North Millsite - former,
 Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 446
 Municipal Role No:
 Prednd HO No: HO 156
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register: 639
 Nat. Estate Register:



Seymour Old Town Precinct
 SEYMOUR 3660
 32 Emily Street, (See also DB 446),
 Blue Stone Cross-over, former Bank of
 Victoria, 32 Emily Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1258
 Municipal Role No:
 Prednd HO No: HO 156
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

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Seymour Old Town Precinct
 SEYMOUR 3660
 34 Emily Street
 House - 34 Emily Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 919
 Municipal Role No:
 Precinct HO No: HO 156
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Old Town Precinct
 SEYMOUR 3660
 36 Emily Street
 Peiron's Hall - former, 36 Emily Street
 Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 447
 Municipal Role No:
 Precinct HO No: HO 156
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Old Town Precinct
 SEYMOUR 3660
 37-41 Emily Street
 Wesleyan Manse - former Seymour
 Architectural Styles
 Designer
 1878 -1878 R. Little
 Contractors

Database No: 921
 Municipal Role No:
 Precinct HO No: HO 156
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Old Town Precinct
 SEYMOUR 3660
 38-44 Emily Street
 Town & County Hotel formerly Canadian
 Hotel, Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 448
 Municipal Role No:
 Precinct HO No: HO 156
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Old Town Precinct
 SEYMOUR 3660
 43 Emily Street, Behind Shell Garage,
 Rectory former Anglican - 43 Emily St,
 Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 920
 Municipal Role No:
 Precinct HO No: HO 156
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

Seymour Old Town Precinct
VOLUME FIVE of Five: PRECINCT DOCUMENTATION continued
MITCHELL SHIRE STAGE TWO HERITAGE STUDY 2006

	<p>Seymour Old Town Precinct SEYMOUR 3660 47 Emily Street, Outside Old Court House (See also DB 452), Robinda, 47 Emily Street Seymour Architectural Styles: Designer: Contractors:</p>	<p>Database No: 445 Municipal Rate No: Precinct HO No: HO 156 Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Old Town Precinct SEYMOUR 3660 47 Emily Street, (See also DB 445), Court House - former, 47 Emily Street Seymour Architectural Styles: Designer: Contractors:</p>	<p>Database No: 452 Municipal Rate No: Precinct HO No: HO 156 Individual HO No: HO 142 Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: B 3808 Nat. Estate Register:</p>
	<p>Seymour Old Town Precinct SEYMOUR 3660 48 Emily Street, cor. Robert St, Prince of Wales Hotel and Stables, Seymour Architectural Styles: Designer: 1882 -1882 Hogan and Mooney Contractors:</p>	<p>Database No: 449 Municipal Rate No: Precinct HO No: HO 156 Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Old Town Precinct SEYMOUR 3660 50-52 Emily Street, Post Office, former, 50 Emily Street Seymour Architectural Styles: Designer: Contractors:</p>	<p>Database No: 453 Municipal Rate No: Precinct HO No: HO 156 Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Old Town Precinct SEYMOUR 3660 52 Emily Street, Clements Shop floor tiles (Building Demolished 2001) Architectural Styles: Designer: Contractors:</p>	<p>Database No: 450 Municipal Rate No: Precinct HO No: MHSO 4S/HO 156 Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

Seymour Old Town Precinct
VOLUME FIVE of Five: PRECINCT DOCUMENTATION continued
MITCHELL SHIRE STAGE TWO HERITAGE STUDY 2006

	<p>Seymour Old Town Precinct SEYMO UR 3660 58 Emily Street, Goilburn Hotel - former, 58 Emily Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 922 Municipal Role No: Prednd HO No: HO 156 Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Old Town Precinct SEYMO UR 3660 4 Hanna Street, Old Town Historic Centre and House, 4 Hanna Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 391 Municipal Role No: Prednd HO No: HO 156 Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Old Town Precinct SEYMO UR 3660 High Street, Next to log look-up, behind courthouse complex, Mount - Seymour, With Time Capsule, High Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1259 Municipal Role No: Prednd HO No: HO 156 Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Old Town Precinct SEYMO UR 3660 10 High Street, "Tallaloo" House and Private Hospital, 10 High Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 964 Municipal Role No: Prednd HO No: HO 156 Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

Seymour Old Town Precinct
VOLUME FIVE of Five: PRECINCT DOCUMENTATION continued
MITCHELL SHIRE STAGE TWO HERITAGE STUDY 2006



Seymour Old Town Precinct
 SEYMOUR 3660
 Off Emily Street by river, Behind former Bank
 of Victoria,
 Old Swimming Pool and Wharf, Seymour
 Architectural Styles:
 Designer:
 Contractors:
 1879 -1879 J Lyster

Database No: 1257
 Municipal Role No:
 Prednd HO No: HO 156
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory: H7923-0040
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Old Town Precinct
 SEYMOUR 3660
 over Golden Bridge,
 New Crossing Place Sign, Seymour
 Architectural Styles:
 Designer:
 Contractors:

Database No: 1879
 Municipal Role No:
 Prednd HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Old Town Precinct
 SEYMOUR 3660
 Tallarook Street,
 Police Station and Residence, Tallarook
 Street Seymour
 Architectural Styles:
 Designer:
 Contractors:

Database No: 537
 Municipal Role No:
 Prednd HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Old Town Precinct
 SEYMOUR 3660
 Tallarook Street,
 State School No 547, - former, Seymour
 Architectural Styles:
 Designer:
 Contractors:

Database No: 540
 Municipal Role No:
 Prednd HO No: HO 156
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

Seymour Old Town Precinct
VOLUME FIVE of Five: PRECINCT DOCUMENTATION continued
MITCHELL SHIRE STAGE TWO HERITAGE STUDY 2006



Seymour Old Town Precinct
 SEYMOUR 3660
 53 Tallarook Street,
 Seymour & District Historical Society - former
 Mechanics Institute - Pioneer Library and
 Former Army Halls
 Architectural Styles
 Designer
 1874 -1874 William Stevenson
 Contractors

Database No: 310
 Municipal Role No:
 Precinct HO No: HO 156
 Individual HO No: HO 151
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register: 65385
 Nat. Estate Register:



Seymour Old Town Precinct
 SEYMOUR 3764
 54 Tallarook Street,
 Shop - 54 Tallarook Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 539
 Municipal Role No:
 Precinct HO No: HO 156
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Old Town Precinct
 SEYMOUR 3660
 56a Tallarook Street,
 Araminta's Tea Rooms - 56 Tallarook Street
 Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1260
 Municipal Role No:
 Precinct HO No: HO 156
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

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LOCATION

The area covered by the Progress Precinct is south of the Seymour Railway Station, bounded by the Goulburn River and the Recreation Reserve to the south, The Avenue (including numbers 8, 10, 12, 14 and 16) to the west, Goulburn Valley Highway (also known as Tallarook Road and Anzac Avenue) to the north, and Goulburn Street (including properties on the eastern side) to the east

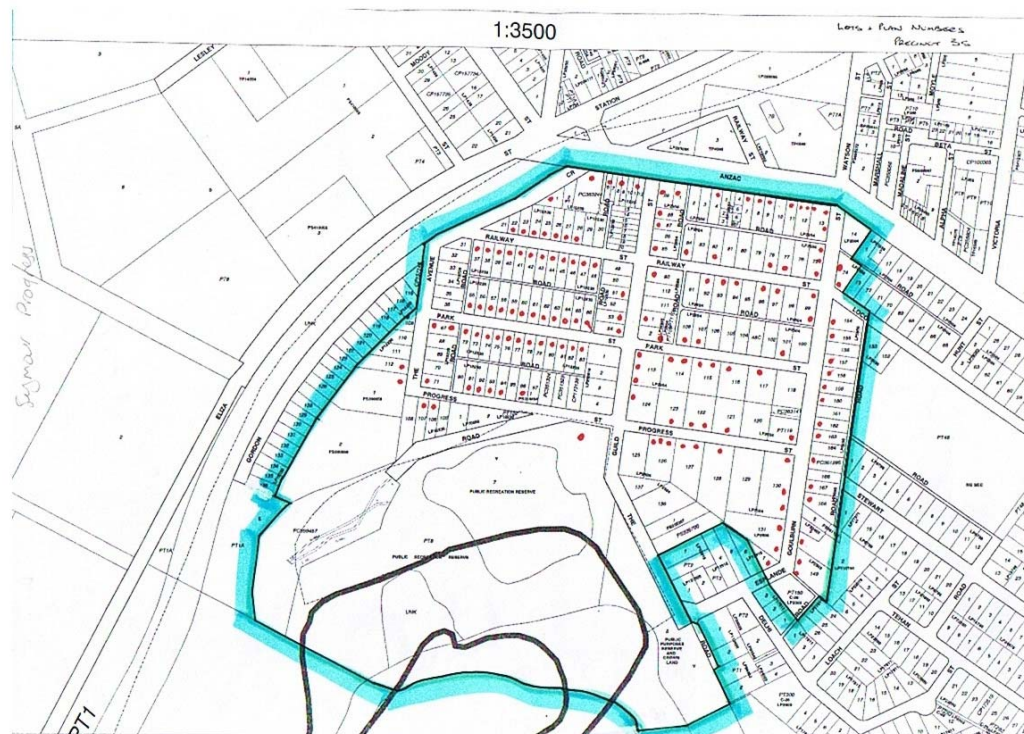


FIG. 1. Seymour Progress Heritage Precinct.

Source: Lorraine Huddle Pty Ltd

HISTORICAL BACKGROUND

Early Land Tenure

The Precinct comprises land that was identified in 1843 as part of the Village of Seymour Township Reserve.ⁱ The 1855 Sale Plan of Town & Suburban Lands at Seymour shows the track to Dempsey's Station and Tallarook along the route of the present day Anzac Avenue, described as "Timbered chiefly with Box, indifferent gravelly ground".ⁱⁱ By 1866 part of the land (that now comprises the heritage

precinct) had been subdivided and identified as Section V comprising 3 allotmentsⁱⁱⁱ and part of Section 48.^{iv}

John Guild was the first purchaser of allotments 1 and 2 in Section V on December 3, 1867. These allotments were five acres, two roods and thirty-one perches, and thirteen acres and three perches respectively. Henry Wallis bought allotment 3 on 25 May 1866, which comprised eighteen acres, one rood and thirty-seven perches. At the same time approximately nineteen acres of low-lying land with natural billabongs, between the aforementioned three allotments and the river, was set aside as a Recreation Reserve. Alexander Guild was the purchaser of Section 48 comprising 140 acres three roods and twenty-five perches on 11 November 1870. This land was to the west of the three smaller allotments. Alexander, John and Thomas Guild also owned several sections of land south west of this Precinct.^v

The size of allotments one, two and three was diminished when the North Eastern Railway Line was built in 1870-72. The western section of allotment one, and the northern section of allotments two and three became railway property.^{vi}

Land Owners

Guild

Alexander Guild arrived in Seymour in 1851 or 1852. In 1854 he purchased the general store that became known as Guild's Store [now demolished]. Guild brought his brothers John, and later Tom, out from Scotland and the three formed a partnership operating the store and the Royal [George] Hotel [Database No. 304]. Each of the brothers purchased suburban land blocks on the river flats south of the town. After the partnership was dissolved in 1875, Alexander operated the hotel, Tom the general store, and John concentrated on farming.^{vii}

John Guild was a patron of the National School in 1858 [Database No. 540], a foundation member of the Seymour Road Board in 1863, President of the Shire of Seymour in 1880-81 and 1887-88 [Database No. 451].^{viii} In the Shire of Seymour Rate Books he is shown in 1867 as the occupier and owner of a "weatherboard dwelling" and in 1876 he was living in a "good brick dwelling" that in 1878 was described as a "Villa Residence".^{ix} This brick villa is situated in the Progress Precinct at 16 The Avenue [Database No. 400]. Sections of the Precinct were referred to as Guild's Paddock and Guild's Hill by locals and sales plans in 1888 and 1927 respectively. Guild's home and property were called Goulburn Park and the 1927 subdivision was of the "Goulburn Park Estate".^x

Wallis

Henry Wallis arrived in Seymour in the early 1850s and farmed several sections of land around Seymour including land between the present day Tallarook and Wallis Streets [Wallis Street was presumably named after him]. Wallis was a patron of the National School in 1858 and an inaugural member of the Seymour Road Board in 1863 however he resigned in October 1863 without attending any meetings.^{xi} In 1844 Henry married Mary Dempsey, daughter of William Dempsey who had the pastoral

run called Marengo beside which the township of Seymour was located.^{xii} Wallis' son, also named Henry, born in Seymour in 1855, was President of the Shire of Seymour in 1904-05 and 1917-18.^{xiii}

Subdivision

The “New Town” of Seymour developed on land less flood prone than the site of the Old Town. It is located to the north of the railway line that opened in 1872. Shops were built immediately to the north of the station, in Station Street, and dwellings in nearby subdivisions. Before long, homes were also built on the southeastern side of the station and railway line, particularly along Anzac Avenue. The population of Seymour had grown from 450 in 1865 to one thousand in 1890, so additional town land for dwellings was needed.^{xiv}

There were three main subdivisions, of the land originally owned by the Guild brothers and Wallis, in the Progress Precinct:

- **1888: Seymour Park Estate - Guild's Paddock**, fronted Tallarook Road and stretched from Guild Street in the west to Anglesey Street in the east. The eastern section from Goulburn Street to Anglesey Street, including Hunt and Grant Streets, was only one block deep to Loco Street. The western section was between Guild Street and Goulburn Street and includes Railway, Park and Progress Streets and the Esplanade to the south. The Plan of Subdivision LP 2504 was part of Crown Allotment 48 originally owned by Alexander Guild. The subdivision included 137 allotments.^{xv}

- **1911: Subdivision** of 31 allotments from Lot 168 on the east side of Park Street north to Loco Street, then east to Grant Street on the south side of Loco Street. The Plan of Subdivision LP 5656 was part of Crown Allotment 48 originally owned by Alexander Guild.^{xvi}

- **1927: Goulburn Park Estate – Guild's Hill**, was bounded by Gordon Crescent in the west to Anzac Avenue in the north, Guild Street in the east, and the Recreation Reserve in the south. The Plan of Subdivision LP 12230 was part of Crown Allotments 1, 2, 3 & 4 Section V, and part of Crown Allotment 1A Section E originally owned by John Guild and Henry Wallis. The subdivision included 136 allotments.^{xvii}

Seymour Park Estate- Guild's Paddock

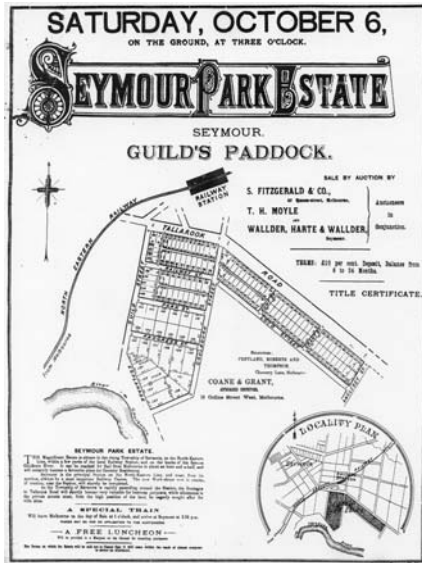


FIG. 2. Seymour Park Estate Auction Plan, 1888. Source: *Seymour Express*, 5 October 1888.

The first major subdivision in the Progress Precinct was in 1888. It was reported in the *Express* that the Hon. J. Roberts, MLC was the vendor.^{xviii}



FIG. 3. House at 36 Park St Lot 115.

Source: Lorraine Huddle 2002. (Database No. 1423)

Extensive advertisements, some occupying a full column, began appearing every week in the *Seymour Express* from 10 August 1888.^{xix} The elaborate notice announced the auction of “Seymour Park Estate, Seymour, Guild’s Paddock” on

“Saturday October 6, on the ground, at Three o’clock” and included a description of the estate:

Allotments closest to the station, north of Park Street and Loco Street were average sized building allotments, generally of fifty to sixty-six foot frontage, while the allotments south of Park Street, higher on the hill and closer to the river, were much larger, between 132 and 140 foot frontages, and were the most desirable “private streets ... for villa sites”.^{xx}

The newspaper advertisements expanded on the benefit of the site:

As a site for Villa Residences, Seymour Park is unequalled in the District. It commands a lovely view along the Goulburn River, the Tallarook Ranges and surrounding country for many miles.

It has also the great advantage of being away from any possibility of floods, which are so prevalent in the low lying land at Seymour.^{xxi}



FIG. 4. Goulburn River from Progress Precinct. 2003

Source: Lorraine Huddle

A special train was arranged for the auction. It left Melbourne at 1.00 pm, stopped for passengers at Kilmore and Broadford, and was due to arrive at Seymour at 2.35 pm. A free luncheon was also “provided in a Marquee on the Ground for intending purchasers”.^{xxii}

It is not known how many of the 137 allotments were sold on the day although the *Seymour Express* reported that “every lot submitted was sold at prices ranging 10s. to

43s. per foot”. Total sales for the day amounted to £9,000, with one sale benefiting the local community:

After luncheon the auctioneer announced that Mr Roberts would give proceeds of next block towards proposed Cottage Hospital. Mr deGroot said he would add ten guineas if the block brought over £50; the three firms of auctioneers and the Hon. J. Turner, M.L.C., promised three guineas each, and the lot fetched £52 10s., so that close upon £80 was obtained for the much-needed institution.^{xxiii}

The plan on the auction notice identified two villas already existing in the Seymour Park Estate at Lot 136 (Database No. 1552, 45 or 43 The Esplanade), and Lot 135 The Esplanade (site of early private hospital).^{xxiv} The Plan of Subdivision showed two allotments transferred to the Crown – Lot 46 Loco Street and Lot 103 (No. 43) Park Street.^{xxv}



FIG. 5. 43 The Esplanade.

Source: Lorraine Huddle 2002. (Database no. 1552)

The Shire of Seymour Rates Books for the years immediately following the auction list allotments in “Seymour Park”. The rate book entries indicate the type of people who purchased land in the Precinct. Land Owner and House Owner were the most prominent “occupations”, but the full list of occupations listed were: Agent, Assayer/Ironmonger, Auctioneer, Banker, Barmaid, Blacksmith, Bricklayer, Civil Engineer, Carpenter, Carter, Clerk, Contractor, Cook, Dairy, Draper, Engineer, Farmer, Gentleman, Grazier, Hotelkeeper, House Owner, Inspector, Journalist, Labourer, Lady, Land Owner, Line Repairer, Manager, MLA, Plumber, Printer, Railway Employee (Engineers and Inspectors), Shopkeeper, Schoolmaster, Sheep Farmer, Solicitor, Speculator, Store Keeper, Storeman, Surveyor, Teacher, and Valuer.^{xxvi} By September 1917 there were 54 buildings.^{xxvii}

The Goulburn Park Estate sale notice of 1927 showed that there were buildings on all allotments on the east side of Guild Street, (the location of Seymour Park Estate)

including the Church of England on the corner of Anzac Avenue, and the first three allotments in the Esplanade.^{xxviii}

1911 Subdivision

The 1911 subdivision was quite small and can be split into two sections. The allotments in Loco Street were purchased by the Education Department from Alexander Stewart and Frederick Smith in 1918. Buildings were not erected until 1921 and Higher Elementary School students moved into the new buildings on September 25, 1922.^{xxix} By September 1917 there were four buildings on the allotments facing Goulburn Street – these were on Lots 154 (No. 25), 161 (No. 39), 162 (No. 41) and 168 (No. 51).^{xxx}



FIG. 6 **25 Goulburn Street**

.Source: Lorraine Huddle 2002 (Database No. 1558),



FIG. 7. **“Dehaviland” 51 Goulburn Street.**

(Database No. 1545)

Goulburn Park Estate – Guild’s Hill



FIG. 8. Goulburn Park Estate Sale Notice 1927.

Source: Val Court, Seymour.

The Goulburn Park Estate, known as Guild’s Hill, was subdivided in 1927.^{xxxii} Five buildings existed on this estate at the time of the subdivision and were shown on the 1917 Water Reticulation Plan of Seymour and the sale notice. They were John Guild’s home at 16 The Avenue (Database No. 400), Lot 49 (No. 12) Guild Street, and Lots 1, 2 and 3 at the corner of Gordon Crescent and Anzac Avenue.^{xxxii}



FIG. 9. Detail of FIG 12.

In the background is Guild’s House among the trees on the hill. On the right are three houses of which only one appears to survive, (located next to the CFA in Gordon Crs). Note that the churches

have not been constructed on the corners of Guild St and Anzac Ave but the young trees in the 1917 Avenue of Honour (destroyed for road widening and replaced with a memorial in the median strip Database No.

405) stand in the foreground. Source: Goulburn Park Estate Sale Notice 1927, Val Court.

Allotments in this subdivision were between fifty and sixty-three foot frontage.^{xxxiii} All services were available on this estate including “Water, Gas and Electric Light” and the sale notice expounded the benefits of this estate:

This Splendid Estate is situated 150 yards from the Post Office and Railway Station, right in the heart of the Progressive Railway Town of Seymour, the junction of the North Eastern and Goulburn Valley lines and within 61 miles of the Metropolis, with a wonderful daily train service

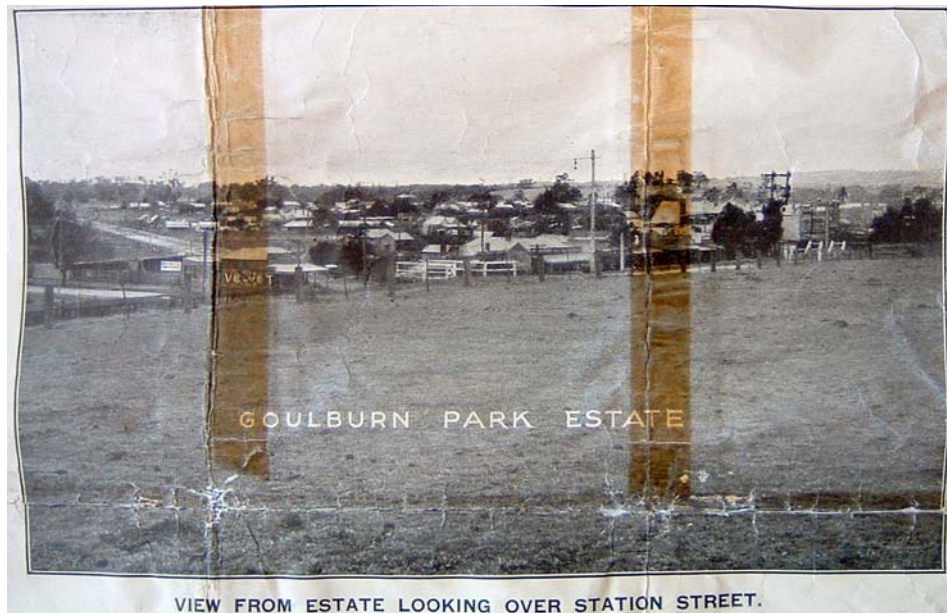


FIG. 10. View from Estate Looking over Station Street. Source: Goulburn Park Estate Sale Notice 1927, Val Court.



FIG. 11. View towards Station Street from Guild Street. Source: Lorraine Huddle 2003.

The advantages of purchasing in this Estate are many. The Land is the Premier Building Site of Seymour, being High overlooking the town and the beautiful Goulburn River. Easterly aspect & well drained. Every Lot has a Magnificent Vista.

Sites on Guild's Hill have been long coveted and vainly sought after for many years by residents of Seymour and district on account of its fine high position and close proximity to the station and main street, and consequently this Subdivision must appeal to both investors and homeseekers alike. It must steadily and surely rise in value.^{xxxiv}

There are five photographs on the 1927 sale notice showing views to and from different parts of the estate:

- View from estate looking over Station Street
- Class of house being built opposite the estate (Lot 137, 41 The Esplanade – Database No. 1862)
- Houses in Guild Street opposite the estate (Lots 87 (Database No. 1614), 86, 85 (Database No. 1613) and 90 Guild Street (Database No. 1571)
- View over corner of Anzac Avenue and Guild Street of 3 houses (Lots 1, 2 and 3) at the corner of Gordon Crescent and Anzac Avenue – the house on the right still exists.
- View of trees on Goulburn Park Estate with Guild's House, 16 The Avenue, in the centre background.

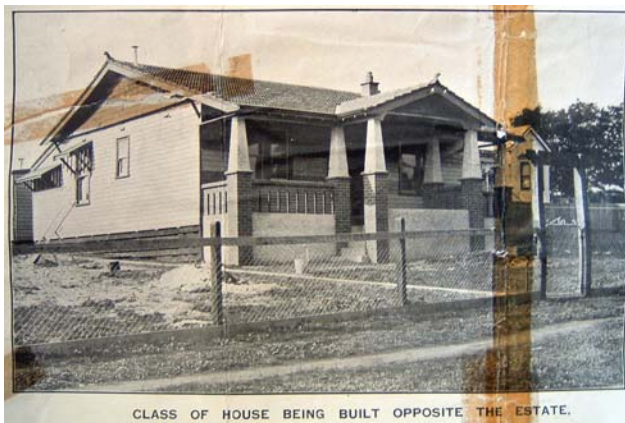


FIG. 12. Class of house being built opposite the estate. **FIG. 13.** .41 The Esplanade, (verandah altered).

Source: Goulburn Park Estate Sale Notice 1927, Val Court Source: Lorraine Huddle 2002 (DB No. 1862)



FIG. 14. Houses at the north end of Guild Street, opposite the Estate.

Source: Goulburn Park Estate Sale Notice 1927, Val Court.



FIG. 15. 7 Guild Street. (windows altered and the fence removed.)

Source: Lorraine Huddle 2002. (Database No. 1614)



FIG. 16. 11 Guild Street (windows, verandah posts and decoration and fence appear to have been changed c1950s.)

Source: Lorraine Huddle 2002. (Database No. 1613)



FIG. 17. 13 Guild Street. (fence altered.)

Source: Lorraine Huddle 2002. (Database No 1571)



FIG. 18. Goulburn Park Estate.

Source: Goulburn Park Estate Sale Notice 1927, Val Court.

A large section of land bounded by Park, Guild and Progress Streets was used for tennis courts and pavilion. These can be seen on the 1963 Sewerage Map D09.

The Anglican Church acquired land in the Goulburn Park sub-division and a new rectory was built in 1927.



FIG. 19. Anglican rectory in 2002, 5 Guild Street.

Source: Lorraine Huddle 2002. (Database No. 932)

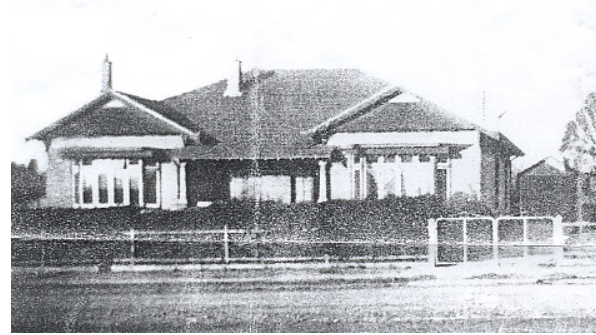


FIG 20 (above) Anglican rectory in 1935, 5 Guild Street. Source: Seymour Historical Society.

The parish hall, originally in Emily Street, was also moved there. At a later time it was enlarged and used until the present Christ Church was built in 1945. The new church was designed by the highly regarded and popular ecclesiastical architect from Melbourne, Louis Williams,^{xxxv} and the builder was James Moore.



FIG. 21. Christ Church. Source: Lorraine Huddle 2002. (Database No. 931)

The foundation stone of this church was laid by Bishop Thomas Makinson Armour, of Wangaratta, on 28 July 1945. Archdeacon Carter reset the 1865 stone that had been laid in the old church by Bishop Goe.



FIGs. 22. and 23. Foundation Stone and the 1865 stone,

Source: Lorraine Huddle 2002. (Database No. 931)

The dedication of the new church was carried out by Bishop Armour in January 1946. The church has been furnished and decorated by

numerous gifts made by parishioners associated with the church over the years.^{xxxvi} The Parish Hall was built in 1962 by R. D. Beattie and the architect was Mr. H. Winbush.^{xxxvii}



FIG. 24. St Andrew's Presbyterian Church and Hall.

Source: Lorraine Huddle 2003. (Database No. 1864)

St Andrew's Presbyterian Church foundation stone was laid on 2 September 1938 by The Right Reverend John Mackenzie, Moderator General of the Presbyterian Church of Australia. The 1957 Memorial Christian Education Centre Hall, adjacent, was built on the corner of Guild Street and Anzac Avenue.^{xxxviii}



FIGs. 25. & 26. Foundation Stone and side view of church showing buttresses. Source; Caroline Heske 2002. (Database No. 1864)

It was designed by the Melbourne architectural firm, Scarborough, Robertson & Love and the builder was L. Adam and Sons.^{xxxix} There are several memorials on this site including the Memorial Gates for Ivy E Bell 1919 -1940, and for Mr and Mrs James Greenshields 1942 1950.^{xl} The bell for the original church, constructed on Manse Hill near the old Goulburn Bridge, was provided by the Guild brothers.^{xli} This bell may be the one hanging above the east door of the church facing Guild Street.



FIGs. 27. and 28. Bell and Memorial Gates (see FIG 15 for an overall view of gates).

Source: Lorraine Huddle 2003.

Development of the 1866 Recreation Reserve (Goulburn Park) (Database No. 1863)

FIG. 29. View of Goulburn Park

Source: Lorraine Huddle 2003.

The Seymour East Swimming Club was formed in 1909. It had a shed built in the Recreation Reserve, located in southeastern corner of Progress Precinct. Dressing sheds were erected in 1919 near the Railway Pumping Station on The Esplanade and the name was changed to Seymour Swimming Club and also Esplanade Club, but in 1955 dropped the word

Esplanade and reverted to Seymour Swimming Club. It was the forerunner of the present club (1950s) and women played a prominent part from the beginning.^{xliii} The location of the dressing sheds is shown on the 1926 Goulburn Park Estate poster.



FIG. 30. Swimming Sports, Goulburn River, Goulburn Park, 1928. Source Martindale p. 157.

FIG. 30a. Swimming Pool and sheds 1975. Source: Jim Wall in "Memories of Seymour" by John G. and Virginia Jennings. Seymour and District Historical Society 2003, p. 288.

On 21 June 1970 the “Park was dedicated as a memorial to the 20th Light Horse Regiment (Victorian Mounted Rifles) by Maj. Gen. I.T. Murdoch C.B.E.”.

FIG. 31. 20th Light Horse Regiment. (Below left)

Source: “Memories of Seymour” by John G. and Virginia Jennings. Seymour and District Historical Society 2003, p. 110.



FIG. 32. Goulburn Park Plaque.

Source: Lorraine Huddle Pty Ltd 2003.

Progress Precinct after 1960

In 1963 there were twelve vacant allotments in the Seymour Park Estate subdivision LP 2504, no vacant allotments in the 1911 subdivision LP 5656, and fourteen vacant allotments in the Goulburn Park Estate subdivision LP 12230.^{xliiii} The tennis courts and pavilion were located on the land bounded by Park, Guild and Progress (refer to MAP 19 in the List of Map Attachments.) but this land was subdivided for housing c1990.

The Precinct was used predominantly as a residential and recreational area, except for the allotments facing Anzac Avenue on which the Presbyterian and Anglican churches were built. It has retained this character over the past one hundred years although, as predicted in the 1888 auction notice, businesses have begun to locate on some of the Anzac Avenue allotments.

PHYSICAL DESCRIPTION

Precinct Boundaries (refer to precinct plan for details)

The Seymour Progress Precinct is bound by Anzac Avenue, Goulburn Street, the Esplanade, and the Goulburn River. Other streets in the precinct include: Railway, Park, Progress, and The Avenue. The Seymour Progress precinct is especially characterised by a suburban residential character developed from the late Victorian era to the mid twentieth century, with an emphasis on spacious allotments allowing plenty of air, sky, vegetation and trees between the houses. Cultural zones are located at the north and south boundaries of the precinct, with early twentieth century churches in the north and the 1866 Public Recreation Reserve along the Goulburn River at the southern end.

Urban Design & Engineering Infrastructure

The 1963 Sewerage Map shows the area of the precinct. The irregular boundaries of the precinct contain a central core of regular rectangular allotments set in a grid of streets and lanes. Guild Street runs north-south along the centre and physically divides the precinct into the two main periods of subdivision and development. To the east there are large numbers of Victorian houses scattered throughout the subdivision, reflecting the 1888 period of subdivision of Guild's Paddock. The larger allotments to the south of the precinct are situated on higher ground and some have larger houses, or villas, built upon them, some with substantial trees and gardens.



FIG. 33. 1955 aerial : Source: Mitchell Shire map, n.d.

The formal grid layout and housing design of the residential area is reinforced by the use of side driveways, generous front and side setbacks and the orientation of the houses with the grid lines. This contrasts with the sinuous lines of the natural features of the river and recreation reserve to the south, the three houses constructed prior to the subdivisions, (9, 11, & 13 Gordon Crs. 11 and 13 have been replaced by the CFA) see Fig 37, D09, and Guild's House see Fig 37 D08.

The streets have all been sealed with black asphalt; however the grassy lanes retain a delightfully calm country character and are an important early feature of this precinct. Nature strips are provided in all streets, with white concrete footpaths on the north sides (with no footpath on the south side) of most of the east-west streets, while they may be found on both sides of the major north-south streets, Guild and Goulburn Streets. White concrete kerbs and channels direct the water from the road surface in all the streets. Two access roads into the park are constructed with light coloured asphalt and gravel verges.



FIG. 34. View north from 61 Goulburn Street showing the kerb and channel, partially asphalted road and no footpath. Source: Seymour and District Historical Society, 1971.



FIG. 35. View South to the trees at Goulburn Park showing concrete footpath, kerb and channel and asphalt road. Source: Lorraine Huddle 2003.

Significant urban focus points in the precinct include the churches in the north and the gum trees of Goulburn Recreation Reserve at the southern end. Significant views of the Goulburn River and park are obtained from The Esplanade, Guild and Progress Streets. There are also secondary urban focus points that include the early and substantial trees in various private gardens. The palm trees, dating from the Federation period that are located in Guild, Railway, Park and Progress streets, are particularly important. The one located on the southeast corner at 13 Guild Street provides a central focal point. Distant views to the Tallarook Ranges in the east are a feature particularly enjoyed from Park and Progress Streets. Views of gum trees and sky, beyond the railway reserve to the west, may be seen from Railway Street. Significant visual links with the Railway Station and shopping area to the north of the precinct are obtained from Guild and Goulburn Streets and from Anzac Avenue.

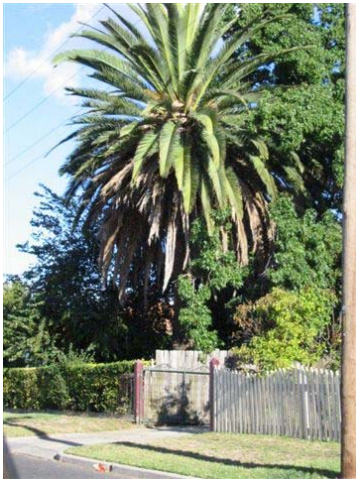


FIG. 36. A large palm in Park Street. Source: Lorraine Huddle, 2003.

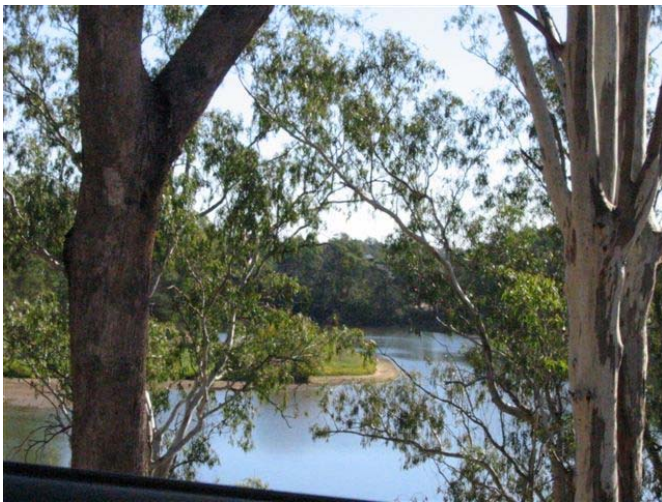


FIG. 37. View of Trees and River in Goulburn Park from Guild Street. Source: Lorraine Huddle 2003.



FIG. 38. View of Tallarook Ranges from Park Street. Source: Lorraine Huddle 2003.

Culturally Significant Structures

Religious

The Anglican and Presbyterian churches are constructed in a prominent location that is easily viewed from the railway station and shopping centre. The location also provides secure places of worship and fellowship on high ground, well above the floods that had damaged the buildings of earlier Seymour congregations.

St Andrew's Presbyterian Church was designed by distinguished Melbourne architects Scarborough, Robertson and Love and constructed by builder L. Adam and Sons in 1938. At the same time as the architects were designing this church they were designing a large brick chapel for Scotch College in Hawthorn in an abstracted Gothic style. St Andrew's is a fine example of the Interwar Arts and Crafts Gothic style that has recognisably medieval attributes expressed with modern qualities of directness and clarity. The skilled use of red-orange brick walls and terra cotta tiled roof give the building an appearance of warmth. The side walls are supported by massive brick buttresses interspersed with fifteen pane gothic windows with leadlight. The soaring recessed round arch on the front elevation culminates with a rose window. The side entrances have Moorish timber arch detailing. The early brick fence and wrought iron memorial gates appear to be constructed of the same pale cream bricks of the adjacent memorial hall and may date from that period.



FIG. 39. Arts and Crafts entry porch with Moorish decorative arches. Source: Lorraine Huddle.



FIG. 44. Round Arch with Rose Window. Source: Caroline Heske 2002. (Database No. 1864)

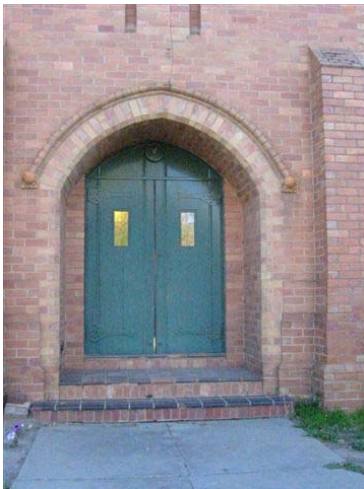


FIG. 45. Detail: doors and fine brickwork. Source: Lorraine Huddle 2003.

The Anglican Church was constructed in 1945. Architect Louis Williams designed it in an abstracted Gothic style. It has the massing of the Gothic, but the white painted brick walls, inside and out, and autumn coloured terra cotta roof tiles are materials that evoke a Mediterranean feel in the design. The highly simplified geometric details and decoration are derived from medieval church architecture. The original fence, visible in photographs of Louis Williams's scrapbook, has been removed and a very low bluestone (possibly from the demolished church in Emily Street) retaining wall remains.^{xliv}



FIG. 46. Interior showing white walls. Source: Caroline Heske 2002. (Database No. 931)



FIG. 47. Geometric leadlight window. Source: Caroline Heske 2002. (Database No. 931)



FIG. 48. Retaining wall made from recycled bluestone. Source: Lorraine Huddle 2003.

Goulburn Park

The park has a relaxed rural town atmosphere, created by the use of soft surfaces including unsealed roads and car parks, and relatively informal structures. It also has a predominance of large indigenous trees, some mature exotic trees such as poplars, and highly transparent fencing in grey or brown colours that blend in with the natural beauty of the park.

There are only a few structures in the park, the largest being the former swimming pool. Constructed of concrete, it is now empty and used for ball games. There is a

concrete sound shell nearby. An information board with a shingled gable roof over it, and a 1970s granite monument with a bronze plaque sit in the park.



FIG. 49. View of former Swimming Pool. (See Fig. 31a). Source: Lorraine Huddle 2003.

There are two access roads that curve down into the park from the residential streets. These roads are constructed of light coloured asphalt with gravel verges, thus maintaining a visual link with the relaxed rural character of the park while providing a firm surface for vehicles to travel the incline.

There are important and aesthetically pleasing views to and from the precinct. These include the panoramic views to the Goulburn River and the rural land on the opposite side, from most parts of the park, and views throughout the park of the early indigenous trees that have been deliberately incorporated into design of the park as it has been developed since it was gazetted in 1866.



FIG. 50. View across the informal design of Goulburn Park showing the Memorial Plaque, fencing, trees and river. Source: Susie Zada 2003.

Known archaeological sites in this area include the swimming pool and the timber remnants of the former bathing shed (location shown on the subdivision poster) and

associated jetties, a well from the railway pump house (location shown on the Seymour Waterworks Trust Reticulation Plan 1917). The original swimming baths, that had timber stairs and piers on the edge of the river, were accessed from the Government Esplanade Reserve, now known as the Public Purposes Reserve and Crown Land (V5).



FIG. 51. Timber Remnant. Source: Lorraine Huddle 2003.

Residential

Between the north boundary (Anzac Avenue) and the east boundary (Goulburn Street) the residential section is dominated by the regular grid layout of the subdivision. This is visible in the form of a rectilinear relationship between the streets, lanes and allotments. The southern boundary follows the free flowing line of the Goulburn River, while part of the western boundary is contained by the curve of the 1870s railway reserve, Guild's property and The Avenue.

None of the original infrastructure has survived; most of the roadways are completely asphalted, white concrete kerb and channel gutters, and white concrete footpaths exist on at least one side of each street. An exception is the winding road into the recreation reserve that is asphalted down the centre with gravel verges and earth drainage channels, which is aesthetically well-matched with the informal character of the reserve and the natural beauty of the river and indigenous trees.

There are only a handful of very large trees in the residential area, and these are located in the gardens of a few houses. Most of the significant trees are tall Canary Island palms, which were planted in the Federation period and are now easily seen from several points in the precinct. The low fences, formal gardens of lawns, hedges and shrubs expand the spaciousness of the public realm and provide a soft interface between the roads and the houses. The garden suburb design was made possible by the availability of a reticulated town water supply.

The various styled houses that contribute to the heritage precinct form a harmonious group. They are all single storey, with similar setback distances, and are all aligned

with the grid allotment design of the original subdivision pattern, with hipped or gabled roofs.

The houses built in the nineteenth century are Victorian style, whereas those built in the period between the nineteenth and twentieth centuries are Federation in style. Those constructed after 1915 and particularly those in the 1926 Goulburn Park Estate are predominantly Interwar Bungalow in style.

All of the significant residences in the Seymour Progress precinct are single storey and constructed primarily of horizontal weatherboard wall cladding, although there are some constructed in rendered concrete masonry, with a very small number in face brick construction, with hipped or gabled roofs clad in galvanised corrugated iron or terra cotta or concrete tiles. The size of the houses varies considerably, from a modest Victorian cottage or interwar Bungalow, to a more substantial Victorian Italianate or Federation villa. Early brick chimneys adorn the rooflines of these houses, with either narrow or wide eaves, and timber framed double hung or casement windows, many with leadlights, forming other primary characteristics.

There are many original fences with designs appropriate to the style of each house. Most fences are made of wire supported by timber or metal, and there are many very distinctive fences in this precinct. They are constructed with concrete posts and plinths supporting the wire. The heights of the fences are predominately very low (800mm) but some are up to 1300mm, and include the timber picket fence and the timber post and cyclone or woven wire fence.



FIG. 52. Examples of single storey houses in the Victorian, Edwardian and Interwar Bungalow styles. Source: Lorraine Huddle 2002.
Victorian. 41 Railway Street. (Database No. 1578)
Edwardian. 38 Railway Street. (Database No. 1574)
Interwar Bungalow. 13 Railway Street. (Database No. 1608)

STATEMENT OF CULTURAL SIGNIFICANCE^{xlv}:-

Seymour Progress Precinct

The other culturally significant places within the precinct, not specifically mentioned in this documentation are listed in Appendix 1 and are documented in the accompanying database. The history and description that precedes this Statement of Cultural Significance is the source of evidence for the statement below.

The Seymour Progress Precinct is **architecturally** significant at the **LOCAL** level (AHC criteria D.2, E.1). It demonstrates many original and early design qualities associated with the residential development of the area south of the 1872 Seymour Railway Station between the 1870s and the 1930s. It has a stylistic mix of Victorian, Edwardian, Federation and predominantly interwar Californian Bungalow and interwar Bungalow houses that have been built and maintained throughout most of the precinct. These qualities include their horizontal weatherboard or rendered brick wall construction, hipped or gabled galvanised corrugated iron or tiled roof forms, one storey heights, brick chimneys, lead lighted windows, timber framed double hung windows (predominantly residential buildings), wide eaves, with picturesque skylines created by the pitched rooflines and chimneys, accented by a backdrop of sky and trees, and gardens visible over low wire fences.

The condition of most of the places is excellent to good. Most of the significant houses in the precinct have decorative features, with verandah or wall decoration. The area is enhanced by the orientation of the houses with the typical grid allotment configuration, front and side setbacks and side driveways accessed from the street frontage, with low fences, and footpaths with nature strips. The area has houses that date from the period of the three main subdivisions, a large park, two churches and their accompanying halls.

The Seymour Progress Precinct is **aesthetically** significant at the **LOCAL** level (AHC criteria D.2, E.1). It demonstrates important visual qualities that reflect the historical and cultural development to the area south of the railway station, and contributes to the setting of the township. These qualities include the views to the nineteenth century Station and the central retail area adjacent; the views to the Goulburn river and park to the south. Significant focus points are: the Goulburn Park Recreational ground with its significant mature indigenous and exotic trees, sound shell and swimming pool. Significant views are of the Goulburn River, Tallarook Ranges, the Anglican and Presbyterian Churches, and the Railway Station precinct.

The Seymour Progress Precinct is **historically** significant at the **LOCAL** level (AHC criterion H.1). It is associated with the early European interlopers in Seymour, Wallis and Guild; the 1860s, as well as the Public Recreation Reserve; the development of the three subdivisions into suburban allotments for residences after the construction of the railway station in 1872 on Guild's Hill and Guild's Paddock; and it was the second location of the Seymour town centre on land less flood prone than the sites on

either side of the Goulburn near Sydney Road. The Anglican and Presbyterian churches date from the 1920s.

The Seymour Progress Precinct is **socially** significant at the **LOCAL** level (AHC criterion G.1). Parts of this area of Seymour are recognized and highly valued by the local community for religious reasons, (the churches) and Goulburn Park and River for commemorative and recreational reasons.

Overall, the Seymour Progress Precinct is culturally significant at the LOCAL level.

PLANNING SCHEME FORMAT

Policy Basis

The Seymour Progress Precinct is **architecturally** significant at the **LOCAL** level (AHC criteria D.2, E.1). It demonstrates many original and early design qualities associated with the residential development of the area south of the 1872 Seymour Railway Station between the 1870s and the 1930s. It has a stylistic mix of Victorian, Edwardian, Federation and predominantly interwar Californian Bungalow and interwar Bungalow houses that have been built and maintained throughout most of the precinct. These qualities include their horizontal weatherboard or rendered brick wall construction, hipped or gabled galvanised corrugated iron or tiled roof forms, one storey heights, brick chimneys, lead lighted windows, timber framed double hung windows (predominantly residential buildings), wide eaves, with picturesque skylines created by the pitched rooflines and chimneys, accented by a backdrop of sky and trees, and gardens visible over low wire fences.

The condition of most of the places is excellent to good. Most of the significant houses in the precinct have decorative features, with verandah or wall decoration. The area is enhanced by the orientation of the houses with the typical grid allotment configuration, front and side setbacks and side driveways accessed from the street frontage, with low fences, and footpaths with nature strips. The area has houses that date from the period of the three main subdivisions, a large park, two churches and their accompanying halls.

The Seymour Progress Precinct is **aesthetically** significant at the **LOCAL** level (AHC criteria D.2, E.1). It demonstrates important visual qualities that reflect the historical and cultural development to the area south of the railway station, and contributes to the setting of the township. These qualities include the views to the nineteenth century Station and the central retail area adjacent; the views to the Goulburn river and park to the south. Significant focus points are: the Goulburn Park Recreational ground with its significant mature indigenous and exotic trees, sand shell and swimming pool. Significant views are of the Goulburn River, Tallarook Ranges, the Anglican and Presbyterian Churches, and the Railway Station precinct.

The Seymour Progress Precinct is **historically** significant at the **LOCAL** level (AHC criterion H.1). It is associated with the early European interlopers in Seymour, Wallis and Guild; the 1860s, as well as the Public Recreation Reserve; the development of the three subdivisions into suburban allotments for residences after the construction of the railway station in 1872 on Guild's Hill and Guild's Paddock; and it was the second location of the Seymour town centre on land less flood prone than the sites on either side of the Goulburn near Sydney Road. The Anglican and Presbyterian churches date from the 1920s.

The Seymour Progress Precinct is **socially** significant at the **LOCAL** level (AHC criterion G.1). Parts of this area of Seymour are recognized and highly valued by the local community for religious reasons, (the churches) and Goulburn Park and River for commemorative and recreational reasons.

Overall, the Seymour Progress Precinct is culturally significant at the LOCAL level.

Objectives

To ensure the retention and conservation of the individually significant and contributory Victorian, Federation and interwar residential and cultural buildings and places that demonstrates the historic significance of the precinct.

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- To conserve and enhance the modest scale residential buildings within the Heritage Overlay Area;
- To conserve and enhance the general uniformity of scale throughout the residential allotments within Heritage Overlay Area, including single storey height limit, regular alignment of the front of the buildings to the grid layout;
- To conserve the uniformity of front and side setbacks and predominantly side driveways; building separation and subdivision and single storey heights throughout the residential allotments of the Heritage Overlay Area;
- To conserve the existing topography and widths of the streets within the Heritage Overlay Area;
- To promote and support the continuing, residential and cultural use of the precinct;
- To conserve and enhance the significant urban foci (and views to the significant urban foci) in the precinct, including: the Railway Station, Tallarook Ranges and Goulburn Park and River;

Policy

Exercising Discretion

It is policy to:

- retain existing individually significant and contributory Victorian, Edwardian, and interwar, residential or cultural places;
- encourage contemporary interpretation of traditional building design for infill development within the residential allotments of the Precinct, which includes detached dwellings, hipped and/or gabled roofs, verandahs, and minimal detailing;
- encourage development which is in harmony with the single storey height and proportions, form and bulk predominant in the buildings of the area;
- encourage the use of traditional construction materials for infill development which includes horizontal weatherboard or rendered brick wall construction, timber framed windows, and corrugated sheet metal, or tiled roofing;
- encourage the use of paint colours on buildings that are appropriate for the style and period of construction;
- encourage the use of appropriate fence types, designs and locations in residential areas which do not obscure the visibility of the place from the street;
- encourage the appropriate development, form and scale of garages and/or carports in residential areas, with a location at the rear of the existing and/or infill buildings;

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- encourage garden plantings and design that compliment the period and style of the place
- encourage the development of street furniture and associated fixtures that are sympathetic with the character of the streetscape, and where possible, are drawn from early photographs of this part of the town;
- encourage the undergrounding of infrastructure such as telephone, and data lines.

Where a permit is required for building alterations, new development of other works, it is policy to:

- ensure that alterations and/or infill development draw on traditional architectural characteristics (including but not limited to):
 - gabled and/or hipped roof forms;
- ensure that alterations and/or infill development employ traditional building materials including:
 - horizontal weatherboard or rendered brick wall construction;
 - non-zincalume corrugated sheet metal roof cladding or tiles;
 - timber framed windows and doors;
- ensure that the general design supports and enhances the heritage values of the precinct in terms of bulk, form, scale, height, style and setting;
- ensure that new fences are:
 - appropriately designed and constructed to compliment the building and residential streetscape;
 - no higher than 1300mm;
- ensure that signage is:
 - of a design, form and colour that compliments the style of the building;
- ensure allotment configuration conforms to the following:

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- The front alignment of the building should be equivalent to the front alignments of neighbouring buildings, or if these are different, the alignment may be between the those of neighbouring buildings;
- The side setbacks should be equivalent to neighbouring residential buildings within the Precinct;
- ensure that any proposed vehicle/pedestrian crossovers do not detract from the significance of this streetscape element;

Performance measures

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

- Existing individually significant and contributory Victorian, Edwardian, and interwar or post-war residential or cultural places should be retained;
- Building heights should be single storey only, (a second storey may be designed into the roof space) and comply with the following:
 - The highest point of the roof should not be greater than the highest adjacent significant building visually connected to it, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line;
 - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
 - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it;
- New garages and/or carports should be located at the rear of existing and/or infill residential buildings;
- Existing significant visual connections, from existing thoroughfares and significant sites, particularly those views of the river, the trees in Goulburn Park, the views to the Tallarook Ranges, and the views to the Railway Station Precinct should remain unobstructed and enhanced wherever possible;
- Goulburn Park and its river setting should remain an outdoor public recreation reserve with substantial numbers of mature trees.

Decision Guidelines

It is policy that the responsible authority consider as appropriate:

- Supporting Background (History, Description, Statement of Significance and Attachments) of the Seymour Progress Precinct in Mitchell Shire Heritage Study (2004);
- Mitchell Shire Heritage Study Database (2004) and its updates;
- Historical Photographs, Seymour and District Historical Society;

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- i MAP 14. Plan of the Village of Seymour on the Goulburn, Assistant Surveyor S. Pickering, November 1843. Source: State Library of Victoria, Historic Maps & Plans collection, FEATURE 596 (microfiche).
- ii MAP 15. Sale Plan, Town & Suburban Lands at Seymour, Assistant Surveyor T. Pinniger, April 1855. Source: State Library of Victoria, Maps collection, 820 bje 1837.
- iii MAP 16. Town and Suburban Lands Seymour, Assistant Surveyor J. Hardy, March 1866. Source: State Library of Victoria, Historic Maps & Plans collection, MISCELLANEOUS (X) 74 (microfiche).
- iv MAP 17. Township of Seymour, n.d. Source State Library of Victoria, Put-away Plan collection, S261(3). (microfiche).
- v MAP 17. Township of Seymour, n.d. Source: State Library of Victoria, Put-away Plan collection, S261(3) (microfiche).
- vi Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, p. 63; MAP 17 in the List of Map Attachments. Township of Seymour, n.d. Source: State Library of Victoria, Put-away Plan collection, S261(3) (microfiche).
- vii Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 55-58.
- viii Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 117,119,131.
- ix Transcription of Shire of Seymour Rate Books. Source: Seymour & District Historical Society Inc. (computer file).
- x *Seymour Express*, October 5, 1888; Seymour Park Estate Auction Notice, October 6, 1888. Source: State Library of Victoria, Haughton Collection, SLTEF 912.9451 H290; Goulburn Park Estate Sale Notice, 1927. Source: Val Court, Seymour; Val Court, 'Living on Guild's Hill since 1929' in Jennings, John G. and Virginia, *Memories of Seymour*, Seymour & District Historical Society Inc., Seymour, 2003, pp. 171-178.
- xi Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 43,70,117,131; Transcription of Shire of Seymour Rate Books. Source: Seymour & District Historical Society Inc. (computer file). Wallis Street appeared in the Rate Books in the 1880s.
- xii CD-Rom Indexes to Victorian Births, Deaths, and Marriages, Macbeth Genealogical Services Pty Ltd, Victoria ; Letters in Master in Equity, Supreme Court Equity Jurisdiction Equity Case Files : VPRS 259/P1, Unit 18, Case Number 205, Public Record Office Victoria; Billis, R.V. & Kenyon, A.S., *Pastoral Pioneers of Port Phillip*, Stockland Press Pty Ltd, Melbourne, 2nd edition, 1974, p. 241; Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 16-17; Note – Marengo was often referred to as “Dempsey’s”.
- xiii CD-Rom Indexes to Victorian Births, Deaths, and Marriages, Macbeth Genealogical Services Pty Ltd, Victoria ; Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, p. 119. Also information provided by J. Jennings, 20 June 2005.
- xiv Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 61,63,68,84-85; The Victorian Municipal Directory 1890, p. 457.
- xv Plan of Subdivision LP 2504, 1889. Source: Landata Victoria; Seymour Park Estate Auction Notice, October 6, 1888. Source: State Library of Victoria, Haughton Collection, SLTEF 912.9451 H290; MAP 17 in the List of Map Attachments. Township of Seymour, n.d. Source: State Library of Victoria, Put-away Plan collection, S261(3) (microfiche).
- xvi Plan of Subdivision LP 5656, 1911. Source: Landata Victoria; MAP 17 in the List of Map Attachments. Township of Seymour, n.d. Source: State Library of Victoria, Put-away Plan collection, S261(3) (microfiche).
- xvii Plan of Subdivision LP 12230, 1927. Source: Landata Victoria (Allotment 4 Section V and Allotment 1A Section E are not part of this precinct); Goulburn Park Estate Sale Notice, 1927. Source: Val Court, Seymour; MAP 17 in the List of Map Attachments. Township of Seymour, n.d. Source: State Library of Victoria, Put-away Plan collection, S261(3) (microfiche).

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- xviii *Seymour Express*, October 5 and October 12, 1888; Seymour Park Estate Auction Notice, October 6, 1888. Source: State Library of Victoria, Haughton Collection, SLTEF 912.9451 H290.
- xix *Seymour Express*, August 10 to October 5, 1888.
- xx Plan of Subdivision LP 2504, 1889. Source: Landata Victoria; Seymour Park Estate Auction Notice, October 6, 1888. Source: State Library of Victoria, Haughton Collection, SLTEF 912.9451 H290.
- xxi *Seymour Express*, October 5, 1888; Seymour Park Estate Auction Notice, October 6, 1888. Source: State Library of Victoria, Haughton Collection, SLTEF 912.9451 H290.
- xxii *Seymour Express*, October 5, 1888; Seymour Park Estate Auction Notice, October 6, 1888. Source: State Library of Victoria, Haughton Collection, SLTEF 912.9451 H290.
- xxiii *Seymour Express*, October 12, 1888.
- xxiv Seymour Park Estate Auction Notice, October 6, 1888. Source: State Library of Victoria, Haughton Collection, SLTEF 912.9451 H290.
- xxv Plan of Subdivision LP 2504, 1889. Source: Landata Victoria. The villa at 43 or 45 The Esplanade is extant however the villa at 47 The Esplanade has been demolished and the land subdivided into two allotments.
- xxvi Transcription of Shire of Seymour Rate Books. Source: Seymour & District Historical Society Inc. (computer file). Note: Some include Lot Numbers and/or Street Names, however some are possibly in the area between the Progress Precinct and the railway line.
- xxvii MAP 18. Progress Precinct from Seymour Waterworks Trust Reticulation Plan, September 13, 1917. Source: Seymour & District Historical Society Inc.
- xxviii Goulburn Park Estate Sale Notice, 1927. Source: Val Court, Seymour.
- xxix Jennings, John G. and Virginia, *The Schools of Seymour and District: 1846-1999*, Seymour & District Historical Society Inc., Seymour, 2000, pp. 148-149.
- xxx MAP 18. Progress Precinct from Seymour Waterworks Trust Reticulation Plan, September 13, 1917. Source: Seymour & District Historical Society Inc.
- xxxi Goulburn Park Estate Sale Notice, 1927. Source: Val Court, Seymour.
- xxxii MAP 18. Progress Precinct from Seymour Waterworks Trust Reticulation Plan, September 13, 1917. Source: Seymour & District Historical Society Inc. Goulburn Park Estate Sale Notice, 1927. Source: Val Court, Seymour.
- xxxiii Plan of Subdivision LP 12230, 1927. Source: Landata Victoria; Goulburn Park Estate Sale Notice, 1927. Source: Val Court, Seymour.
- xxxiv Goulburn Park Estate Sale Notice, 1927. Source: Val Court, Seymour.
- xxxv Foundation stone, and Louis Williams's scrapbook, State Library of Victoria Manuscripts.
- xxxvi Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 124.
- xxxvii John Jennings citing "Christ Church, Seymour - A Parish History 1865-1965", by The Rev. J. A Leaver, Rector.
- xxxviii Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 126
- xxxix John Jennings, citing from the Argus, n.d. Seymour and District Historical Society.
- xl Details obtained from the foundation stone and plaques on site.
- xli Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 125-126.
- xlii MAP 18. Progress Precinct from Seymour Waterworks Trust Reticulation Plan, September 13, 1917. Source: Seymour & District Historical Society Inc.; MAP 19 in the List of Map Attachments. Progress Precinct from Seymour Sewerage Authority Plan of Sewerage District, 1963. Source: Seymour & District Historical Society Inc.; Goulburn Park Estate Sale Notice, 1927. Source: Val Court, Seymour. Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 162.
- xliii MAP 19. Progress Precinct from Seymour Sewerage Authority Plan of Sewerage District, 1963. Source: Seymour & District Historical Society Inc.
- xliv Louis Williams Scrapbook, architectural drawings and other manuscripts, State Library of Victoria, Manuscripts and Picture Collections.
- xlv Definitions used are from the Burra Charter 1999; historical themes relate to the Principal Australian Themes – Australian Heritage Commission; criteria for Locally Significant places are

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from the Australian Heritage Commission and in the case of State Significant places, from Heritage Victoria; levels of significance used are State and Local, which directly relate to the two legislative authorities who administer the protection of heritage places, the State Government and Local Government respectively.

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APPENDIX 1



Seymour Progress Precinct
 SEYMOUR 3660

Seymour Progress Precinct
 Architectural Styles
 Inter-War California Bungalow

Designer

Contractors

Database No: 1778

Municipal Role No:

Precinct HO No:

Individual HO No:

Her. Vic. Register:

Her. Vic. Inventory:

Nat. Trust Register:

Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660

6 , Railway Street,
 House - 6 Railway Street Seymour
 Architectural Styles

Designer

Contractors

Database No: 1595

Municipal Role No:

Precinct HO No:

Individual HO No:

Her. Vic. Register:

Her. Vic. Inventory:

Nat. Trust Register:

Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660

Corr. Auzac Avenue and Gull Street,
 Presbyterian Church, Hall, Bell, Gates, Auzac
 Avenue Seymour
 Architectural Styles

Designer

1938 -1938 Scarborough,
 Robertson and Love

Contractors

1938 -1938 L. Adam and Sons

Database No: 1864

Municipal Role No:

Precinct HO No:

Individual HO No:

Her. Vic. Register:

Her. Vic. Inventory:

Nat. Trust Register:

Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660

2 Auzac Avenue, opp. Gull Street,
 Christ Church and Hall Anglican - 2 Auzac
 Avenue Seymour
 Architectural Styles

Late Twentieth-Century Ecclesiastical

Designer

1941 -1945 Louis Williams

1962 -1962 H Winbush

Contractors

1941 -1945 James Moore

1962 -1962 R. D. Beattie

Database No: 931

Municipal Role No:

Precinct HO No:

Individual HO No:

Her. Vic. Register:

Her. Vic. Inventory:

Nat. Trust Register:

Nat. Estate Register:

Seymour Progress Precinct
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	<p>Seymour Progress Precinct SEYMOUR 3660 8 Aizac Avenue, House and trees - 8 Aizac Avenue Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1592 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 12 Aizac Avenue, House - 12 Aizac Avenue Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1591 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 14 Aizac Avenue, House - 14 Aizac Avenue Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1590 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 16 Aizac Avenue, House - 16 Aizac Avenue Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1589 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 20 Aizac Avenue, House - 20 Aizac Avenue Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1588 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

Seymour Progress Precinct
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	<p>Seymour Progress Precinct SEYMOUR 3660 22 Azzac Avenue, House - 22 Azzac Avenue Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1587 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 24 Azzac Avenue, House, 24 Azzac Avenue Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1024 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 26 Azzac Avenue, House - 26 Azzac Avenue Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1586 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 13 Gordon Crescent, House - 13 Gordon Crescent Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1593 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 Gordon Park, Gordon Park Plaque, Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1784 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>


Seymour Progress Precinct
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	<p>Seymour Progress Precinct SEYMOUR 3660 1 Goulburn Street, House - 1 Goulburn Street Seymour Architectural Style: Designer: Contractors:</p>	<p>Database No: 1452 Municipal Role No: 1030300400 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 3 Goulburn Street, House - 3 Goulburn Street Seymour Architectural Style: Designer: Contractors:</p>	<p>Database No: 1451 Municipal Role No: 1030300800 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 4 Goulburn Street, House - 4 Goulburn Street Seymour Architectural Style: Designer: Contractors:</p>	<p>Database No: 1580 Municipal Role No: 2030311200 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 6 Goulburn Street, House - 6 Goulburn Street Seymour Architectural Style: Designer: Contractors:</p>	<p>Database No: 1582 Municipal Role No: 2030311600 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 8 Goulburn Street, House - 8 Goulburn Street Seymour Architectural Style: Designer: Contractors:</p>	<p>Database No: 1584 Municipal Role No: 2030312000 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

Seymour Progress Precinct
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	<p>Seymour Progress Precinct SEYMOUR 3660 10 Goulburn Street, House - 10 Goulburn Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1581 Municipal Role No: 2030312400 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 12 Goulburn Street, House - 12 Goulburn Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1559 Municipal Role No: 2030312800 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 16 Goulburn Street, House and Fence - 16 Goulburn Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1560 Municipal Role No: 2030313600 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 21 Goulburn Street, "Farlington" House - 21 Goulburn Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1583 Municipal Role No: 2030300800 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 23 Goulburn Street, House and Fence - 23 Goulburn Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1557 Municipal Role No: 2030301200 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

Seymour Progress Precinct
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	<p>Seymour Progress Precinct SEYMOUR 3660 25 Goulburn Street, House and Ties - 25 Goulburn Street Seymour Architectural Style: Designer: Contractors:</p>	<p>Database No: 1558 Municipal Rate No: 2030301600 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 27 Goulburn Street, House - 27 Goulburn Street Seymour Architectural Style: Designer: Contractors:</p>	<p>Database No: 1561 Municipal Rate No: 2030301800 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 31 Goulburn Street, House and Ties - 31 Goulburn Street Seymour Architectural Style: Designer: Contractors:</p>	<p>Database No: 1562 Municipal Rate No: 2030302400 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 32 Goulburn Street, or, Progress Street, House - 32 Goulburn Street Seymour Architectural Style: Designer: Contractors:</p>	<p>Database No: 1566 Municipal Rate No: 2030316400 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 33 Goulburn Street, House - 33 Goulburn Street Seymour Architectural Style: Designer: Contractors:</p>	<p>Database No: 1015 Municipal Rate No: 2030302800 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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	<p>Seymour Progress Precinct SEYMOUR 3660 34 Goulburn Street, Progress Street, House - 34 Goulburn Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1568 Municipal Role No: 2030316800 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 35 Goulburn Street, House - 35 Goulburn Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1428 Municipal Role No: 2030303200 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 36 Goulburn Street, House - 36 Goulburn Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1570 Municipal Role No: 2030317200 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 37 Goulburn Street, "Claremont" House and fence - 37 Goulburn Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1563 Municipal Role No: 2030303600 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 40 Goulburn Street, House and ledge - 40 Goulburn Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1546 Municipal Role No: 2030318000 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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Seymour Progress Precinct
 SEYMOUR 3660
 41 Goulburn Street,
 House - 41 Goulburn Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1564
 Municipal Rate No: 2030304400
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 42 Goulburn Street,
 "Lligof" House and fence - 42 Goulburn
 Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1547
 Municipal Rate No: 2030318400
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 43 Goulburn Street,
 House and fence - 43 Goulburn Street
 Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1565
 Municipal Rate No: 2030304800
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 44 Goulburn Street,
 House - 44 Goulburn Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1549
 Municipal Rate No: 2030318800
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 45 Goulburn Street,
 House - 45 Goulburn Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1551
 Municipal Rate No: 2030319200
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

Seymour Progress Precinct
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Seymour Progress Precinct
 SEYMOUR 3660
 47 Goulburn Street,
 House - 47 Goulburn Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1567
 Municipal Rate No: 2030306600
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 49 Goulburn Street,
 House - 49 Goulburn Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1569
 Municipal Rate No: 2030306600
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 51 Goulburn Street,
 "De lailland" House - 51 Goulburn Street
 Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1545
 Municipal Rate No: 2030306400
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 57 Goulburn Street,
 House and Palm - 57 Goulburn Street
 Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1548
 Municipal Rate No: 2030307601
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 61 Goulburn Street,
 House, fence and palm - 61 Goulburn Street
 Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1550
 Municipal Rate No: 2030308400
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

Seymour Progress Precinct
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Seymour Progress Precinct
 SEYMOUR 3660
 Cor. Guild Street and Progress Street,
 Golf Links Park Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1853
 Municipal Role No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 5 Guild Street,
 Angliss Reclivity, 5 Guild Street Seymour
 Architectural Style:
 Inter-War Bungalow
 Designer:
 Contractors:
 1927-1927 Bill Shaddock

Database No: 932
 Municipal Role No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 7 Guild Street,
 House - 7 Guild Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1614
 Municipal Role No: 2035100400
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 11 Guild Street,
 House - 11 Guild Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1613
 Municipal Role No: 2035101200
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 13 Guild Street,
 House and Pines - 13 Guild Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1571
 Municipal Role No: 2035101600
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

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Seymour Progress Precinct
 SEYMOUR 3660
 16 Guild Street,
 House - 16 Guild Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1459
 Municipal Rate No: 2035111200
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 19 Guild Street,
 House - 19 Guild Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1457
 Municipal Rate No: 2035102800
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 20 Guild Street,
 House - 20 Guild Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1458
 Municipal Rate No: 2035112000
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 22 Guild Street,
 House - 22 Guild Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1456
 Municipal Rate No: 2035112400
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 23 Guild Street,
 House - 23 Guild Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1455
 Municipal Rate No: 2035103600
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

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Seymour Progress Precinct
 SEYMOUR 3660
 27 Guild Street,
 House - 27 Guild Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1454
 Municipal Rate No: 2035104400
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 29 Guild Street,
 House - 29 Guild Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1453
 Municipal Rate No: 2035104000
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 33 Guild Street,
 House and Trees, 33 Guild Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1014
 Municipal Rate No: 2035105601
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 2 Park Street,
 House and Fence - 2 Park Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1450
 Municipal Rate No: 2066309200
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 3 Park Street,
 House - 3 Park Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1451
 Municipal Rate No: 2066300400
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

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Seymour Progress Precinct
 SEYMOUR 3660
 5 Park Street,
 House - 5 Park Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1464
 Municipal Rate No: 2066300800
 Precinct HO No:
 Individual HO No:
 Her. Mc. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 6 Park Street,
 House - 6 Park Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1462
 Municipal Rate No: 2066309600
 Precinct HO No:
 Individual HO No:
 Her. Mc. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 7 Park Street,
 House - 7 Park Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1465
 Municipal Rate No: 2066301200
 Precinct HO No:
 Individual HO No:
 Her. Mc. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 8 Park Street,
 House - 8 Park Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1463
 Municipal Rate No: 2066310000
 Precinct HO No:
 Individual HO No:
 Her. Mc. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 9 Park Street,
 House and Shed - 9 Park Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1467
 Municipal Rate No: 2066301600
 Precinct HO No:
 Individual HO No:
 Her. Mc. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

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	<p>Seymour Progress Precinct SEYMOUR 3660 10 Park Street House - 10 Park Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1466 Municipal Role No: 2066310400 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 11 Park Street House - 11 Park Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1469 Municipal Role No: 2066302000 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 12 Park Street "Alisa Craig" House - 12 Park Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1468 Municipal Role No: 2066310800 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 13 Park Street House and Place - 13 Park Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1470 Municipal Role No: 2066302400 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 14 Park Street House - 14 Park Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1471 Municipal Role No: 2066311200 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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Seymour Progress Precinct
 SEYMOUR 3660
 15 Park Street,
 House - 15 Park Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1016
 Municipal Role No: 2066302800
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 16 Park Street,
 House and Garage - 16 Park Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1472
 Municipal Role No: 2066311600
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 17 Park Street,
 House - 17 Park Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1409
 Municipal Role No: 2066303200
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 18 Park Street,
 House - 18 Park Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1408
 Municipal Role No: 2066312000
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 19 Park Street,
 House - 19 Park Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1410
 Municipal Role No: 2066303600
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

Seymour Progress Precinct
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Seymour Progress Precinct
 SEYMOUR 3660
 20 Park Street,
 House - 20 Park Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1413
 Municipal Role No: 2066312400
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 21 Park Street,
 House - 21 Park Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1411
 Municipal Role No: 2066304000
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

Seymour Progress Precinct
 SEYMOUR 3660
 22 Park Street,
 House - 22 Park Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1412
 Municipal Role No: 2066312800
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 23 Park Street,
 House - 23 Park Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1414
 Municipal Role No: 2066304400
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 24 Park Street,
 House - 24 Park Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1415
 Municipal Role No: 2066313200
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

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	<p>Seymour Progress Precinct SEYMOUR 3660 25 Park Street House - 25 Park Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1417 Municipal Rate No: 2066304800 Predcrl HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 26 Park Street House - 26 Park Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1416 Municipal Rate No: 2066313400 Predcrl HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 31 Park Street House - 31 Park Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1419 Municipal Rate No: 2066305200 Predcrl HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 32 Park Street House - 32 Park Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1418 Municipal Rate No: 2066314000 Predcrl HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 33 Park Street House - 33 Park Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1420 Municipal Rate No: 2066305600 Predcrl HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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Seymour Progress Precinct
 SEYMOUR 3660
 34 Park Street,
 House - 34 Park Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1422
 Municipal Rate No:
 Predcrl HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 35 Park Street,
 House - 35 Park Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1421
 Municipal Rate No: 2066306000
 Predcrl HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 36 Park Street,
 House - 36 Park Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1423
 Municipal Rate No: 2066314800
 Predcrl HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 38 Park Street,
 House - 38 Park Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1424
 Municipal Rate No: 2066315200
 Predcrl HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 42 Park Street,
 House - 42 Park Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1425
 Municipal Rate No: 2066316000
 Predcrl HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

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Seymour Progress Precinct
 SEYMOUR 3660
 44 Park Street
 House - 44 Park Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1426
 Municipal Role No: 2066316400
 Precinct HO No:
 Individual HO No:
 Her. Mc. Register:
 Her. Mc. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 47 Park Street
 House - 47 Park Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1427
 Municipal Role No: 2066308800
 Precinct HO No:
 Individual HO No:
 Her. Mc. Register:
 Her. Mc. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 4 Progress Street
 House - 4 Progress Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1438
 Municipal Role No: 2071108400
 Precinct HO No:
 Individual HO No:
 Her. Mc. Register:
 Her. Mc. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 5 Progress Street
 House - 5 Progress Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1440
 Municipal Role No: 2071100800
 Precinct HO No:
 Individual HO No:
 Her. Mc. Register:
 Her. Mc. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 6 Progress Street
 House - 6 Progress Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1439
 Municipal Role No: 2071108800
 Precinct HO No:
 Individual HO No:
 Her. Mc. Register:
 Her. Mc. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

Seymour Progress Precinct
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	<p>Seymour Progress Precinct SEYMOUR 3660 7 Progress Street "Bekajaja" House, 7 Progress Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1441 Municipal Role No: 207 1101200 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 9 Progress Street House, fence and tree, 9 Progress Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1442 Municipal Role No: 207 1101600 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 11 Progress Street House and fence, 11 Progress Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1443 Municipal Role No: 207 1102000 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 15 Progress Street House - 15 Progress Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1444 Municipal Role No: 207 1102800 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 18 Progress Street House - 18 Progress Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1437 Municipal Role No: 207 11 10400 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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Seymour Progress Precinct
 SEYMOUR 3660
 20 Progress Street
 House - 20 Progress Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1436
 Municipal Rate No: 207 11 10800
 Predcrl HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 22 Progress Street
 "Weligra" House, 22 Progress Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1434
 Municipal Rate No: 207 11 11200
 Predcrl HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 24 Progress Street
 House - 24 Progress Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1432
 Municipal Rate No: 207 11 11600
 Predcrl HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 25 Progress Street
 "Kinkbride" House, 25 Progress Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1431
 Municipal Rate No: 207 11 12000
 Predcrl HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 28 Progress Street
 House - 28 Progress Street Seymour
 Architectural Styles
 Designer
 Contractors

Database No: 1429
 Municipal Rate No: 207 11 12400
 Predcrl HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

Seymour Progress Precinct
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	<p>Seymour Progress Precinct SEYMOUR 3660 31 Progress Street, House - 31 Progress Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1435 Municipal Role No: 207 1104800 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 35 Progress Street, House - 35 Progress Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1433 Municipal Role No: 207 1106600 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 37 Progress Street, House - 37 Progress Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1430 Municipal Role No: 207 1106000 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 39 Progress Street, House - 39 Progress Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1017 Municipal Role No: 207 1106400 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 3 Railway Street, House - 3 Railway Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1598 Municipal Role No: 207 7500800 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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Seymour Progress Precinct
 SEYMOUR 3660
 4 Railway Street,
 House - 4 Railway Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1594
 Municipal Role No: 2077507600
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 5 Railway Street,
 House - 5 Railway Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1599
 Municipal Role No: 2077501200
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 7 Railway Street,
 House - 7 Railway Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1603
 Municipal Role No: 2077501600
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 8 Railway Street,
 House - 8 Railway Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1596
 Municipal Role No: 2077508400
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 9 Railway Street,
 House - 9 Railway Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1604
 Municipal Role No: 2077502000
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

Seymour Progress Precinct
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Seymour Progress Precinct
 SEYMOUR 3660
 10 Railway Street,
 House - 10 Railway Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1597
 Municipal Role No: 2077508800
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 11 Railway Street,
 House - 11 Railway Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1605
 Municipal Role No: 2077502400
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 12 Railway Street,
 House - 12 Railway Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1600
 Municipal Role No: 2077509200
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 13 Railway Street,
 House - 13 Railway Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1608
 Municipal Role No: 2077502800
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 14 Railway Street,
 House - 14 Railway Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1601
 Municipal Role No: 2077509600
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

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Seymour Progress Precinct
 SEYMOUR 3660
 15 Railway Street
 House - 15 Railway Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1609
 Municipal Rate No: 207 7503200
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 16 Railway Street
 House - 16 Railway Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1602
 Municipal Rate No: 207 75 10000
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 18 Railway Street
 House - 18 Railway Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1606
 Municipal Rate No: 207 75 10400
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 20 Railway Street
 House - 20 Railway Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1607
 Municipal Rate No: 207 75 10800
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 22 Railway Street
 House - 22 Railway Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1610
 Municipal Rate No: 207 75 11200
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
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Seymour Progress Precinct
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Seymour Progress Precinct
 SEYMOUR 3660
 24 Railway Street
 House - 24 Railway Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1611
 Municipal Role No: 2077511600
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 26 Railway Street
 House - 26 Railway Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1612
 Municipal Role No: 2077512000
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 27 Railway Street
 Elysium - 27 Railway Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1018
 Municipal Role No: 2077504400
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 31 Railway Street
 House - 31 Railway Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1573
 Municipal Role No: 2077505200
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 34 Railway Street
 House - 34 Railway Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1572
 Municipal Role No: 2077512800
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

Seymour Progress Precinct
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Seymour Progress Precinct
 SEYMOUR 3660
 38 Railway Street,
 House - 38 Railway Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1574
 Municipal Rate No: 2077513600
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 39 Railway Street,
 House - 39 Railway Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1577
 Municipal Rate No: 2077506800
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 40 Railway Street,
 House - 40 Railway Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1575
 Municipal Rate No: 2077514000
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 41 Railway Street,
 House - 41 Railway Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1578
 Municipal Rate No: 2077507200
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Progress Precinct
 SEYMOUR 3660
 44 Railway Street,
 House - 44 Railway Street Seymour
 Architectural Style:
 Designer:
 Contractors:

Database No: 1576
 Municipal Rate No: 2077514800
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

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	<p>Seymour Progress Precinct SEYMOUR 3660 46 Railway Street, House - 46 Railway Street Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1579 Municipal Role No: 2077515200 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 14 Tile Avenue, House - 14 Tile Avenue Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1447 Municipal Role No: 2085501600 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 16 Tile Avenue, PS300059 Lot 1, "Goolbin Park" Homestead - Gilks' House, Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 400 Municipal Role No: 2085502000 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 17 Tile Avenue, House - 17 Tile Avenue Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1446 Municipal Role No: 2085515600 Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Seymour Progress Precinct SEYMOUR 3660 35 Tile Esplanade, House - 35 Tile Esplanade Seymour Architectural Styles Designer Contractors</p>	<p>Database No: 1554 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

Seymour Progress Precinct
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Seymour Progress Precinct
SEYMOUR 3660
41 Tlie Esplanade,
41 Tlie Esplanade Seymour
Architectural Styles
Designer
Contractors

Database No: 1862
Municipal Role No:
Precinct HO No:
Individual HO No:
Her. Vic. Register:
Her. Vic. Inventory:
Nat. Trust Register:
Nat. Estate Register:



Seymour Progress Precinct
SEYMOUR 3660
43 Tlie Esplanade,
Horse - 43 Tlie Esplanade Seymour
Architectural Styles
Designer
Contractors

Database No: 1852
Municipal Role No:
Precinct HO No:
Individual HO No:
Her. Vic. Register:
Her. Vic. Inventory:
Nat. Trust Register:
Nat. Estate Register:

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LOCATION

The area covered by the Seymour Railway Precinct is bounded to the south by the road underpass (this underpass links Station Street with Anzac Avenue but is not included), to the west by the railway perimeter along Station Street, to the north by Whiteheads Creek, south along Oak Street to the location of the former line for Mobilisation Siding, east along the northern perimeter of the former line to the munitions magazines east of Delatite Road returning west along the southern perimeter of the siding and the railway perimeter to Victoria Street, south to Watson Street following Watson Street to Anzac Avenue, then west along Anzac Avenue to the road underpass.

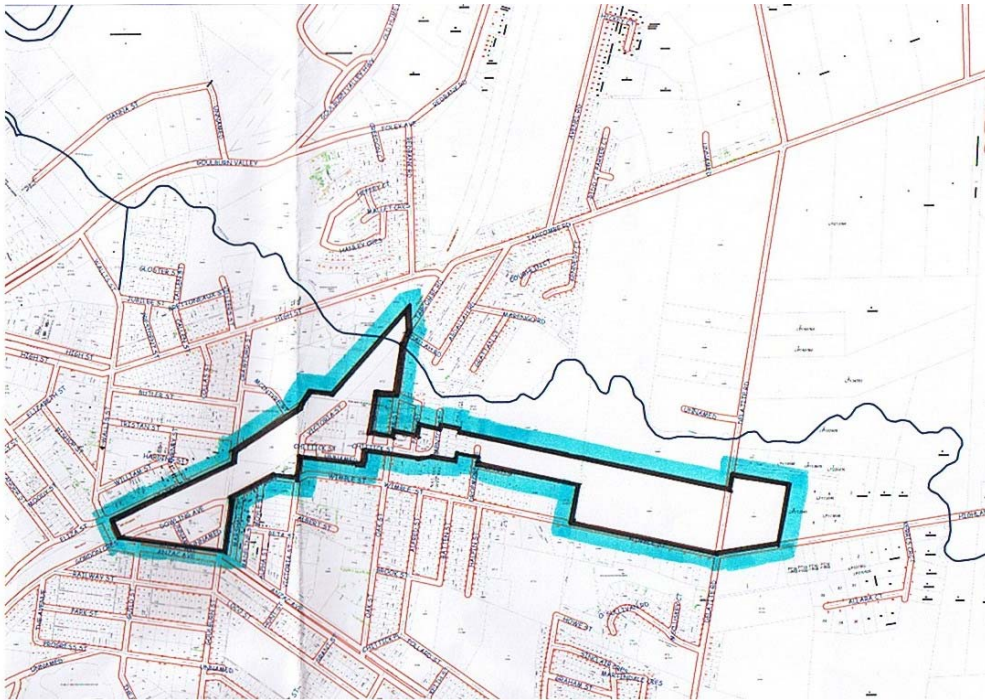


Fig. 1. Map of precinct. Source: Lorraine Huddle Pty Ltd.

HISTORICAL BACKGROUND

Early Land Tenure

The Precinct comprises land that was identified in 1843 as part of the Village of Seymour Township Reserve.¹ The 1855 Sale Plan of Town & Suburban Lands at Seymour a large area of land to the east of Section C bounded to the west by Wallis Street, to the east by Crawford Street and to the south by the track “To Dempsey’s Station & Tallarook” which became Anzac Avenue. The Railway Precinct is located in the southern section of this land. In 1855 this area of land was divided into five-acre allotments with the Railway Precinct extending through allotments five to nine. The line then continued to the north east near the “Track used in the wet season” to Avenel.²

The Influence of the Railway

The “New Town” of Seymour developed on land less flood prone than the site of the Old Town. Shops were built immediately to the north of the station, in Station Street, and dwellings were sited in nearby subdivisions. Before long, houses were also built on the southeastern side of the station and railway line, particularly along Anzac Avenue. The population of Seymour grew from 450 in 1865 to 1,000 in 1890, which made additional town land for dwellings necessary.³

The location of the commercial area of Seymour emphasises the influence of the opening of the railway line and station on the businesses of Seymour. As identified in the Environmental History, the business area of the town relocated from Emily Street to Station Street to take advantage of the increased trade opportunities generated by the railway and the growth of the residential area in the nearby High Street Precinct.⁴

“Seymour was first and foremost a railway town. It was the principal maintenance and repair depot for the north-east and north-central lines.” In its heyday the railways employed more than four hundred men. With their families, they totalled about 1,500 people, which was almost one third of the population of Seymour. The introduction of the standard gauge line through Seymour had a severe effect of the size of the workforce in the town. By 1963 the number of railway employees had dropped to three hundred, although they still occupied one-fifth of the homes in Seymour. Further reductions occurred with the introduction of diesel in 1966 and the allocation of major engine repairs to Bendigo, Ballarat or Melbourne. More than anything else, the railway had the greatest impact on the development and history of Seymour.⁵

The Railway

Location of Railway Line and Station

A railway line to northeastern Victoria was first proposed in 1862. Various routes were suggested and some were privately surveyed.⁶ An 1866 map shows the proposed line from Melbourne to Albury, however discussion on routes through different towns

continued until the 1869 survey of Engineer-in-Chief, Thomas Higinbotham, was adopted.⁷

On February 10, 1870, the Minister for Lands signed notices to be given in order to claim alienated land for the railway, and six days later owners were told to send in claims.⁸

The location of the proposed railway line and station was 0.8 kilometres to the south east of the established town centre of Seymour. The Old Town was centred about Emily Street and the Goulburn River crossing, where several severe floods occurred in the 1840s. The Railway Station is recorded as being 464 feet above sea level whereas the land around the Old Town is 440-450 feet.⁹

The northeastern railway line was constructed in three major sections: Melbourne to Seymour; Seymour to Benalla; and Benalla to Wodonga. Thomas O'Grady, James Leggatt and James Noonan were awarded the contract for the Melbourne to Seymour section to be completed by 31 March 1872. A ceremony was held at Essendon on 20 June 1870 when the Minister for Railways turned the first sod. The main site office for this section was set up at Kilmore, approximately half way along this section of the line. On 28 April 1871 the contract for the Seymour to Benalla section was awarded to the company Styles, Murray, Styles & Beauchamp Ltd. for completion by 31 December 1872. The Styles group set up their main construction camp at Avenel.¹⁰

The "Great Flood" of 1870 and the building of the North Eastern Railway Line in 1870-72 were the two main reasons for the move of the population from the "Old Town" around Emily Street to the "New Town" to the east that was centred about the railway station.¹¹

Opening of the Railway Line

The northeastern railway line from Essendon was completed to the south bank of the Goulburn River, two miles from Seymour, by April 1872 however the bridge across the Goulburn was delayed for a lack of piers and girders. Rather than wait for the bridge to be finished, a decision was made to open the line with a temporary terminus at Schoolhouse Lane south of the river. A trial trip was arranged for 11 April 1872 when a train carrying "the Minister for Railways, Minister for Lands, Engineer-in-Chief, Locomotive Superintendent, Traffic Manager and several Parliamentarians" took 2½ hours to travel from Melbourne to Schoolhouse Lane. A reception was arranged at the terminus and Thomas Higinbotham, Engineer in Chief and surveyor of the route, made a speech in which he predicted that the northeastern railway line would become "the great Australian highway between Sydney and Melbourne".¹²

The celebrations for the opening of the line were held on 17 April 1872. Unfortunately Seymour missed out on the main celebrations because of the temporary terminus at Schoolhouse Lane and the "usual ceremonies of feasting, drinking and dancing" were held at Kilmore. Francis Longmore, Minister for Railways, attended a lunch in Seymour on the same day to mark the occasion.¹³

The bridge over the Goulburn was christened on 24 June 1872 when the Victorian Railways 0-6-0 locomotive No.1 with twelve (empty) ballast wagons crossed the bridge and continued on to Avenel for use on the Seymour to Benalla stage of

construction. The bridge was not fully tested until 26 August 1872 when “two locomotives hauling a string of wagons loaded with rails” crossed over it and signalled the imminent opening of the line into Seymour.¹⁴

The Governor of Victoria, Sir John Henry Thomas Manners-Sutton, K.C.B., officially opened the line into Seymour on 2 September 1872. The goods shed was to have been used for the celebrations however it was not completed in time and a grand ball was held in a marquee erected near the station. The completion of the goods shed signalled another large celebration on 26 September 1872. This event was of particular importance to the people of Seymour and the cartage contractors of northeastern Victoria. The adverse conditions at the temporary terminus had resulted in some carriers preferring to cart supplies by road from Melbourne rather than collecting freight from Schoolhouse Lane. The Benalla newspaper, the *North-eastern Ensign*, was a victim of the freight problems when their paper delivery was delayed and they “went to press on borrowed paper of various colours”.¹⁵

The Seymour to Benalla section of the line was officially opened on 18 August 1873 and the Benalla to Wodonga section opened on 21 November 1873. The final connection between Melbourne and Sydney was not completed for almost another ten years. The line from Sydney to Goulburn was completed in 1869 however the next section from Goulburn was not opened until 1876 and the line to Albury was opened on 3 February 1881. The bridge over the River Murray and the first inter-colonial rail link was celebrated on 14 June 1883. Three trains carried dignitaries and officials from Melbourne to Albury for the celebrations however they were delayed at Seymour when fire broke out in one of the carriages.¹⁶

Despite these developments individual trains still could not travel the full distance from Melbourne to Sydney, as each state operated on different gauge lines and passengers and freight had change trains at Albury.¹⁷

Duplication of the Railway Line

Within ten years of the opening of the line to Seymour, the station was “handling seventy train movements a day”. Firewood for the growing population of Melbourne was one of the main commodities for the freight trains with many sidings along the line built specifically for loading firewood. Additional traffic was added to the main line from Seymour to Melbourne when the line through the Goulburn Valley to Numurkah opened in 1881. Funds were allocated for the duplication of the line between Melbourne and “a point south of the Goulburn River Bridge at Seymour” in August 1882. The new line was built to the east of the existing line and the final section to “Goulburn Junction” was completed on 18 October 1886. The cost of building a second bridge across the Goulburn was a deterrent to the duplication of the line through Seymour and it was not until 1942 “when the vital importance of this railway town rendered an additional bridge over the river essential”.¹⁸

Railway Structures and Buildings

When regular services commenced on 18 April 1872 between Melbourne and Schoolhouse Lane the only stations opened north of Essendon were Wallan Wallan,

Kilmore and Broadford. Following severe criticism from the press and the public, O'Grady, Leggatt and Noonan (the contractors):

offered to erect temporary accommodation for passengers at the intermediate stations and temporary residences for station staff. The passenger shelters were built during May, 1872, at a cost of £76 each and the stationmaster's residences cost just £90 each.¹⁹

In 1872 and 1873 the contractors lodged four claims totalling £19,725 for "the provision of temporary station structures...together with additional works not specified in the contract". It is probable that the temporary station at Seymour was included in this cost.²⁰

From Essendon to Tallarook on the northeastern railway line the placement of stations was considered an unusual feature. Where there was only a single line, the stations were built on the western or down side of the track. Another uncommon practice used on this section of the line, except for Tallarook, was that the "goods sheds and sidings were placed on the same side as the station building". Seymour conformed to what was considered a more traditional configuration with the station on the eastern side of the track and the goods shed on the western side.²¹

When the northeastern line opened in 1872, travellers were confronted with "makeshift sheds and shelters" as station buildings however in 1874 the Government instigated a program to provide "permanent station buildings and better passenger facilities" at the major towns. Three different types of buildings were provided:

At the larger and more important towns like Seymour, Benalla, Wangaratta and Wodonga, the brick buildings measured 120 ft. x 37 ft. and incorporated the station master's residence and refreshment rooms for passengers. The architectural style was polychrome, which was a feature of Victorian Railways stations for the ensuing decade.

Goods sheds at Tallarook and other large stations to the north were 100 ft. x 36 ft. corrugated iron structures with timber frames and brick foundations. The Seymour goods shed was similar but longer at 150 ft.

In 1874 Drew and Connell erected the permanent railway station at a cost of £3,844. In 1883 R Taylor carried out extensive alterations costing £5,817:

The entire station was transformed and a new and impressive street façade, incorporating a clock tower, was erected to a design unique in Victoria.

In 1887 the street entrance was removed and work started on an additional platform road where the street once ran. The street was diverted, and an island platform thus formed. A new entrance, incorporating a vehicle and foot crossing over the new tracks, was provided. These works were completed in 1889. Further additions and alterations to the station building in 1926 unfortunately spoiled forever the handsome façade which had faced the road entrance.²²

Originally there were three tracks for the goods yard that proved inadequate for the amount of traffic through Seymour. In 1881 the line to Numurkah was opened and in 1883 there were an estimated "70 train movements a day through Seymour".

In 1885 the goods yard was enlarged to nine tracks, the original goods shed was demolished and a new goods shed erected on the boundary. The goods tracks were also lengthened in 1909 and 1930 to accommodate longer and heavier trains.

By 1886 the Seymour rail yard was interlocked with signal-boxes at each end. The interlocked gates at level crossing at the southern end was controlled by “A” signal-box and “B” signal-box controlled the interlocked gates at the Victoria Street crossing to the north.

The December 1929 extensions southwards of four yard tracks entailed construction of a second bridge over Anzac Avenue with two spans. A third bridge, to accommodate the Standard Gauge line was constructed in 1959-60. At this time Anzac Avenue was widened from two to four lanes. The original 1882 bridge was replaced by a steel and concrete structure in the 1970s.²³

In 1961 the Victoria Street crossing was closed and ‘the lever frame in “B” signal-box was replaced by one which had previously seen service at Cressy’.

The original track layout at Seymour included a two engine locomotive shed with a 42-foot turntable “beyond the station”, however this soon became inadequate. In 1887 beyond the Victoria Street Crossing at the northern end of the station work started on a new locomotive depot

with nine bays, repair shops and a brick administration building. The rest of the roundhouse-type shed was constructed from timber and corrugated iron. In 1901 it was extended to 13 bays, and in 1910 a further seven bays were added. A 70-foot turntable was provided in 1907, to be replaced with an electrically-powered unit in 1953.

In 1949 work was completed on the Seymour Up Marshalling Yard that was about a mile north of the station on the east side of the main line. The purpose of this yard was to marshal southbound trains instead of using the overcrowded main yard. It was originally intended that “all traffic from Echuca and stations north would be diverted to Melbourne and Seymour via Toolamba, instead of via Bendigo. The marshalling yard had very little use and ended up as a storage area for empty wagons.”²⁴

In 1995 the Seymour Station refreshment room was restored and upgraded and was available for special function bookings. Government funding in 1997 was scheduled to refurbish the old parcels office and booking office, roof of the station and parcels office, and for exterior repairs and revitalisation.²⁵

Mobilisation (Mob) Siding (DB 556)

An extensive area of storehouses, magazines and vehicle parks which were intended to hold all the stores required on general mobilisation” was established near Delatite Road c1920. “This area became known ever after as “Mob Siding” to all except the Royal Australian Army Ordnance Corps who gave it the name Tel -el-Kabir Barracks in 1965”. In 1921 a mile-long siding was constructed branching off the main line in the Seymour station yard near the former Chittick Street, running virtually parallel with Wimble Street and ending at Delatite Road. The large storehouses were west of Delatite Road and the explosives area east of Delatite Road.

An article on the closure of Mob Siding was published in 'Crossing Place', the newsletter of the Seymour & District Historical Society Inc. in November 1990:

First established in 1921 to dekit troops from the First World War, the Mobilization Siding in Wimble Street has been closed and its present day operations relocated at Puckapunyal. It was used for some time by civilians for store issues to the militia and then during World War II it was taken over by the Americans who then built the workshops. At the end of the war, it reverted back to the Australian Army and became a sub-unit of 3 Base Ordnance Depot, South Kensington and renamed 331 Supply Company. During its heyday it held up to 1200 vehicles, from motor bikes to tanks, and enough stores to kit out a brigade of 3000 personnel. In recent years Mob Siding has been used for camp stores and vehicle holding. The railway line to the siding has been removed, although a small length of line used by the Seymour Steam and Loco Group for storage remains. Recently [in 1990] many of the buildings had been damaged by wind storms and had been demolished for safety reasons. Thus another piece of Seymour history concludes. It is expected that this piece of military history will be sold.

The siding, warehouses and platforms are clearly shown on the 1963 Sewerage Plan of Seymour.²⁶

Chronological Summary

- 1869: North eastern line surveyed
- 1870: Land to be claimed for railway and construction begins
- 1872: Melbourne to Seymour section of line opened
- 1872: Goods shed constructed
- 1872: Locomotive shed for two engines with 42-foot turntable
- 1872-3: Temporary station buildings erected
- 1873: Seymour to Benalla section of line opened
- 1873: Benalla to Wodonga section of line opened
- 1874: Permanent station erected
- 1881: Sydney to Albury line opened
- 1881: Line to Numurkah opened
- 1882: Construction of road underpass
- 1883: Line over River Murray opened
- 1883: Extensive alterations and new street façade
- 1885: Goods yard increased to nine tracks
- 1885: Original goods shed demolished
- 1885: New goods shed erected on boundary
- 1886: Duplication of line to Goulburn Junction (south of the river) completed
- 1886: Interlocked gates at level crossing at northern end (Victoria Street) controlled by "B" signal-box
- 1886: Construction of pedestrian subway
- 1887: New loco depot erected with 9 bays, repair shops and brick administration building

Seymour Railway Precinct
VOLUME FIVE of Five: PRECINCT DOCUMENTATION continued
MITCHELL SHIRE STAGE TWO HERITAGE STUDY 2006

1889:	Island platform, street diverted, new entrance, vehicle and foot crossing
1901:	Loco depot extended to 13 bays
1907:	70-foot turntable for loco depot
1909:	Repairs made to road underpass
1909:	Goods tracks lengthened
1910:	Loco depot extended to 20 bays
1920:	Ammunition depot established near Delatite Road (Mob Siding)
1920:	Branch line and Mob Siding constructed
1926:	Additions and alterations to station building
1930:	Goods tracks lengthened
1930:	The “underpass” of the Goulburn Valley Highway widened to accommodate extra lines above
1942:	Duplication of line over Goulburn Bridge completed
1949:	Seymour Up Marshalling Yard completed
1949:	Marshalling Yard controlled by signal-box “C”
1954:	Electrically-powered turntable for loco depot
1961:	Victoria Street crossing closed
1961:	Anzac Avenue underpass widened from two to four road lanes
1962:	Standard gauge through Seymour
1966:	Seymour changed to diesel
1971:	Loco Round House demolished
1975:	Mobilisation Line Siding closed
1981:	Refreshment Rooms closed
1990:	Mob Siding closed
1993:	Loco Workshops closed
1997:	Refurbishment of Parcels Office to become waiting room
1997:	Refurbishment of Booking Office and Station Master’s Office

Railway Reserve: Anzac Avenue – Watson Street area (Station sub-precinct)

The triangular area of land enclosed by Anzac Avenue, Watson Street and the Railway is shown on the 1917 Water Reticulation Map of Seymour as two sections containing sixteen buildings. It is not, however, divided into individual allotments. The 1927 Goulburn Park Estate Sale Plan shows ten buildings in the eastern section but no buildings in the western section that bear the notation “Site for Railway Institute”. The 1963 Sewerage Plan of Seymour shows tennis courts and the bowling green beside the Victorian Railways Institute Hall.²⁷

Victorian Railways Institute (VRI) and Bowling Clubs (DB 315, 1449, 1633)

Tom Berry, secretary of the Seymour VRI Bowls for 37 years confirmed that the building was erected in 1927. Mr Berry joined the VRI Mens Bowling Club in 1948.

In the 1930s the VRI Hall provided emergency accommodation for students from the State School in Tallarook Street when it was inundated by floodwaters.

In the 1940s and 1950s the VRI was one of three halls where dances were held weekly in Seymour. Although they were not very big, the Saturday night dances at the VRI Hall were very popular with the young people. Joy Waugh recalled that “by the time you had locals plus National Service chaps the hall was overflowing. Luckily for the girls there were several chaps to each girl, so there was no fear of being a ‘wallflower’.” Patricia Morgan also recalled the dances in the 1950s “which were always full of army boys, but we were not allowed to talk to them, only to the local boys”. By the 1960s the dances at the VRI Hall had stopped.²⁸

J W Elliott Reserve and the Spirit of Progress Park (DB 911)

Jim Elliott was a long time railway man but was also a member of the Seymour Shire Council. He was a Councillor from 1964 until 1975.²⁹

“The Black Engine” D3 684

This locomotive was built by Walkers Ltd of Maryborough, Queensland in 1913. It entered service on 7/8/1913 bearing the number DD659. It became one of a class of 263 engines and was originally painted Canadian Red. Its colour was changed to black in 1920.

In 1930 DD659 was converted to a superheated locomotive with the fitting of a new boiler to increase its hauling power. It re-entered service numbered D3 - 684 and was fitted with a modified front end and automatic couplers, re-entering traffic on 22/8/1937. An electric headlight was fitted on 4/8/1957. After 905,887 miles D3 - 684 was taken out of service and placed off register on 30/11/1964.

On 12 August 1964, following representations from Dr Colin Officer, Secretary of the Seymour and District Historical Society, to Mr. George Brown, chairman of the Victorian Railways Commissioners, an option to purchase D3 – 684 was given. The purchase price of £300 was raised by public subscription with at least a third being contributed by Seymour Railwaymen.

Both Marie Dominguez and Dorothy McDonald remember the train arriving in two sections aboard two large army trucks. Anzac Avenue was lined with people who had come to watch. It was quite a big day for the town.

The locomotive was placed in the park beside the Victorian Railway Institute Building in Anzac Avenue. It was transported to the site by Army tank loading equipment with the help of railway volunteers and others, and the job was completed on 19 January 1965.

The parkland surrounding the locomotive D3 - 684 was subsequently named Elliott Park to commemorate a well known Seymour driver, Jim Elliott, who was a long serving member and sub-branch secretary of the Australian Federated Union of Locomotive Engineers.

In March 2002 cosmetic repairs and re-painting was carried out and a protective fence was built.³⁰

Spirit of Progress Park: This park is on the site of the VRI Tennis Courts. It is at a higher level than the adjacent Elliott Park. After new tennis courts were constructed at Chittick Park in the 1980s the VRI Courts lay idle for many years. In 1998 a group of local people, under the banner of an organisation called “Part of the team” developed this park by voluntary labour. There are two plaques on a large rock in “Spirit of Progress Park”.³¹ The first memory that Dorothy McDonald has of her arrival in Seymour in September 1947 was seeing “the two palm trees, the tennis courts and the VRI Hall”. The tennis courts were removed some time after 1963 however the palm trees still exist in the Spirit of Progress Park. The Spirit of Progress Park plaque reads :

Dedicated to the historic links between Seymour and the railways and to the positive futuristic attitude of the people of Seymour. Developed with the enthusiasm, enterprise and teamwork of the local community to a plan by Louise Malouf.

The park was opened on 17 October 1998 by the Hon. Marie Tehan MP, Minister for Conservation and Land Management.³²

Railway Residence, 7 Anzac Avenue (DB 729)

The house at No. 7 Anzac Avenue was the “Loco Foreman’s house”. In the 1950s Mal Magnay, Superintendent of the Loco, lived there followed by Ernie Casey. In more recent years the house has been a doctor’s surgery and the Train Stop restaurant.³³

Other sites

Seymour Railway Heritage Centre (DB 544)

The following description was obtained from the Seymour Railway Heritage Centre website:

The Seymour Railway Heritage Centre was established in 1983 as the Seymour Loco Steam Preservation Group to restore and operate steam locomotive J 515.

Locomotive J 515 was transferred from Newport to Seymour in January 1984 in an unserviceable condition. Return to service was achieved in June 1988 following thousands of hours of dedicated volunteer work by members.

Since the restoration of J 515, diesel electric locomotives T 320, T357, B 74, GM 36, S303 and diesel electric rail motor No. 58 as well as many carriages, have been fully restored to operating condition.

The Depot is adjacent to the former Victorian Railways Locomotive Depot at Seymour (“Seymour Loco”), once home to the four streamlined S class

Pacific steam locomotives which hauled the famous “Spirit of Progress” express between Melbourne and Albury.

The land upon which the depot is located has been purchased from various owners, as it has become available. There is currently about 4 hectares within the boundary fence not far from the centre of Seymour.

Large sheds for undercover storage and restoration works have been erected, workshop facilities provided and around 3 kilometres of sidings built to accommodate an expanding fleet.³⁴

Power House former, (DB 937)

These buildings on the eastern side of the northern end of Victoria Street formed the SEC (State Electricity Commission) Power Station.

In the 1870s the streets of Seymour were lit by kerosene lamps. In 1887 gas lighting was used at the railway station and in 1889 the Seymour Gas Company installed mains to supply gas for household purposes. The Gas Works were located in the Railway Precinct north of Chittick Street beside the railway boundary.

James Chittick Jnr worked to provide Seymour with electricity. On 31 August 1921, Thomas Guild, who came to Seymour in 1857, had the honour of switching the power on. The Shire controlled the electricity supply until 1944 when it was taken over by the SEC.³⁵

Extant Historic Places

DB1779	Heritage Victorian Registered Places. Infrastructure, eg, turntable.
DB 556	Mob Siding Sheds, infrastructure and tree, cnr Wimble and Delatite Streets
DB1254	former Railway Signal, 9 Dropmore Street
DB1255	Mobs Siding Brick Arched Culverts, nth end of Dropmore St
DB315	Victorian Railway Institute Building
DB1633	Ladies Bowling Club, corner Anzac Avenue
DB1449	Mens Bowling Club, Anzac Avenue
DB1585	Stand Pipe, Goulburn St outside Bowling Green
DB911	Elliot Reserve and Spirit of Progress Park, Train, Plaques, Palms, Centenary Tree
DB729	Railway Brick Residence, 7 Anzac Avenue
DB544	Seymour Railway Heritage Centre, off Victoria Street
DB937	former Power House, 32 Victoria Street

PHYSICAL DESCRIPTION

Precinct Boundaries

To the west and south the precinct is bounded by the whole of Station Street, Anzac Avenue between Station Street and Watson Street, Watson Street between Anzac Avenue and Wimble Street, Victoria Street from Wimble Street to and including the former Power Station on Victoria Street, the unnamed road reserve connecting with the western part of Chittick Street. The precinct then follows and incorporates the former mobilisation siding reservation north of the western part of Chittick Street and running between Oak Street and Dropmore Avenue and between Dropmore Avenue and Lot 2 of Plan of Subdivision 408326 (designated as PS 424371 on the Planning Scheme). It incorporates this allotment as well as Lot 2 of LP 65459 and lot 3 of LP 13646 on the western side of Delatite Road.

The northern part of the precinct is bounded to the west by the unnamed road running north from Chittick Street and follows Oak Street across the Railway. The boundary then follows the railway reserve to Station Street.

Description.

This precinct is unified by its collection of historically significant rail structures and infrastructure and by their operational history, rather than by its visual homogeneity. It is best described as comprising three sub-precincts:

1. The **Station Sub-precinct**; the area around the station
2. The **Industrial Structures Sub-precinct**; the area between the station and the Oak Street Overpass
3. **Mobilisation Siding Sub-precinct**; the area between Oak Street and the magazines west of Delatite Road.

The **Station Sub-precinct** contains a collection of visually related structures all associated with the Station itself or the railway and its administration.

This includes, within the triangle bounded by Watson St, Anzac Avenue and the Station itself, the Railway Institute Building and bowling greens, the adjacent (and still operating) water standpipe, the Victorian red brick railway residence, the row of simple weatherboard railway houses behind the bowling club, and the bowling club itself. It also includes the Spirit of Progress Park and the preserved steam locomotive, plaques and palm trees and centenary tree and the Elliot Reserve.



Fig. 2. Victorian Railways Institute.

Plaques in the park and the reserve celebrate:

Source: Lorraine Huddle Pty Ltd.

The Centenary Tree commemorating 100 years of trains on the Melbourne – Wodonga line and its planting by Mr. A. G. Gibbs, Chairman, Victorian Railways Board in November 1973.



Fig. 3. Palms and Centenary tree, Elliot Reserve. Source: Lorraine Huddle Pty Ltd.

The opening of the Spirit of Progress Park by the Hon. Marie Tehan MP, Minister for Conservation and Land Management on 17 October 1998.

“Seymour Historical Society. This Locomotive has been preserved as a Memorial to the Railway Industry and its workers and in memory of the days of steam. January, 1965.”

“Spirit of Progress Park. Dedicated to the historic links between Seymour and the Railways and to the positive futuristic attitude of the people of Seymour. Developed with the enthusiasm, enterprise and teamwork of the local community to a plan by Louise Malouf.”

Significant trees in this sub precinct include the palm trees and centenary tree, mentioned above, along with a large oak on the corner of Watson and Dowling Street.

The two storey Victorian station building (Victorian Heritage Register No. H1519) dominates this sub-precinct, with its tall polychrome brick chimneys. ‘The down platform elevation consists of a single storey central pedimented section with turreted corner pilasters marked by two storeyed pavilions.’³⁶

The **Industrial Structures Sub-precinct** area north east of the Station Sub-precinct is primarily distinguished by its collection of railway and industrial structures. This Sub-precinct includes the Victorian railway goods shed near the corner of Crawford Street and Station Street and the railway turntable beside the Oak Street overpass, both of which are part of the Victorian Heritage Register listing for the station complex.

Around the area of the turntable, which once serviced an impressive round house engine shed, there are a number of railway sheds of various types, a pair of disused steam locomotive boilers and some railway bogies that be intended for future conservation.



Fig. 4. Loco Shed Seymour. Source: State Library of Victoria.



Fig. 5. Turntable infrastructure. Source: Lorraine Huddle Pty Ltd.

This sub precinct also includes the Seymour Railway Heritage Centre, which partly occupies land used for the mobilisation siding at the north end of Victoria Street. This area is best known for its moveable heritage and houses a number of locomotives and carriages that are undergoing restoration in recently constructed sheds. It also contains a collection of significant railway related structures including a water tower, signal towers, a locomotive water standpipe, the railway signboard for the 'Mob' Siding and what appears to be a signal box dating from the 1950s.



Fig. 6 (left). Former Signal Box. Fig. 7. Water Tower and Standpipe. Source: Lorraine Huddle Pty Ltd.

Adjacent to the Heritage Centre on Victoria Street is the former Seymour Power Station that comprises two large gable roofed corrugated iron sheds with curved ventilators along the roof pitches.

The **Mobilisation Siding Sub precinct** extends from the Railway Heritage Centre, along the (former) railway reserve, through to the ordnance magazines that sit east of Delatite Road. The western part of the precinct is the reserve for the former rail link. The reserve appears to be abandoned land with bare earth and a lightly grassed cover. The formation of the railway can still be seen but the only remaining structure of significance is the brick and concrete double arched culvert that crosses a creek near the northern end of Dropmore Avenue. The long views available down the reserve have been interrupted at Mentor Street by new housing built on allotments that were formerly part of the reserve.

The reserve runs into the northern side of the site of Tel-el-Kabir barracks, the site of the mobilisation stores and barracks.

The remaining buildings at the main barracks site at the corner of Wimble and Delatite Road are three large storage warehouses aligned along the southern side of the railway, an army 'P' series hut aligned at right angles to the large storage sheds, a weatherboard and corrugated iron dwelling and a very prominent water tank on a tall steel frame.

A large oak tree sits adjacent to the building.



Fig. 8. Mobilisation storage sheds. Source: Lorraine Huddle Pty Ltd.

The central and western storage sheds are both of similar design and probably date from the construction of the barracks in 1921. They are timber-framed buildings clad in horizontal galvanised iron, with galvanised hipped roofs superimposed with a second level roof above clerestory windows. They have rows of large sliding doors for handling goods along each side and at each end. The side doors open onto raised platforms covered by verandahs formed by the extended lower roof, for handling goods from rail cars on the north side and for loading or unloading vehicles along the south side. Both sheds are divided across the middle by brick walls.

The shed to the west appears to be of a later date because it has a saw tooth asbestos cement sheet corrugated roof, but it was designed to perform similar functions with doors opening onto platforms along the north and south sides.

West of Delatite Road, there are two ordnance magazines. These are brick buildings with gable roofs with deep eaves extended on one side to form a verandah roof over loading platforms.

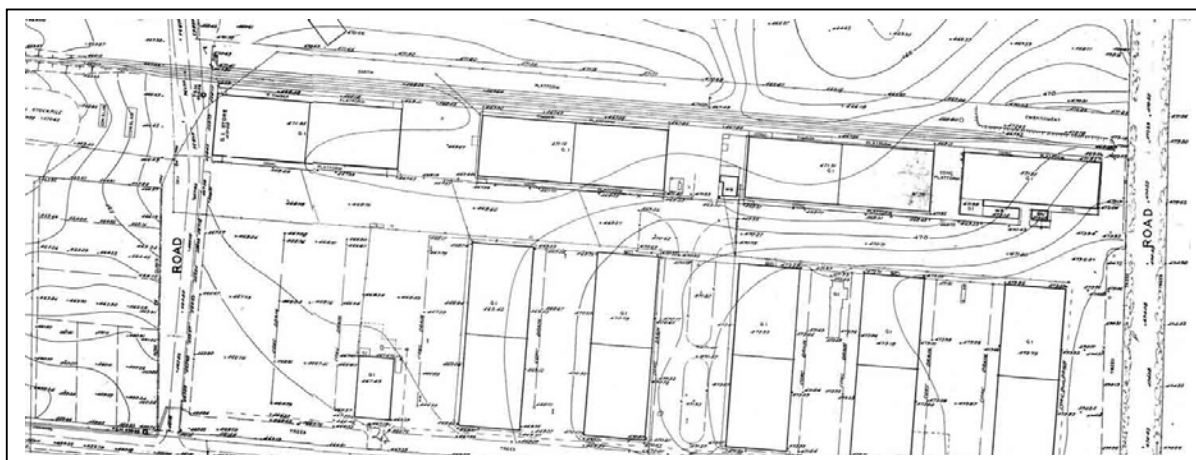


Fig. 9. Mobilisation storage sheds. Source: Seymour Sewerage Plan 1963.

Statement of Cultural Significance³⁷ -: Seymour Railway Precinct

The other culturally significant places within the precinct, not specifically mentioned in this documentation are listed in Appendix 1 and are documented in the accompanying database. The history and description that precedes this Statement of Cultural Significance is the source of the evidence for the statement below.

The Seymour Railway Precinct is **historically** significant at the **LOCAL** level and the **STATE** level (AHC criteria A.4). The precinct contains a wide range of structures that demonstrate the historical importance of the railway to Seymour. It once supported a third of its working population. Seymour, in turn, was important to the railway, particularly through the broad gauge era. The imposing station building with its large refreshment room testifies to its past importance as a staging point on the Melbourne to Wodonga line and as the junction of the north east and north central lines. The collection of railway related houses and recreational buildings, and that park around the station reflects the importance of the railway to the social and economic life of the town.

The locomotive turntable, which once serviced a twenty-bay roundhouse, is evidence of Seymour's significance as the principal repair depot for these lines as well as its role in supplying ready-fired locomotives for the next stage of the journey to Melbourne or Sydney. The large sheds that were serviced by the mobilisation siding and rail yards, together with the adjacent buildings, the ordnance magazines and with the formation, alignment, and culvert of the siding itself are physical demonstrations of Seymour's role between the two world wars as the place of mobilisation for all Victorian troops and of the critical, but often ignored, problem of logistical support for a mobilised army.

The precinct is **aesthetically** significant at the **LOCAL** level (AHC Criterion E.1) for the design of the two storey polychrome brick Victorian station building that incorporates the station master's residence. It also includes the design of the restored refreshment rooms; the classically striped interwar design of the Victorian Railway Institute building; the views from the Station Street shopping strip to the railway complex, and the views from the Progress residential precinct, to the railway precinct and through to the Commercial precinct. The view from Mobs Siding along the railway reserve to the main station complex forms an important visual link between the station and the mobilisation complex.

The precinct is of **scientifically** significant at the **STATE** and the **LOCAL** level.(AHC Criterion F1.). The Railway turntable is of **STATE** significance as a rare example of one of the largest extant turntables in the State.

The precinct is of technical significance at the local level for its collection of railway structures and equipment, for the design and construction of the P type Hut, which is representative of the standard design sleeping and stores huts built by the Australian Army in their thousands prior to and during World War II; for the unusual design and

construction of the two remaining large timber and corrugated iron storage sheds and for the design of the magazines that incorporate specialist features such as unenclosed eaves to encourage any accidental explosion to remove the roof rather than breach the walls.

The precinct is **socially** significant at the **LOCAL** level (AHC Criterion G.1). The collection of railway structures at the Railway Heritage Centre and the existence of the centre itself is an expression of how the town's railway history lives on in the enthusiasm of a number of its citizens. The railway buildings and infrastructure are also an important visual reminder of the central place that the railway holds in Seymour's labour history.

The Spirit of Progress Park, the J.W.Elliott Reserve, the preserved steam locomotive, the centenary tree, and the plaques celebrating these places are testament to both the official recognition of the role of the railway in the history of Seymour and the enthusiasm of the community to participate in celebrating that relationship.

The Victorian Railway Institute illustrates the strong social importance of the railways to provide a place for learning, dancing, billiards, tennis, bowls and other social activities near the place of work for railway employees, their families and visiting soldiers in the town.

Overall, the Seymour Railway Precinct is culturally significant at the LOCAL level, while some elements within it are of STATE Significance.

Planning Scheme Format

Policy Basis

The Seymour Railway Precinct is **historically** significant at the **LOCAL** level and the **STATE** level (AHC criteria A.4). The precinct contains a wide range of structures that demonstrate the historical importance of the railway to Seymour. It once supported a third of its working population. Seymour, in turn, was important to the railway, particularly through the broad gauge era. The imposing station building with its large refreshment room testifies to its past importance as a staging point on the Melbourne to Wodonga line and as the junction of the north east and north central lines. The collection of railway related houses and recreational buildings, and that park around the station reflects the importance of the railway to the social and economic life of the town.

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Seymour Railway Precinct
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MITCHELL SHIRE STAGE TWO HERITAGE STUDY 2006

The Victorian Railway Institute illustrates the strong social importance of the railways to provide a place for learning, dancing, billiards, tennis, bowls and other social activities near the place of work for railway employees, their families and visiting soldiers in the town.

Overall, the Seymour Railway Precinct is culturally significant at the LOCAL level, while some elements within it are of STATE Significance.

Objectives

- To support the retention, enhancement and conservation of significant trees and structures in the precinct, including the railway station, goods shed, centenary tree, palm trees and oak tree, the preserved steam locomotive, VRI building and grounds, water stand pipe, railway employees housing, and bowling clubs; the water tower, standpipe and former signal box and Mob Siding sign at the Railway Heritage Centre; the former power station the railway turntable, the large storage sheds, the army P type hut, residence/ office and ordnance magazines at Mob Siding.
- To maintain views from the railway station to Station Street and along the track to the railway turntable.
- To maintain as far as possible the formation of the former mobilisation siding and views along its length.

Policy

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

- encourage the retention of the historic buildings and structures in the precinct
- maintain the visual links between the railway station and the town
- maintain the physical and visual presence of the route of the former mobilisation siding and encourage interpretation of its history.

Seymour Railway Precinct
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- ¹ Plan of the Village of Seymour on the Goulburn, Assistant Surveyor S. Pickering, November 1843. Source: State Library of Victoria, Historic Maps & Plans collection, FEATURE 596 (microfiche).
- ² Sale Plan Town and Suburban Lands Seymour, Assistant Surveyor Thomas Pinniger, April 1855. Source: State Library of Victoria, Maps collection, 820 bje 1837.
- ³ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 61,63,68,84-85; The Victorian Municipal Directory 1890, p. 457.
- ⁴ Aron Paul, Mitchell Shire Environmental History, pp. 7,20,44, in Mitchell Shire Stage One Heritage Study Report, June 2002.
- ⁵ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 187-188.
- ⁶ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, p. 15.
- ⁷ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, pp. 15-18.
- ⁸ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, p. 20.
- ⁹ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, p. 92; Seymour Sewerage Authority Plan of Sewerage District, 1963. Source: Seymour & District Historical Society Inc.
- ¹⁰ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, pp. 24,26,35.
- ¹¹ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 63,68,84-85,218.
- ¹² Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, pp. 17-18,28.
- ¹³ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, p. 30.
- ¹⁴ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, pp. 31,37.
- ¹⁵ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, pp. 31-32.
- ¹⁶ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, pp. 41,50,53,55,56.
- ¹⁷ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, p. 54.
- ¹⁸ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, pp. 32-33.
- ¹⁹ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, p. 30.
- ²⁰ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, p. 32.

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- ²¹ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, pp. 85-86.
- ²² The clock tower was never actually constructed. Correspondence: J. Jennings, 20 June 2005.
- ²³ Jennings J. G. & Whitehead R. K., *Seymour – A Railway Town*, Seymour and District Historical Society Inc., 2004, pp. 45-6.
- ²⁴ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, pp. 92-93.
- ²⁵ Victorian Government News Release for Rural Victoria, March 4, 1997, 'Historic Seymour Station to Receive a \$450,000 Facelift'; Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, pp. 92-93.
- ²⁶ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, p. 93; Jennings, John G. and Virginia, *Memories of Seymour*, Seymour & District Historical Society Inc., Seymour, 2003, pp. 260-264; Seymour Sewerage Authority Plan of Sewerage District, 1963. Source: Seymour & District Historical Society Inc.; Patrick Miller, 'Puckapunyal Army Camp - Summary History', prepared for Puckapunyal Redevelopment Project, Australian Construction Services, 1990, pp. 5,29,54. Note: Statement of Significance from this report – The remaining buildings at Mob Siding are a visible remnant of the critical, but often ignored, problems of logistic support for a citizen army which receives its mobilisation orders. Its location indicates the pivotal strategic importance of the Seymour area to the national defence system. The removal of its connection with the railway and the disposal of some of the more important magazine buildings have seriously compromised the integrity of the precinct.
- ²⁷ Jennings, John G. and Virginia, *Memories of Seymour*, Seymour & District Historical Society Inc., Seymour, 2003, pp. 266,270; Seymour Waterworks Trust Reticulation Plan, September 13, 1917. Source: Seymour & District Historical Society Inc.; Seymour Sewerage Authority Plan of Sewerage District, 1963. Source: Seymour & District Historical Society Inc.; Goulburn Park Estate Sale Notice, 1927. Source: Val Court, Seymour; Seymour Sewerage Authority Plan of Sewerage District, 1963. Source: Seymour & District Historical Society Inc. Jim Rae, a railway employee for 38 years and member of the Seymour & District Historical Society Inc., confirmed that these were houses for railway employees.
- ²⁸ Jennings, John G. and Virginia, *Memories of Seymour*, Seymour & District Historical Society Inc., Seymour, 2003, pp. 146,148,173,230,231.
- ²⁹ Jennings, John, *Seymour – A Railway Town*, 2004.
- ³⁰ Jennings, John, *Seymour – A Railway Town*, 2004.
- ³¹ Jennings, John, *Seymour – A Railway Town*, 2004.
- ³² Jennings, John G. and Virginia, *Memories of Seymour*, Seymour & District Historical Society Inc., Seymour, 2003, p. 243.
- ³³ Jennings, John G. and Virginia, *Memories of Seymour*, Seymour & District Historical Society Inc., Seymour, 2003, p. 270.
- ³⁴ Web site for the Seymour Railway Heritage Centre, URL : www.srhc.org.au .
- ³⁵ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 87-88,97; Seymour Waterworks Trust Reticulation Plan, September 13, 1917. Source: Seymour & District Historical Society Inc.; Seymour Sewerage Authority Plan of Sewerage District, 1963. Source: Seymour & District Historical Society Inc.
- ³⁶ VHR Statement of Cultural Significance
- ³⁷ Definitions used are from the Burra Charter 1999; historical themes relate to the Principal Australian Themes – Australian Heritage Commission; criteria for Locally Significant places are from the Australian Heritage Commission and in the case of State Significant places, from Heritage Victoria; levels of significance used are State and Local, which directly relate to the two legislative authorities who administer the protection of heritage places, the State Government and Local Government respectively.

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APPENDIX 1

	<p>Seymour Railway Precinct SEYMOUR 3650</p> <p>Seymour Railway Precinct Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 1835</p> <p>Municipal Role No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>
	<p>Seymour Railway Precinct SEYMOUR 3650</p> <p>101, Aizac Avenue, Bowling Club, Laddes, Aizac Avenue Seymour</p> <p>Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 1633</p> <p>Municipal Role No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>
	<p>Seymour Railway Precinct SEYMOUR 3650</p> <p>Aizac Avenue, Railway Station, Elliot Reserve & Spirit of Progress Park, Trails, Plaque, Centenary Tree, Palms, Seymour</p> <p>Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 911</p> <p>Municipal Role No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register: H1591</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>
	<p>Seymour Railway Precinct SEYMOUR 3650</p> <p>Aizac Avenue, Bowling Club, Meads, Aizac Avenue Seymour</p> <p>Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 1449</p> <p>Municipal Role No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>
	<p>Seymour Railway Precinct SEYMOUR 3650</p> <p>7 Aizac Avenue, Railway Residence and Signal Tower, Seymour</p> <p>Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 729</p> <p>Municipal Role No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>

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Seymour Railway Precinct
 SEYMOUR 3660
 North end Dropmore Street, where South Creek
 goes under mobile skidding railway.
 Military MOB Railway Line Brick Culvert at
 end of Dropmore Street Seymour
 Architectural Styles:
 Designer:
 Contractors:

Database No: 1255
 Municipal Rate No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Railway Precinct
 SEYMOUR 3660
 9 Dropmore Street,
 Railway Signal former, 9 Dropmore Street
 Seymour
 Architectural Styles:
 Designer:
 Contractors:

Database No: 1254
 Municipal Rate No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Railway Precinct
 SEYMOUR 3660
 Goulburn Street, outside Bowling Green,
 Stand Pipe, Seymour (See also Database
 #1779)
 Architectural Styles:
 Designer:
 Contractors:

Database No: 1585
 Municipal Rate No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Railway Precinct
 SEYMOUR 3660
 Railway Reserve, Azzac Avenue,
 Victorian Railways Institute Building, Seymour
 Architectural Styles:
 Designer:
 Contractors:

Database No: 315
 Municipal Rate No:
 Precinct HO No: MHS/HO 150
 Individual HO No: HO 158
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Railway Precinct
 SEYMOUR 3660
 Station Street, Azzac Avenue,
 Seymour Railway (See also Database #1585)
 Architectural Styles:
 Designer:
 Circa. 1870-1870
 Contractors:

Database No: 1779
 Municipal Rate No:
 Precinct HO No: MHS/HO 150
 Individual HO No: HO 150
 Her. Vic. Register: H1591
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register: 103427

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Seymour Railway Precinct
 SEYMOUR 3660
 off Victoria Street,
 Seymour Railway Heritage Centre, Seymour
 Architectural Styles:
 Designer:
 Contractors:

Database No: 544
 Municipal Role No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Railway Precinct
 SEYMOUR 3660
 32 Victoria Street,
 Seymour Power House - former, 32 Victoria
 Street Seymour
 Architectural Styles:
 Designer:
 Contractors:

Database No: 937
 Municipal Role No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Seymour Railway Precinct
 SEYMOUR 3660
 Wimble Street, or, De Lattre Street,
 Military Mob Railway Skidg, Seymour
 Architectural Styles:
 Designer:
 Contractors:

Database No: 555
 Municipal Role No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

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LOCATION

The area covered by the Tallarook Precinct is bounded by the Dabyminga Creek to the east, the southern boundaries of the cemetery and 77 Main Road to the south, west to include the railway and the road reserve of Sanctuary Road and allotments 1 to 29, east along the railway underpass to include the swimming pool in Upper Goulburn Road, south behind parts of Lodge Street then east to the Dabyminga Creek including the Public Purpose Reserve.

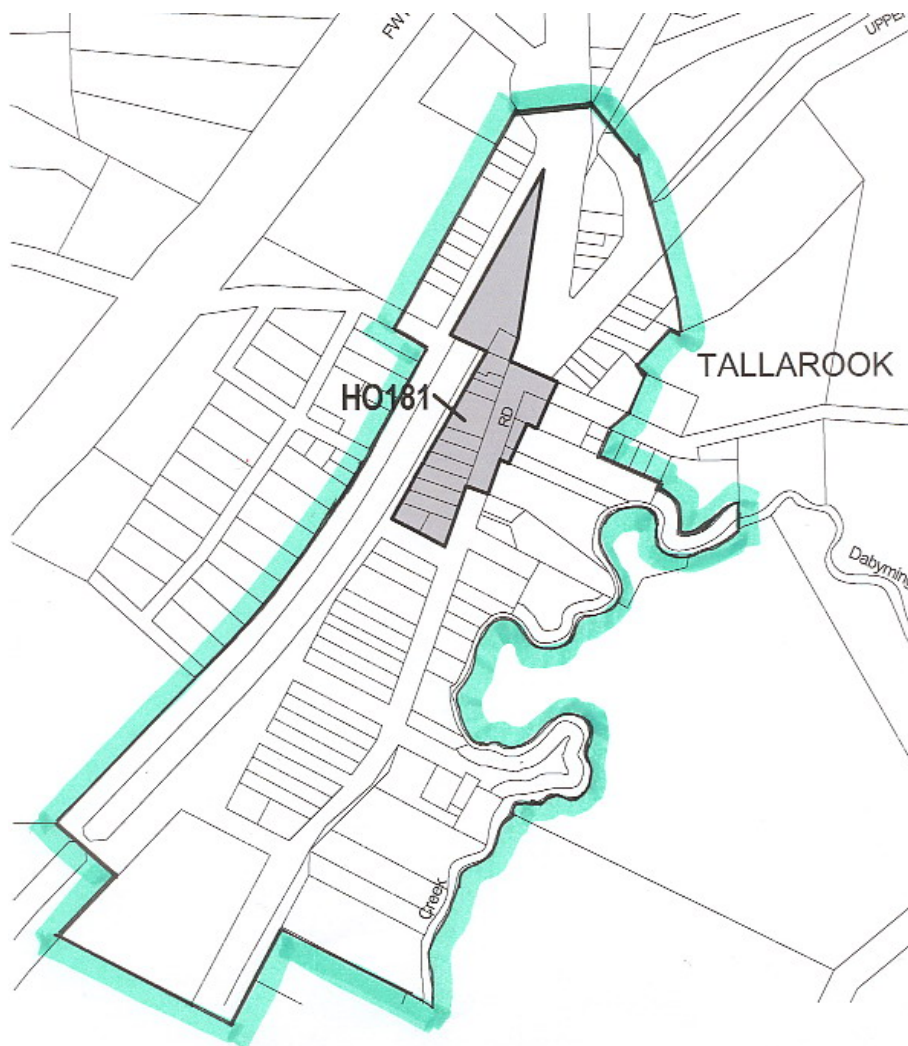


FIG. 1. Map of Precinct. Source: Planning Scheme online maps. See Fig 8 for more detail.

HISTORICAL BACKGROUND

Tallarook: Early Names and Locations

The Tallarook precinct, in the Parish of Lowry, comprises land that was part of Joseph Hawdon's pastoral run of Tallarook. The land around it was first subdivided and sold in October 1855 with further subdivision and sales in the 1870s and 1880s.¹

Surveyor Thomas Pinniger produced the *Sale Plan of Town & Suburban Lands* at Seymour in April 1855 and, in August 1855, he made a plan called the *Township of Tallarook on the Goulburn River*. It had an elaborate design of arcs and curves for the streets, named The Sextant, Lower Terrace and Upper Terrace, with a prime location at the centre reserved for the Episcopal Church. Some town allotments were pre-allocated to James Maxfield, James Ball and J. James. An important site on this map was "From Broadford and Melbourne – Proposed Crossing Place".

A second undated map with more detail than the first removed some of the allotments around the terraces, possibly deemed unsuitable as a creek ran through this area. Extra names appear on this plan including William Anderson, Henry Keen, Robert Baugh, T. A. Singleton and T. W. Pinniger, with the latter having three premium sites. It is probable that Thomas Pinniger was the surveyor for these plans. The most important aspect of these plans was the inference that the main road from Broadford and Melbourne would cross the Goulburn at this town. This town, in the Parish of Tallarook, was gazetted in 1855.²

In 1857 Pinniger surveyed the telegraph route from Broadford through Tallarook to Avenel.³

Had the "Proposed Crossing Place" of the Goulburn been at the original Tallarook site and the telegraph route bypassed Seymour, the development of the towns of Seymour and Tallarook would have been significantly different to that which occurred.

According to an article in the *Seymour Express* on 15 April 1921, the telegraph line was erected c1859 "along the three chain road that ran from Tallarook to Avenel" to the east of Seymour. Today this road is known as Telegraph Road. Early residents of Seymour, including Guild, Tiernan and Boyd, realised the implications for the town. They went to Melbourne and successfully lobbied the Government to remove the Tallarook to Avenel telegraph line and erect it along the old Sydney Road through Seymour. This decision would also have ensured that the crossing of the Goulburn took place at Seymour and not at the planned town of Tallarook. By 1858 construction commenced on the main road from the Royal Hotel in Seymour to the punt where the bridge was built in 1862.⁴

The plans for the township of Tallarook north of the Goulburn were abandoned and instead a site south of the river on the Dabyminga (Reedy) Creek was chosen for the "new" Tallarook. Initially the town was called Dabyminga however the name Tallarook was quickly adopted and has been used since. The actual town of Tallarook was not gazetted until 1952, which resulted in two "towns" of that name being

gazetted in Victoria. In 1959 the name of the old Township of Tallarook was officially rescinded and the new name of Meringo was proclaimed. The name Meringo was later deleted from the Geographic Place Names of Victoria.⁵

Early Land Owners

The northeastern boundary of Tallarook was on the north side of Lodge Street. The land for the railway station was outside the town boundary, to the north. The parish and township maps show early landowners in the Tallarook Precinct and the lists below shows year of purchase, occupation or various property descriptions from the rate books.

Parish Map – outside town boundary and north of Lodge Street:

- T [Thomas] Fox, Allot 35, in 1873 - store, hotel, post office
- J [James] Bell, Allot 48, 52 and 53, in 1884 - woodworker and blacksmith
- S [Stephen] Howe, Allot 48A, in 1895 – hotel, store
- R J & C J Burgess, Allot 48A, in 1875
- J [John] Mackay/McKay, Allot 49, n.d. - labourer
- D [Daniel] Madigan, Allots. 50 and 51, in 1876 and 1871 – labourer, line repairer, railway employee
- W [William] Fox, Allot 54, in 1876 – store, hotel

Township Map – inside town boundary and south of Lodge Street:

North to south – currently 15-31 or 33 east of Main Road, all purchased in 1862:

- T [Thomas] Fox
- M [Michael] Hickey
- T [Thomas] Fox
- J W Osborn
- J W Osborn

Next block south – currently 35 – approx. 55 east side of Main Road, all purchased in 1870

- T [Thomas] Fox – all allotments in this block

Next block south – from 57 east side of Main Road, all purchased in 1873

- P [Patrick] Kennedy – 57 (corner) of Main Road and next block on Hedleys Lane
- J [Joshua] Pye – Hedleys Lane off Main Road
- W [William] Fox – 8 Hedleys Lane off Main Road
- T [Thomas] Fox – 63 Main Road
- W [William] Condon – Main Road

Sale of allotments on the west side of Main Road dated from 1871.

According to the early rate books, the Crown owned many properties in Tallarook including those with stores and hotels along Main Road. The Tallarook Hotel,

operated by Thomas Fox, was on Crown land until 1872. The rate books inferred that it was located south of the section commencing at No. 35 Main Road.

Allotments on the west side of the railway line and between numbers 1 and 29 Sanctuary Road were outside the township boundary, on land belonging to the railways. Sale of allotments south of No. 31 Sanctuary Road occurred from 1902.⁶

Development of Tallarook

When the new township of Tallarook was established on the Dabyminga Creek, the only activity at the location was the coach stables managed by the Fox brothers. They were conveniently located between Broadford and Seymour and at the junction of the road to Yea. At the end of 1860 there was a store, blacksmith's shop, huts, coach stables and a public house being erected. The hotel was built by Thomas Fox and had a store attached. It was opposite the Tallarook State School and the first post office was nearby. Fox later erected a hotel on the site of the Railway Hotel (corner of Lodge Street and Main Road. Near this location he also moved his store which included a bakery, butchers and blacksmith's shop.

The first rate books for Tallarook are dated 1867 and show the following people and buildings in Dabyminga or Tallarook:

- John Brown : Hut
- Mary Ann Brown : House, Shed, Kitchen
- William Callan : Paling house
- Thomas Fox : Weatherboard store, Post Office, butcher's shop, bakehouse
- Thomas Fox : Tallarook Hotel, 8 rooms, Kitchen, Stable Shed,
- Thomas Fox : Brick cottage
- Thomas Fox : Blacksmith Shop, Hut
- William Fox : Brick cottage
- John Healey : Bark hut
- Bartholomew Kellecher : Two bark huts
- Michael Kennedy : Hut
- Patrick Kennedy : Hut
- Thomas Kennedy : Slab house
- John Laffin : Hut
- William McKay : House, barn, stable
- John Muirhead : Hotel, bar, 5 rooms, store, kitchen, stable
- John Muirhead : Weatherboard cottage
- Patrick O'Brien : Weatherboard store, cottage
- Samuel Porter : House, barn, stable
- Robinson & Co : Stable for coach
- Patrick Ryan : Slab house
- John xxx : Weatherboard cottage
- Thomas Woods : Weatherboard cottage

As noted in the section above, many of these properties were initially built on Crown land.

From the Parish and Township plans, and as described in the early land owners chapter, the town developed from the north east section then south along the Dabyminga Creek and Main Road with some development along the north section of Sanctuary Road on what was then railway property.

Tallarook was predominantly a pastoral area when the town was first established. In addition to the traditional shops and hotels, the town's workforce included John Hedley, an early timber worker, Michael McIntyre, a mason, and Joshua Pye, an old Englishman who used the water from his well to manufacture ginger beer in his factory. The arrival of the railway to Tallarook in 1872 provided more employment and helped develop the timber industry, which operated two saw mills close to the railway station. The population was again boosted by the construction of the railway line to Yea which opened in 1883. In 1890 the population of the town of Tallarook was 200.

In that year it was described as being an

agricultural township with telegraph station, savings bank, post and money-order office...The surrounding country is good agricultural land and well fitted for grazing purposes; a large trade is done in timber. It has two hotels, two churches and State and denominational schools. Passengers are booked for Yea, Alexandra and the Upper Goulburn by the Tallarook to Yea railway.

Both the railway and the increased use of the motorcar opened up the area to more visitors.

The population of Tallarook has remained fairly static over the years despite the closure of the passenger line and freight line to Yea and Mansfield in 1977 and 1978 respectively. In 1980 the population of the town was 220.

Many people who have never visited Tallarook are familiar with the name because of the 1942 ballad by Jack O'Hagan, "Things is Crook in Tallarook". This piece of rhyming slang is definitely no reflection on the town of Tallarook. Proof of this is the fact that people from New South Wales have a similar saying – "Things are Crook at Muswellbrook".⁷

The Railway

The North Eastern Line

A railway line to northeastern Victoria was first proposed in 1862. Various routes were suggested and some were privately surveyed.⁸ An 1866 map shows the proposed line from Melbourne to Albury, however discussion on routes through different towns continued until the 1869 survey of Engineer-in-Chief, Thomas Higinbotham, was adopted.⁹

On February 10, 1870, the Minister for Lands signed notices to be given in order to claim alienated land for the railway, and six days later owners were told to send in claims.¹⁰

Opening of the Railway Line

The northeastern railway line from Essendon was completed to the south bank of the Goulburn River, two miles from Seymour, by April 1872. The bridge across the Goulburn was delayed because of a shortage of piers and girders. Rather than wait for the bridge to be finished, a decision was made to open the line with a temporary terminus at Schoolhouse Lane south of the river. A trial trip was arranged for 11 April 1872 when a train carrying “the Minister for Railways, Minister for Lands, Engineer-in-Chief, Locomotive Superintendent, Traffic Manager and several Parliamentarians” took 2½ hours to travel from Melbourne to Schoolhouse Lane where a reception was arranged at the terminus.¹¹

From March 1873, until the line was opened to Wangaratta later that year, the trains on the northeastern line crossed at Tallarook. Tallarook was also a regular stopping station for the express trains although many of the stations south of Tallarook were bypassed.¹²

Duplication of the Railway Line

Firewood for the growing population of Melbourne was one of the main commodities for the freight trains. Many sidings were built along the line for loading firewood. Additional traffic was added to the main line from Seymour to Melbourne when the line through the Goulburn Valley to Numurkah opened in 1881. Funds were allocated for the duplication of the line between Melbourne and “a point south of the Goulburn River Bridge at Seymour” in August 1882. The new line was built to the east of the existing line and the Broadford to Tallarook section was opened on 12 December 1883. This section was completed some years before other sections of the line were duplicated. This may have been because a ballast pit between Broadford and Tallarook was reopened and a tramway was provided to the quarry. At the same time work commenced on the branch line to Yea and the Tallarook goods yard was remodelled to accommodate this line.¹³

Railway Structures and Buildings

When regular services commenced on 18 April 1872 between Melbourne and Schoolhouse Lane the only stations opened north of Essendon were Wallan Wallan, Kilmore and Broadford. Following severe criticism from the press and the public, O’Grady, Leggatt and Noonan (the contractors):

offered to erect temporary accommodation for passengers at the intermediate stations and temporary residences for station staff. The passenger shelters were built during May, 1872, at a cost of £76 each and the stationmaster’s residences cost just £90 each.¹⁴

In 1872 and 1873 the contractors lodged four claims totalling £19,725 for “the provision of temporary station structures...together with additional works not specified in the contract”. It is possible that the temporary station that was constructed in 1872 at Tallarook, was included in this cost.¹⁵

The northeastern railway from Essendon to Tallarook was unusual because the stations were built on the western side of the single line track. Another uncommon

practice used on this section of the line, except at Tallarook, was that the “goods sheds and sidings were placed on the same side as the station building”. The goods sheds at Tallarook had to be moved to accommodate the duplicated line to the east of the existing one, and the branch line to Yea.¹⁶

When the northeastern line opened in 1872, travellers were confronted with “makeshift sheds and shelters” instead of stations. In 1874 the Government instigated a program to provide “permanent station buildings and better passenger facilities” at the major towns.

At Craigburn, Wallan, Kilmore (East), Broadford and Tallarook, six-roomed buildings were erected consisting of four residential rooms, a booking office and waiting room. The remaining stations were not considered to be of sufficient importance to warrant anything more than shelter sheds for travellers.

Not long after the larger timber station buildings were erected, additional space was provided in the form of an 11 ft x 14 ft annexe at one end. Interlocking and signal-boxes were built later.

Goods sheds at Tallarook and other large stations to the north were 100 ft. x 36 ft. corrugated iron structures with timber frames and brick foundations.

The Tallarook Station was opened on 18 November 1872. The name of the station was to be “Tallarook and Dalbyminga” [*sic*] however Tallarook ended up being the name used.

In February 1878 J. Richardson successfully tendered to build the standard six-roomed timber building at Tallarook. In February 1894, the station was destroyed by fire. In 1897 B MacPherson built the brick station.

It originally included a refreshment room for passengers changing trains to travel on the mixed train serving the Mansfield line. In 1884 a second platform was provided, a narrow island with a cantilever verandah, serving both the doubled main line and the branch. In the following year a footbridge was erected to connect the two platforms. By design these works coincided with construction of the branch line to Yea, completed in 1883.



Fig 2. Tallarook Railway Station 1926. Source: Tallarook Mechanics Institute.



Fig 3. Tallarook Railway Station Refreshment Rooms. 1926. Source: Tallarook Mechanics Institute.

The original goods shed was a timber-framed corrugated iron building with a track running through it. The replacement shed was much smaller.

Locomotive facilities for branch line trains were introduced by a single-stall shed in 1883, followed by a fuel platform and turntable. A coal stage was erected in 1901. There was also a seventy thousand gallon storage dam for locomotive water.

The former level crossing north of the station was a major bottleneck on the Hume Highway. Interlocked gates worked from the nearby signal-box, which replaced the hand-operated gates in 1885 or 1896. These lasted until 16 October 1961, when an underpass was brought into use. Signalling was then transferred to a frame in the station office. A plan to duplicate the Hume Highway between Melbourne and Seymour provided for a new section of road to by-pass Tallarook entirely, and this was brought into use in 1970. It crosses the railway on twin-overline bridges about a mile south of the station. The underpass remains to carry local traffic to and from the Highway from the Yea road and from Tallarook.

Other changes at the Tallarook station included the replacement of the footbridge by a pedestrian subway and installation of “diamond crossings” over the standard gauge line to provide access to the goods yard and for the Yea Branch.¹⁷



Fig 4. Pedestrian underpass.

Source: Lorraine Huddle Pty Ltd. 2004



Fig 5. Showing the level crossing and works commenced for the road underpass in 1961.

Source: Tallarook Mechanics Institute.

In Seymour, houses for railway employees were built on the eastern side of the line, the same side as the station. It is probable that the houses for railway employees at Tallarook were also erected on the same side as the station, in this case the western side of the line along Sanctuary Road.¹⁸

Chronological Summary

1869:	North eastern line surveyed
1870:	Land to be claimed for railway and construction begins
1872:	Melbourne to School House Lane, opened
1872:	Tallarook Station opened
1872-3:	Temporary station buildings erected
1873:	Seymour to Benalla section of line opened
1873:	Benalla to Wodonga section of line opened
1878:	Permanent station erected
1881:	Sydney to Albury line opened
1881:	Line to Numurkah opened
1883:	Line over River Murray opened
1883:	Duplication of Broadford to Tallarook section opened
1883:	Branch line to Yea completed
1883:	Single-stall shed erected, later fuel platform and turntable
1884:	Second platform provided, island cantilever verandah
1885:	Footbridge erected to connect the two platforms
1894:	Station destroyed by fire
1896:	Interlocked gates worked from signal-box

1897:	Brick station erected
1901:	Coal stage erected
c1901:	70,000 gallon water storage dam
1961:	Interlocked gates removed when underpass constructed
1969:	Standard gauge crossing loop in use
1970:	Hume Highway duplication and bypass of Tallarook. Turntable removed.

The Tallarook Precinct is clearly linked to the principle themes of ‘Developing the Local Economy’ with its pastoral and timber industries, and ‘Linking Communities’ from before the establishment of the town with the coach stables servicing travellers and then the railway as part of the north eastern line and the Yea branch line. The township then developed to service its own community as well as the workers and travellers brought to Tallarook by the railway lines.¹⁹

Other Extant Historic Places

66 Main Road, St Joseph’s Catholic Church, (DB 487)

Land for a Catholic church was gazetted in 1862. Early in 1864 a small wooden church was built at what was then called Dabyminga. In 1865 the first stones were laid for a solid bluestone church although it was another twenty years before it was completed. On 10 May 1866, Bishop Goold officially opened the partially constructed church for Mass. Martindale states that the church was completed and opened by Archbishop Carr in August 1887, however it may have been completed in 1885 (twenty years after it commenced according to Ebsworth) for in April 1886 a tender notice in the Argus called for “additions to Roman Catholic Church, Tallarook. Quarry, free of charge, is available about 2½ miles distant from the church”. A presbytery was added to the church in the 1890s.²⁰

61 Main Road, Church of England, (DB 490)

The timber Anglican church was built c1884. A nearby well and hand pump became a natural meeting place for the townsfolk who had previously drawn their water from springs in the Dabyminga Creek. The springs had dried up necessitating the sinking of wells in the town.²¹

52 Main Road, Tallarook Primary School No. 1488, (DB 489)

Tallarook school No. 745 opened on 1 April 1864 in a slab hut with a bark roof on land held by the Catholic Church. It was 25 ft x 15 ft and the head teacher was Michael Grennan. There were 28 children enrolled in 1865 and in 1874 it became a Capitation School when there were 125 children enrolled. In 1876 there were 35 children attending the Catholic school. The school continued to operate out of a bluestone building until it closed in 1927 when about 40 children were attending. Many of these children transferred to the Tallarook State School.

In 1873 land was gazetted for a State School and in 1874 a brick school measuring 36 ft x 20 ft was erected. The school was ready for use by March of that year.

On 1 January 1875 State School No. 1488 opened with Michael Cussen as head teacher. It appears that Cussen had his own house next to the school. The school building had a gallery floor and a small porch on the northern side. Initially attendance was low however by 1877 enrolments had increased to 91 with an average attendance of 51. During the 1880s attendance was affected by disease and at times the school was closed due to cases of scarlet fever, typhoid fever, diphtheria, measles and whooping cough.

In July and August 1921 the school was renovated and remodelled. During this period the school held classes in the Mechanics Institute. In the 1920s there were about thirty pupils using the two classrooms in the school. In 1928 repairs and painting costing £40 were carried out and in 1929 a shelter pavilion was erected at a cost of £25. The school rented the Mechanics Institute again in July 1954 when the school was painted and renovated.

In August 1951 electricity was connected to the school and in September the following year a teacher's residence was built on the school grounds. The school was connected to town water in 1955 and in 1970 a telephone was installed.

In July 1978 a portable classroom was erected at the school and the smaller classroom in the old building was converted into a library. In 1979 a new water system and two new tanks were installed. In 1985 a new fence was erected along the railway line and grants were spent on landscaping and the car parking area. A rotunda was built in 1989 as a memorial to Jennifer Hedley, a former student, and in 1989 a new toilet block and storage shed were built. More portable classrooms and administration rooms were added in 1992, 1994, 1995 and 1996 by which time the original brick school building had become a multi-purpose room and library.

More than 350 people attended the Tallarook State School Centenary celebrations in 1975.²²

70 Main Road, Tallarook Cemetery, (DB 458)

Ten acres were gazetted in 1871 for the Tallarook Cemetery. A transcription of cemetery records indicates that the first burial was in 1877 however there may have been earlier burials in this cemetery.²³



Fig. 6 Tallarook Cemetery. Source: Lorraine Huddle Pty Ltd.

15 Main Road, Former Railway Hotel, (DB 486)

Thomas Fox purchased the land this hotel is built on in 1862. According to Martindale, Thomas Fox erected his second hotel on this site on the corner of Lodge Street and Main Road however in 1872 the rate books show William Fox as the operator of the Railway Hotel and Thomas Fox as the owner of the Tallarook Hotel. The Tallarook Hotel is also shown for Thomas Fox in 1869. William Fox later sold the Railway Hotel to Routledge. In 1929 part of the hotel suffered considerable damage by fire and alterations, particularly construction of the verandah, were built soon after. The stores associated with the hotel were closed about the time of the fire.²⁴

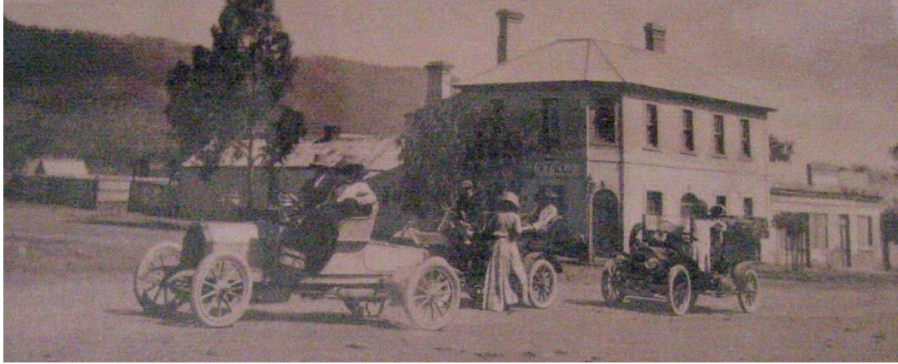


Fig 7. Former 1872 Railway Hotel, prior to the construction of the interwar styled verandah.

Source: Tallarook Mechanics Institute.

Upper Goulburn Road, Swimming Pool, (DB 898)

The Tallarook Swimming Pool was built in 1957.²⁵

44 Main Road, Mechanics Institute Hall, (DB 488)

In 1891 the *Broadford Courier* reported that James Fox, Tallarook publican, donated land to the community for the “erection of a capital and commodious public hall for the general use of its inhabitants”. “A company limited by Guarantee and owned by subscribers was created” to raise funds to build the hall. To subscribe to the company, local residents contributed a minimum of £1. Once sufficient funds were raised, the hall was designed and constructed in 1891 by local builder Andrew MacKay. MacKay’s motto was reported to be “A house in a day, a street in a week”. Martindale states that the date of 1887 on the hall was an error created when it was repainted. Supposedly the painters had forgotten the correct date and “in the easy-going Australian fashion 1887 was painted up as being about as close to the date as anyone involved in the incident could remember”. It is possible that 1887 may have been the original date and not an “error” when repainting as the land was donated in 1887 and the company formed to establish the hall was possibly created at the same time. Currently the hall shows the date of construction as 1891.

The Mechanics Institute Hall and library has been used by the community and community groups since it was built, including as a temporary school while repairs and renovations were being carried out on the school.²⁶

6 Main Road, Abbingdon, former Junction Hotel (Howes Hotel) and adjoining cottages (DB 406, DB 782 and DB 783)

According to Martindale, this was the former Junction Hotel built by O'Brien who also had a general store and a butcher's and baker's shop attached.

In 1871 Stephen Howe purchased No. 6 Main Road and the next three allotments to the south. In 1879 the rate books show the first entry for a hotel and store owned and operated by Stephen Howe at Dabyminga (Tallarook). In 1872, Patrick O'Brien is shown as being a storekeeper with "store, shed, stables" on property owned by Stephen Howe. O'Brien is also listed in 1870 with "paling house, hotel, store, stables" on Crown Land and in 1874 and 1875 a Bridget O'Brien is shown as running a hotel and store at Dabyminga.

These entries may all refer to the one hotel, however the existing building which operated as the Junction Hotel until about 1930 can definitely be connected to Stephen Howe as the rate books list Howe as the owner and operator of a hotel from 1879 and in 1881 the name Junction Hotel is recorded in the description.²⁷

8 Main Road, Post Office (DB 1658)

The Tallarook Post Office has had several locations. In the early years it was run by William Fox at his hotel, then moved to the Railway Station. Stephen Howe then built a Post Office beside his hotel (Junction Hotel).²⁸

Physical Description.

Precinct Boundaries

The area covered by the Tallarook Precinct is bounded by the Dabyminga Creek to the east, the southern boundaries of the cemetery and 77 Main Road to the south, west to include the railway and the road reserve of Sanctuary Road and allotments 1 to 29, east along the railway underpass to include the swimming pool in Upper Goulburn Road, south behind parts of Lodge Street then east to the Dabyminga Creek including the Public Purpose Reserve.



Fig. 8 Map of Tallarook Township heritage precinct showing location of significant places.

Source. Lorraine Huddle Pty Ltd.

Urban Design & Engineering Infrastructure



Fig 9. Aerial view of the north end of Tallaroek, prior to 1960.

Source: Tallaroek Mechanics Institute.

The historic township is strongly defined by the engineering infrastructure, particularly the railway line and station areas, and Main Road, as illustrated in the photograph above. Main Road (formerly part of the Hume Highway) is the long road above the railway reserve, and the wide intersection with Lodge Street (at right angles to Main Road) and the Upper Goulburn Road (at a sharp angle to Main Road) is clearly visible with a cluster of buildings around it.

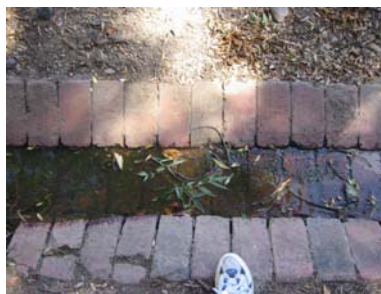
The Dabyminga Creek, and their associated floodplains are also defining features. The lineal north-south design of the early town layout is strongly influenced by the need to accommodate the main road between the creek and railway line that runs north-south. Therefore, the almost rectangular allotments vary in size, but are essentially at right angles to the main road (see Fig 8).

The creek, floodplains and, railway line and station have strongly influenced the position of the main roads and the layout of the town, and this layout is still evident. The important infrastructure features include:

- The distinctive lack of concrete kerb and channel on most streets.
- Red brick gutters along parts of the main road.
- Gravel verges

- Several very tall exotic street trees along Main Road and Railway Place and the road next to the Anglican church. (Gaps appear between these existing trees and it is likely that some have been removed.)
- The railway reserve and track, station, pedestrian subway and other infrastructure.
- The original lineal and grid subdivision and allotments of the early town centre is primarily intact.
- Significant residential, commercial, community and religious properties.
- Nineteenth century structures in all areas with the exception of the west side of Sanctuary Road which also has three twentieth century railway houses .
- Picturesque forms with verandahs, gable and hipped roofs, finials, chimneys, double-hung timber windows, and modelling of roofs and walls to create depth and deep shadows.
- Two Italianate styled hotels, one with a two-storey corner tower and recessed verandahs on both sides, and the other with a c1930s verandah over the footpath on two sides.
- Brick, rendered or face, bluestone and weatherboards are common wall materials. Roof materials include slate and galvanised corrugated iron.
- Notable decorative details include cast iron, finials, eaves decoration and stringcourses, on some buildings.
- Low to medium height fences, 1000 - 1200mm, particularly in front of residential places.

The engineering infrastructure includes the width and angled direction of the road alignments. Main Road has a strip of black asphalt down the centre and gravel verges on either side, with black asphalt footpaths in parts. In some parts of the road the asphalt extends to the gutters either side. There are significant red brick gutters. A particularly good example extends from the hotel on the corner of Lodge Street 15 to 31 Main Road. Other parts of the precinct have graded gravel roads. Main Road is lined with mature evergreen trees. The trees are not evenly spaced but there is some evidence that they were part of a consistent streetscape design, and it is likely the gaps did have similar trees growing there.



Figs. 10 and 11 showing the four deep red brick tray gutter near the hotel with a more recent kerb in concrete. The detail on the right shows the red brick gutter as a 3 deep spoon drain.

Source: :Lorraine Huddle Pty Ltd.

Landscape and Trees

The precinct is comprised of a small town with significant places located at intervals along Main Road. There are important views along Main Road, Lodge Street. Views to the creek, pasture and ranges beyond are obtained in many places throughout the precinct. Views to and along the Dabyminga Creek include the natural features of flood plains, billabongs and mature native trees. Important views are obtained to and from the gentle crest near the intersection of Main Road, Upper Goulburn Road and Lodge Street, particularly to the large hotel and former hotel.



Fig. 12 Hotels at the intersection of Main Rd and Upper Goulburn Rd.

Source: Lorraine Huddle Pty Ltd 2005.

These historic buildings, all single or two storeys in height, provide important views of authentic historic architecture and fabric in their streetscapes, some with mature exotic trees and most with substantial setbacks. Remnants of street tree plantings are found in the mature exotic trees such as the oaks in Railway Place, and numerous other trees such as elms and pines, and these compliment the popular, predominantly British, designs of the historic buildings. The views along Main Road, Lodge Street and other minor roads off Main Road, towards the historic buildings are a very important part of the country town character. This aesthetic and historic character is strongly reinforced by a backdrop of the Tallarook Ranges, pasture lands and the mature native eucalypts that surrounds this precinct.



Fig 12. Pre 1929. View showing the two major hotels (left Railway Hotel c1872, right Howe's Hotel c1879) at the intersection of Main Road, Upper Goulburn Road and Lodge Street and their proximity to the railway station. Note the large stable on the right of Howe's Hotel both of which are extant, and the backdrop of the Tallarook Ranges.

Source: Tallarook Mechanics Institute.



Fig 13 (left). Beehive underground water tank and, (right) interior of the old stables at the former Howe's Hotel. Source: Lorraine Huddle Pty Ltd. 2004.

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Fig. 14 Panoramic view of Tallarook precinct showing, from left Upper Goulburn Road, Lodge Street, the cottage at 2 Lodge street, Tallarook Ranges, former Railway Hotel built c1872 with a c1929 verandah, Main Road, former Howe's Hotel c, former Blacksmith's shop, picturesque country town skyline of Victorian era buildings, trees, hills and sky.

Source: Lorraine Huddle Pty Ltd.



Fig 15 View south along Main Road from the intersection of Lodge Street illustrating the tree lined street, palms in the hotel yard, asphalt road with gravel verges.

Source: Lorraine Huddle Pty Ltd.



verges with exotic trees .

Fig 17 The view above shows the rural and spacious setting of the timber Anglican church and the bluestone Catholic church in the distance. Source: Lorraine Huddle Pty Ltd.



Fig.16 The photograph above depicts the unnamed road on the east side of Main Road from the Anglican church to the public purposes reserve and Dabyminga Creek and shows the graded gravel road, grassed

Culturally Significant Structures

The culturally significant structures in this precinct include the two churches and their interiors, the Mechanics' Institute Hall and its interior, the two hotels – that have archaeological research potential – a cemetery, railway infrastructure and station, and several houses.



Fig 18. View showing the Anglican church in the background and the remains of a nineteenth century house on a site with significant archaeological potential.

Source: Lorraine Huddle Pty Ltd. 2004



Fig 19. Interior of the Anglican church showing the beauty and rarity of the modest interior decoration of pined lined walls, timber chattels, timber framed and glazed windows, which were once very common but are now relatively rare.

Source: Lorraine Huddle Pty Ltd 2003

The aesthetically, historically, and socially significant Tallarook Mechanics Institute Hall is an integral part of the Tallarook community. The photographs below illustrate the continuing importance of the building to the local community for social and civic events. The occasion was a display of Tallarook memorabilia and the unveiling of an historical plaque by Sir Rupert Hamer that commemorate the opening of the Institute over one hundred years ago.



Fig 20. Tallarook Mechanics' Institute showing the intact interior and rural country town setting of open spaces and trees The view from the hall door is towards the Tallarook Ranges.
Source: Lorraine Huddle Pty Ltd. 2003

STATEMENT OF CULTURAL SIGNIFICANCE

Statement of Cultural Significance²⁹ Tallarook Township Precinct

The other culturally significant places within the precinct, not specifically mentioned in this documentation are listed in Appendix 1 and are documented in the accompanying database. The history and description that precedes this Statement of Cultural Significance is the source of the evidence for the statement below.

The **Tallarook Township** Precinct is an area that has been affected by every stage of the development during this period of European occupation. It provides important examples of many of the themes identified in the Environmental History including: exploration and settlement; adapting to diverse environment; infrastructure of original town; accommodation and services for travellers; public services, as well as cultural and social life. Overall, the most important themes represented in the existing physical fabric are those from the Victorian period, 1837 to 1901, and the early part of the twentieth century, particularly in transport, accommodation, housing, education and religion. It is culturally significant for its distinctive nineteenth and early twentieth century picturesque character, which is integrally related to the surrounding farmland, native trees, creek and Tallarook Ranges in the distance.

The **Tallarook Township** Precinct is **historically and socially** significant at the **LOCAL** level (AHC criteria A.4, G 1).

Historically, the area is significant for its representation and interrelationship of the layout and scattered progress of most of the original commercial, community and residential buildings of the mid-late nineteenth century and very early twentieth century period of the town's development. The significant places are of mixed design, function and materials, but most are of timber, face brick, stucco or bluestone construction, hipped or gable roofs clad in slate or galvanised corrugated iron, with chimneys, and double-hung timber windows. Although of mixed design, all maintain a picturesque form or setting with the natural features of the place.

The collection of the primarily nineteenth century public, commercial, religious and domestic buildings demonstrate the establishment of Tallarook's township centre. The hotels and blacksmith's shop, located near the station and main intersection, testify to the importance of the centre as a service point for train and road travellers between Melbourne and northern and northeastern Victoria. The hotels, school, cemetery, hall and churches have strong associations with the social activities of the community.

The **Tallarook Township** precinct is **aesthetically** significant at the **LOCAL** level (AHC Criterion D2, E.1). It demonstrates several visual qualities that reflect historical and cultural development of the Tallarook township, in particular the mixture of a treed roadside, and pastures and ranges beyond, the strong visual link with the railway and station complex, with historic buildings widely spaced, and set either side of a road made of black asphalt with graded gravel verges. This view of a small rural town is now rare in the increasingly developed towns in Mitchell Shire. Tallarook is the most intact example remaining.

It is comprised of a small town and significant scattered places. Dabyminga Creek, amongst the natural features of river flats, billabongs, a main winding street rising to a gentle crest near the intersection of main road, Upper Goulburn Road and Lodge Street, create an aesthetically pleasing setting. It has a distinctive late nineteenth century to early twentieth century character made up of significant places that all date from that period.

The historic buildings, all single or two storeys in height, provide an important view of authentic historic architecture and fabric in their historic urban design setting, some with mature exotic trees and most with substantial setbacks. Remnants of exotic street tree plantings are found in the mature exotic trees such as the oaks found in Railway Place, and these compliment the popular and predominantly British designs of the historic buildings. The views along Main Road, Lodge Street and other minor roads off Main Road, towards the historic buildings are a very important part of the town's character. This aesthetic and historic character is strongly reinforced by the backdrop of the Tallarook Ranges, farming pasture and mature native eucalypts that surround this precinct.

The red brick street gutters, formed along Main Road on the east side from 15 to 31 Main Road and the asphalt down the centre of the road reserve, provide an important visual setting for the historic character of this precinct.

The **Tallarook Township** precinct is **scientifically** significant at the **LOCAL** level (AHC C.2). Tallarook has the potential to educate, illustrate or provide further scientific investigation in relation to Tallarook's cultural heritage. Those sites that relate to the sites marked on the early maps are of most interest. These include the hotels, houses, churches, cemetery and Mechanics Institute and their surrounding land.

Overall, the Tallarook Township precinct is culturally significant at the LOCAL level.

Planning Scheme Format

Policy Basis

Tallarook Township Precinct

The **Tallarook Township** Precinct is an area that has been affected by every stage of the development during this period of European occupation. It provides important examples of many of the themes identified in the Environmental History including: exploration and settlement; adapting to diverse environment; infrastructure of original town; accommodation and services for travellers; public services, as well as cultural and social life. Overall, the most important themes represented in the existing physical fabric are those from the Victorian period, 1837 to 1901, and the early part of the twentieth century, particularly in transport, accommodation, housing, education and religion. It is culturally significant for its distinctive nineteenth and early twentieth century picturesque character, which is integrally related to the surrounding farmland, native trees, creek and Tallarook Ranges in the distance.

The **Tallarook Township** Precinct is **historically and socially** significant at the **LOCAL** level (AHC criteria A.4, G 1).

Historically, the area is significant for its representation and interrelationship of the layout and scattered progress of most of the original commercial, community and residential buildings of the mid-late nineteenth century and very early twentieth century period of the town's development. The significant places are of mixed design, function and materials, but most are of timber, face brick, stucco or bluestone construction, hipped or gable roofs clad in slate or galvanised corrugated iron, with chimneys, and double-hung timber windows. Although of mixed design, all maintain a picturesque form or setting with the natural features of the place.

The collection of the primarily nineteenth century public, commercial, religious and domestic buildings demonstrate the establishment of Tallarook's township centre. The hotels and blacksmith's shop, located near the station and main intersection, testify to the importance of the centre as a service point for train and road travellers between Melbourne and northern and northeastern Victoria. The hotels, school, cemetery, hall and churches have strong associations with the social activities of the community.

The **Tallarook Township** precinct is **aesthetically** significant at the **LOCAL** level (AHC Criterion D2, E.1). It demonstrates several visual qualities that reflect historical and cultural development of the Tallarook township, in particular the mixture of a treed roadside, and pastures and ranges beyond, the strong visual link with the railway and station complex, with historic buildings widely spaced, and set either side of a road made of black asphalt with graded gravel verges. This view of a small rural town is now rare in the increasingly developed towns in Mitchell Shire. Tallarook is the most intact example remaining.

It is comprised of a small town and significant scattered places. Dabyminga Creek, amongst the natural features of river flats, billabongs, a main winding street rising to a gentle crest near the intersection of main road, Upper Goulburn Road and Lodge Street, create an aesthetically pleasing setting. It has a distinctive late nineteenth century to early twentieth century character made up of significant places that all date from that period. The historic buildings, all single or two storeys in height, provide an important view of authentic historic architecture and fabric in their historic urban design setting, some with mature exotic trees and most with substantial setbacks. Remnants of exotic street tree plantings are found in the mature exotic trees such as the oaks found in Railway Place,

and these compliment the popular and predominantly British designs of the historic buildings. The views along Main Road, Lodge Street and other minor roads off Main Road, towards the historic buildings are a very important part of the town's character. This aesthetic and historic character is strongly reinforced by the backdrop of the Tallarook Ranges, farming pasture and mature native eucalypts that surround this precinct. The red brick street gutters, formed along Main Road on the east side from 15 to 31 Main Road and the asphalt down the centre of the road reserve, provide an important visual setting for the historic character of this precinct.

The **Tallarook Township** precinct is **scientifically** significant at the **LOCAL** level (AHC C.2). Tallarook has the potential to educate, illustrate or provide further scientific investigation in relation to Tallarook's cultural heritage. Those sites that relate to the sites marked on the early maps are of most interest. These include the hotels, houses, churches, cemetery and Mechanics Institute and their surrounding land.

Overall, the Tallarook Township precinct is culturally significant at the LOCAL level.

Objectives

- To encourage the retention, enhancement and conservation of the significant residential and community places, of which most date from the late nineteenth and first half of the twentieth century.
- To ensure new development in the precinct is of a scale, form, mass and siting that is compatible with the visually connected significant buildings.
- To maintain the low scale and spacious setbacks of buildings throughout the precinct.
- To support the retention and maintenance of significant trees.
- To retain the original road formation, with asphalt centres flanked by grassed or gravel verges, or red brickwork gutters. .
- To retain the graded gravel roads with earth spoon drains..
- To maintain the views of the grassed or treed hills, and creek from within the precinct and from both the public and private domain.
- To encourage archaeological documentation to gain further understanding of the important technological achievements associated with the social and historical significance of the railway, hall, churches and hotels.

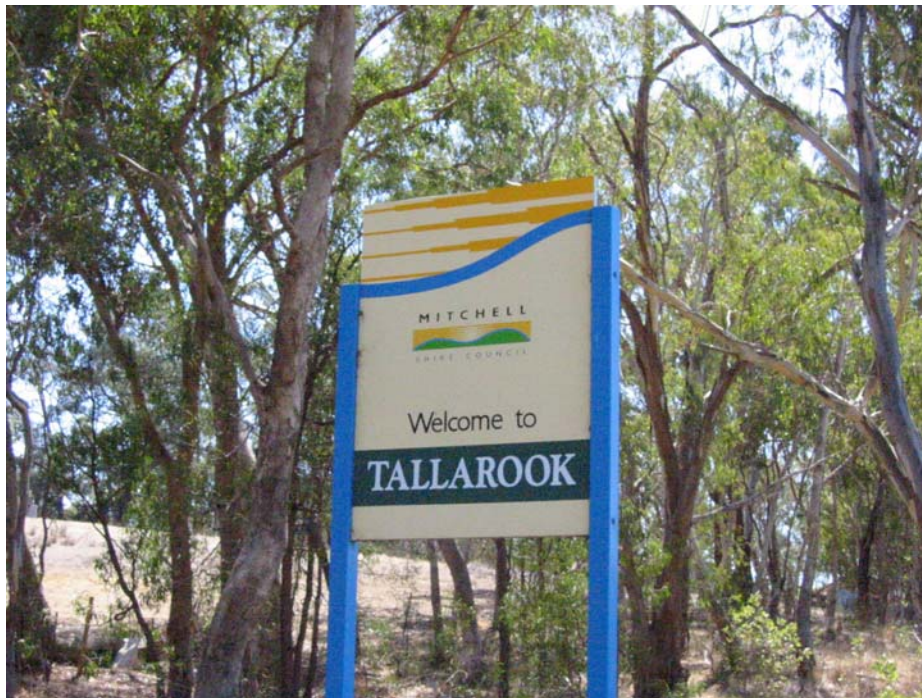
Policy

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

- Encourage the retention, enhancement and conservation of the places shown on the precinct map and accompanying list.
- Support new development that is single storey with 26 – 33 degree pitched hipped or gabled corrugated iron roofs and with generous front and side setbacks.

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- Discourage road and drainage works that alter the original formation of the roadways which are graded gravel or have an asphalt centre flanked by gravel and/or grassed verges
- Discourage development that obscures important views within the precinct.
- Encourage the use of appropriate fence types, which do not obscure the visibility of the buildings and front gardens from the street.
- Encourage the reinstatement of the missing exotic street trees, replacement of the exotic street trees when they die, and the maintenance of existing ones.
- Encourage archaeological documentation into the associations of this precinct with the station and railway, the hall, hotels and churches.



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- ¹ Parish of Lowry, n.d. Source: State Library of Victoria, Put-away Plan collection, L89(3) (microfiche); Billis, R V and Kenyon, A S, *Pastoral Pioneers of Port Phillip*, 2nd edition, Stockland Press Pty. Limited, North Melbourne, 1974, p. 80.
- ² Township of Tallarook on the Goulburn River, and Township of Tallarook County of Anglesey, August 1855. Source: State Library of Victoria, Maps collection, 820 bje 1837 and L5912; *Victorian Government Gazette*, 1855, p. 1769.
- ³ Index to Historical Maps and Plans, Survey and Mapping Victoria, 1990 (microfiche).
- ⁴ Jennings, John G. and Virginia, *Memories of Seymour*, Seymour & District Historical Society Inc., Seymour, 2003, pp. 10-11; Display panel at the Old Goulburn River Bridge.
- ⁵ Township of Tallarook (formerly Town of Dabyminga), n.d. Source: State Library of Victoria, Put-away Plan collection, D149(3) (microfiche); *Victorian Government Gazette*, 1952, p. 2888, and 1959, p. 3137; Ref: File PNC01054, 1971, Geographic Place Names of Victoria, Land Victoria.
- ⁶ Township of Tallarook (formerly Town of Dabyminga), n.d. Source: State Library of Victoria, Put-away Plan collection, D149(3) (microfiche); Parish of Lowry, n.d. Source: State Library of Victoria, (microfiche); Transcription of Tallarook Rate Books. Source: Seymour & District Historical Society Inc. (computer file). Note: a detailed analysis of the rate books and Township Plan may clarify the actual location of some early buildings in Tallarook.
- ⁷ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 172-174; Transcription of Tallarook Rate Books. Source: Seymour & District Historical Society Inc. (computer file); The Victorian Municipal Directory 1890, p. 457, and 1980, p. 780; Jennings, John G. and Virginia, *Memories of Seymour*, Seymour & District Historical Society Inc., Seymour, 2003, p. 222; Biographical entry, Melbourne University, URL: www.asap.unimelb.edu.au/bsparcs/biogs/; Wilkes, G A, *A Dictionary of Australian Colloquialisms*, Sydney University Press, Sydney, 1985, p. 411.
- ⁸ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, p. 15.
- ⁹ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, pp. 15-18. The north eastern railway line was constructed in three major sections: Melbourne to Seymour; Seymour to Benalla; and Benalla to Wodonga. Thomas O'Grady, James Leggatt and James Noonan were awarded the contract for the Melbourne to Seymour section to be completed by March 31, 1872. A ceremony was held at Essendon on June 20, 1870 with the Minister for Railways turning the first sod. The main site office for this section was set up at Kilmore, approximately half way along this section of the line. P20.
- ¹⁰ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, p. 20.
- ¹¹ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, pp. 17-18,28.
- ¹² Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, pp. 77,82.
- ¹³ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, pp. 32-33.
- ¹⁴ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, p. 30.
- ¹⁵ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, p. 32.

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- ¹⁶ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, pp. 32-33,85-86.
- ¹⁷ Victorian Government News Release for Rural Victoria, March 4, 1997, 'Historic Seymour Station to Receive a \$450,000 Facelift'; Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, pp. 90-91; *Kilmore Advertiser*, February 24, 1894; Lewis, Miles, Australian Architectural Index, Melbourne, (microfiche).
- ¹⁸ Jennings, John G. and Virginia, *Memories of Seymour*, Seymour & District Historical Society Inc., Seymour, 2003, pp. 266,270; Seymour Waterworks Trust Reticulation Plan, September 13, 1917. Source: Seymour & District Historical Society Inc.; Seymour Sewerage Authority Plan of Sewerage District, 1963. Source: Seymour & District Historical Society Inc.; Goulburn Park Estate Sale Notice, 1927. Source: Val Court, Seymour; Seymour Sewerage Authority Plan of Sewerage District, 1963. Source: Seymour & District Historical Society Inc.
- ¹⁹ Aron Paul, Mitchell Shire Environmental History, pp. 15-17, 19-21, 22-24, in Mitchell Shire Stage One Heritage Study Report, June 2002.
- ²⁰ Township of Tallarook (formerly Town of Dabyminga), n.d. Source: State Library of Victoria, Put-away Plan collection, D149(3) (microfiche); Ebsworth, Walter, Pioneer Catholic Victoria, The Polding Press, Melbourne, 1973, p. 108; Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, p. 173; Lewis, Miles, Australian Architectural Index, Melbourne, (microfiche)
- ²¹ Township of Tallarook (formerly Town of Dabyminga), n.d. Source: State Library of Victoria, Put-away Plan collection, D149(3) (microfiche); Ebsworth, Walter, Pioneer Catholic Victoria, The Polding Press, Melbourne, 1973, p. 108; Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 173-174; Lewis, Miles, Australian Architectural Index, Melbourne, (microfiche).
- ²² Ebsworth, Walter, Pioneer Catholic Victoria, The Polding Press, Melbourne, 1973, p. 109; *Vision and Realisation*, 3 Volumes, Education Department of Victoria, Melbourne, 1973, Vol. 3, p. 640; Jennings, John G. and Virginia, *The Schools of Seymour and District 1846-1999*, Seymour & District Historical Society Inc., Seymour, 2000, pp. 31-32,62-71,178; Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, p. 228.
- ²³ Township of Tallarook (formerly Town of Dabyminga), n.d. Source: State Library of Victoria, Put-away Plan collection, D149(3) (microfiche); Tallarook Cemetery Records, 1875-1958. Source: Kilmore Historical Society.
- ²⁴ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, p. 172; Transcription of Tallarook Rate Books. Source: Seymour & District Historical Society Inc. (computer file). Inspection of the interior of the hotel in 2004 by Lorraine Huddle, in the company of the owner, revealed that much of the extant hotel was built prior to the fire. This indicates that the hotel was NOT completely destroyed by fire and completely rebuilt, as implied by Matindale.
- ²⁵ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, p. 174.
- ²⁶ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, p. 174; Information provided by Libby Webster, Secretary, Hall Committee, in 2002; Transcription of Tallarook Rate Books. Source: Seymour & District Historical Society Inc. (computer file).
- ²⁷ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, p. 172; Township of Tallarook (formerly Town of Dabyminga), n.d. Source: State Library of Victoria, Put-away Plan collection, D149(3) (microfiche); Transcription of Tallarook Rate Books. Source: Seymour & District Historical Society Inc. (computer file).
- ²⁸ Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, p. 172; Jennings, John G. and Virginia, *Memories of Seymour*, Seymour & District Historical Society Inc., Seymour, 2003, p. 32.
- ²⁹ Definitions used are from the Burra Charter 1999; historical themes relate to the Principal Australian Themes – Australian Heritage Commission; criteria for Locally Significant places are

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from the Australian Heritage Commission and in the case of State Significant places, from Heritage Victoria; levels of significance used are State and Local, which directly relate to the two legislative authorities who administer the protection of heritage places, the State Government and Local Government respectively.

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APPENDIX 1

	<p>Tallarook Town Centre Precinct</p> <p>Public Purposes: Rese site, Tallarook</p> <p>Architectural Styles:</p> <p>Designer:</p> <p>Contractors:</p>	<p>Database No: 1873</p> <p>Municipal Role No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>
	<p>Tallarook Town Centre Precinct</p> <p>TALLAROOK 3659</p> <p>Gatehouse Lane, Cemetery Tallarook</p> <p>Architectural Styles:</p> <p>Designer:</p> <p>1871 -1871</p> <p>Contractors:</p>	<p>Database No: 458</p> <p>Municipal Role No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>
	<p>Tallarook Town Centre Precinct</p> <p>TALLAROOK 3659</p> <p>Gatehouse Lane, Ordnance Buildings - Gatehouse Lane Tallarook</p> <p>Architectural Styles:</p> <p>Designer:</p> <p>Contractors:</p>	<p>Database No: 1655</p> <p>Municipal Role No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>
	<p>Tallarook Town Centre Precinct</p> <p>TALLAROOK 3659</p> <p>2 Lodge Street, South side, Cottage - 2 Lodge Street Tallarook</p> <p>Architectural Styles:</p> <p>Designer:</p> <p>Contractors:</p>	<p>Database No: 901</p> <p>Municipal Role No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>
	<p>Tallarook Town Centre Precinct</p> <p>TALLAROOK 3659</p> <p>East side, Main Road, immediately south of the Anglican Church ..</p> <p>Cottage and fence and trees - Main Road Tallarook</p> <p>Architectural Styles:</p> <p>Designer:</p> <p>Contractors:</p>	<p>Database No: 1643</p> <p>Municipal Role No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>

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	<p>Tallarook Town Centre Precinct TALLAROOK 3659 Mali Road, Tallarook Historical Views and Street Trees Architectural Styles Designer Contractors</p>	<p>Database No: 798 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Tallarook Town Centre Precinct TALLAROOK 3659 Mali Road, Infrastructure gutter, Mali Road Tallarook Architectural Styles Designer Contractors</p>	<p>Database No: 1645 Municipal Role No: Precinct HO No: HO181 Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Tallarook Town Centre Precinct TALLAROOK 3659 2-4 Mali Road, Blacksmith Garage - 2-4 Mali Road Tallarook Architectural Styles Designer Contractors</p>	<p>Database No: 1659 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Tallarook Town Centre Precinct TALLAROOK 3659 2 Mali Road, House - 2 Mali Road Tallarook Architectural Styles Designer Contractors</p>	<p>Database No: 1650 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Tallarook Town Centre Precinct TALLAROOK 3659 6 A Mali Road, Post Office, 6 Mali Road Tallarook, former Architectural Styles Designer Contractors</p>	<p>Database No: 1658 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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	<p>Tallaroek Town Centre Precinct TALLAROOK 3659 6 Main Road, Abbingdon - former Junction Hotel, 6 Main Road Tallaroek (Howes Hotel Stables, Beehive and Well)</p> <p>Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 406 Municipal Role No: Precinct HO No: HO181 Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Tallaroek Town Centre Precinct TALLAROOK 3659 8 Main Road, Terrace Houses - 8 Main Road Tallaroek</p> <p>Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 1657 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Tallaroek Town Centre Precinct TALLAROOK 3659 12 Main Road, "Balla doolla" House, 12 Main Road Tallaroek</p> <p>Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 784 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Tallaroek Town Centre Precinct TALLAROOK 3659 15 (orig. Main Road, Lodge Street, Railway Hotel - former, Main Road Tallaroek</p> <p>Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 486 Municipal Role No: Precinct HO No: HO181 Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Tallaroek Town Centre Precinct TALLAROOK 3659 19 Main Road, House and tree - 19 Main Road Tallaroek</p> <p>Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 1644 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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Tallarook Town Centre Precinct
TALLAROOK 3659
21 Main Road, East side,
Cottage, fence and trees - 21 Main Rd
Tallarook
Architectural Styles
Designer
Contractors

Database No: 885
Municipal Role No:
Precinct HO No:
Individual HO No:
Her. Vic. Register:
Her. Vic. Inventory:
Nat. Trust Register:
Nat. Estate Register:



Tallarook Town Centre Precinct
TALLAROOK 3659
23 Main Road, east side,
Shop - Main Road Tallarook
Architectural Styles
Designer
Contractors

Database No: 1661
Municipal Role No:
Precinct HO No:
Individual HO No:
Her. Vic. Register:
Her. Vic. Inventory:
Nat. Trust Register:
Nat. Estate Register:



Tallarook Town Centre Precinct
TALLAROOK 3659
36? Main Road, West side,
Store and Cottage and Outbuildings - Main Rd
Tallarook
Architectural Styles
Designer
Contractors

Database No: 889
Municipal Role No:
Precinct HO No:
Individual HO No:
Her. Vic. Register:
Her. Vic. Inventory:
Nat. Trust Register:
Nat. Estate Register:



Tallarook Town Centre Precinct
TALLAROOK 3659
40? Main Road, west side,
Cottage and outbuildings - Main Rd (west)
Tallarook
Architectural Styles
Designer
Contractors

Database No: 888
Municipal Role No:
Precinct HO No:
Individual HO No:
Her. Vic. Register:
Her. Vic. Inventory:
Nat. Trust Register:
Nat. Estate Register:



Tallarook Town Centre Precinct
TALLAROOK 3659
44 Main Road,
Tallarook Mechanics Institute Hall, Tallarook
Architectural Styles
Designer
Contractors

Database No: 488
Municipal Role No:
Precinct HO No:
Individual HO No:
Her. Vic. Register:
Her. Vic. Inventory:
Nat. Trust Register:
Nat. Estate Register:

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Tallarook Town Centre Precinct
 TALLAROOK 3659
 50 Main Road,
 Cottage and garden - 50 Main Rd Tallarook
 Architectural Styles
 Designer
 Contractors

Database No: 887
 Municipal Role No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Tallarook Town Centre Precinct
 TALLAROOK 3659
 52 Main Road,
 School Tallarook Primary No. 1488
 Architectural Styles
 Designer
 Contractors

Database No: 489
 Municipal Role No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Tallarook Town Centre Precinct
 TALLAROOK 3659
 61 Main Road, east side,
 St Stephen's Anglican Church, Tallarook
 Architectural Styles
 Victorian Carpenter Gothic
 Designer
 Contractors

Database No: 490
 Municipal Role No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Tallarook Town Centre Precinct
 TALLAROOK
 63 Main Road,
 Archaeology site, 63 Main Rd, Tallarook
 Architectural Styles
 Designer
 Contractors





Database No: 1877
 Municipal Role No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Tallarook Town Centre Precinct
 TALLAROOK 3659
 66 Main Road,
 St Joseph's Catholic Church, Tallarook
 Architectural Styles
 Designer
 Contractors

Database No: 487
 Municipal Role No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

Tallaroek Town Precinct
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	<p>Tallaroek Town Centre Precinct TALLAROOK 3659 Railway Place , In road reserve , Trees - Railway Place Tallaroek Architectural Styles Designer Contractors</p>	<p>Database No: 1653 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Tallaroek Town Centre Precinct TALLAROOK 3659 Railway Place , Sanctuary Road , Walkway Under Railway, Sanctuary Road Tallaroek Architectural Styles Designer Contractors</p>	<p>Database No: 723 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Tallaroek Town Centre Precinct TALLAROOK 3659 1 Railway Place , Monument Tallaroek 1981 Water Supply Architectural Styles Designer Contractors</p>	<p>Database No: 1654 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Tallaroek Town Centre Precinct TALLAROOK 3659 9 Railway Place , East side , House & Stables , former Tallaroek Police Station , Tallaroek Architectural Styles Designer Contractors</p>	<p>Database No: 890 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
<p>Tallaroek Town Centre Precinct TALLAROOK 11 Railway Place , 11 Railway Place , Tallaroek Architectural Styles Designer Contractors</p>	<p>Database No: 1672 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>	

Tallarook Town Precinct
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	<p>Tallarook Town Centre Precinct TALLAROOK 3659 Sanctuary Road, Tallarook Railway Station Architectural Styles: Designer: Contractors:</p>	<p>Database No: 408 Municipal Role No: Precinct HO No: HO 181 Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Tallarook Town Centre Precinct TALLAROOK 13 Sanctuary Road, Cottage 13 Sanctuary Rd, Tallarook Architectural Styles: Designer: Contractors:</p>	<p>Database No: 1870 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Tallarook Town Centre Precinct TALLAROOK 27 Sanctuary Road, Cottage 27 Sanctuary Rd, Tallarook Architectural Styles: Designer: Contractors:</p>	<p>Database No: 1871 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Tallarook Town Centre Precinct TALLAROOK Unnamed Rd, Trees along road, Public purposes reserve, Tallarook Architectural Styles: Designer: Contractors:</p>	<p>Database No: 1874 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Tallarook Town Centre Precinct TALLAROOK 5 Unnamed Road, Coffe Creek Rd, 5 Unnamed Rd, Tallarook Architectural Styles: Designer: Contractors:</p>	<p>Database No: 1875 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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Tallarook Town Centre Precinct

TALLAROOK 3659

Upper Goulburn Rd,
Tallarook Swimming Pool

Architectural Style:

Designer:

Contractors:

Database No: 898

Municipal Role No:

Precinct HO No:

Individual HO No:

Her. Vic. Register:

Her. Vic. Inventory:

Nat. Trust Register:

Nat. Estate Register:



Tallarook Town Centre Precinct

TALLAROOK 3659

11 (near crn. Upper Goulburn Road, On
Service road (east side) and Main and Lodge
Streets),

Cottage - 11 Upper Goulburn Road Tallarook

Architectural Style:

Designer:

Contractors:

Database No: 899

Municipal Role No:

Precinct HO No:

Individual HO No:

Her. Vic. Register:

Her. Vic. Inventory:

Nat. Trust Register:

Nat. Estate Register:



Tallarook Town Centre Precinct

TALLAROOK 3659

13 (near crn. Upper Goulburn Road, Lodge
Street and Main Road,

Old Shep's Place - 13 Upper Goulburn Road
Tallarook

Architectural Style:

Designer:

Contractors:

Database No: 1656

Municipal Role No:

Precinct HO No:

Individual HO No:

Her. Vic. Register:

Her. Vic. Inventory:

Nat. Trust Register:

Nat. Estate Register:

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LOCATION

The precinct is bounded by the northeastern side of 2-4 Wandong Avenue and to the north; by the northern boundary of 7 Rail Street; to the west by Rail Street (misnamed Railway Road on some maps); to the south by the rear of numbers 1-17 fronting Dry Creek Crescent; and, to the east, by the rear of numbers 95- 78 Wandong Avenue

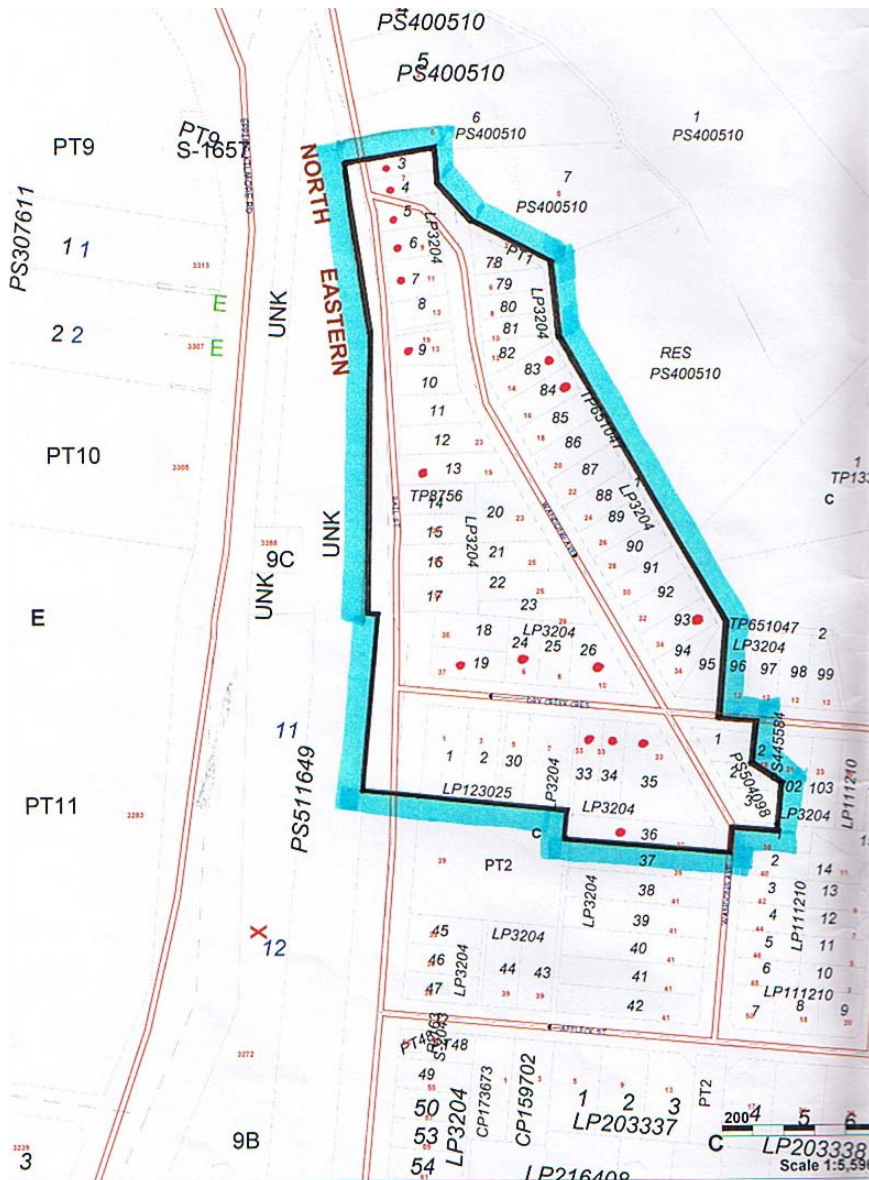


Fig. 1. Map of precinct. Source: Lorraine Huddle Pty Ltd.

HISTORICAL BACKGROUND

Location of Wandong

The Wandong precinct, in the Parish of Bylands, comprises land that was part of Andrew Beveridge's pastoral run called 'The Dean,' that they took up in 1842. Beveridge's daughter, Eliza Kilgour Broadhurst, then held the property from April 1849 until January 1862. They were followed by William Thomas Harpsham, Edwin Willis Mayger and William Daniel Collyer.

i

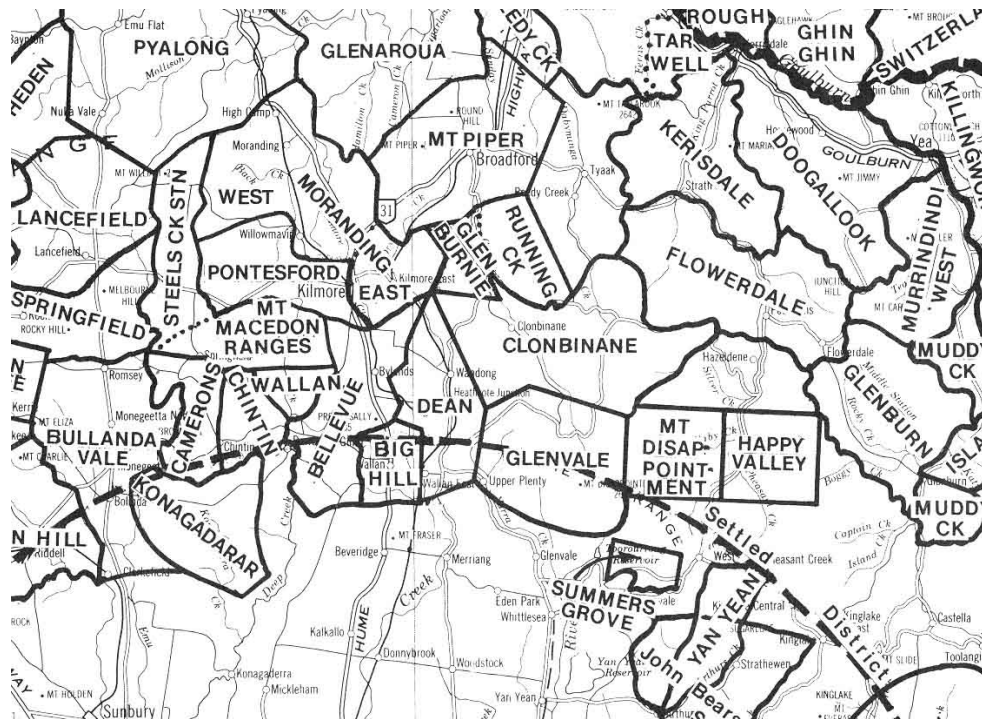


FIG. 2 Squatters Map. Source: Robert Spreadborough & Hugh Anderson, *Victorian Squatters* (Ascot Vale: Red Rooster Press, 1983).

Early Land Owners

Patrick "Paddy" Morphet (also spelt Morphett) of Kilmore was the first person to purchase Crown land in this area. On 23 September 1871 he bought Allotment 1 of Section C, being 36 acres and 28 perches, for thirty-seven pounds. This later became the area north of Dry Creek Crescent in the town. By this stage the railway reserve had been assigned on the western side of his property. In 1873 Morphet mortgaged

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his property. In 1875 his financial situation became worse and a trustee was appointed to oversee his estate. In August 1875 the property was transferred to William Brooks Hoffman of Melbourne who advocated that this land should be “reserved for township purposes”.

By April 1878, Morphet’s situation must have improved because he paid eighty-nine pounds for more than eighty-eight acres of land immediately south of his first land holding. Within a month, however, he sold it to Hoffman.ⁱⁱ

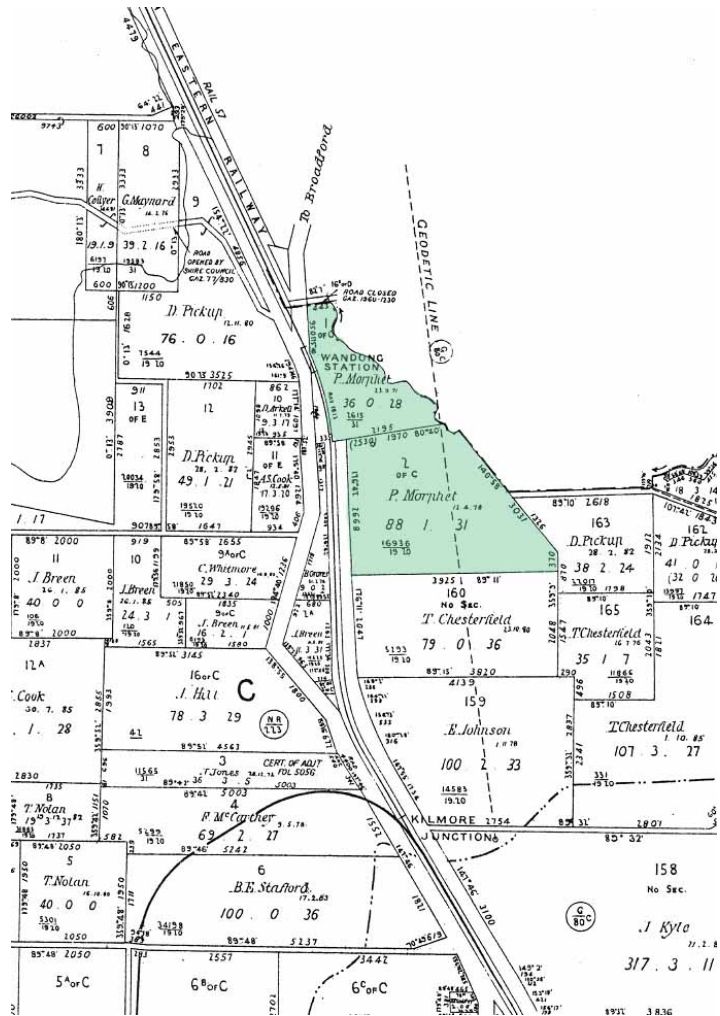


FIG. 3 Part Plan of the Parish of Bylands, 1961. Source: State Library of Victoria, Map Collection.

Development of Wandong

Squatters and land selectors were the first Europeans to occupy land in the region. From 1850 the Magpie and Stump Inn operated, for more than ten years, on what became known locally as the Magpie and Stump Road on the Glenburnie pre-emptive right.

From about 1860 the timber industry developed at Mt Disappointment in the valley known as Lightwood Flat. There were reports of one hundred splitters working the Bruce's Creek area extracting native wattle and bark for use in the timber, furniture and tanning industries.

In 1870 local clay was used in wood-fired brick kilns and quarries opened for the construction of the North Eastern Railway. The line opened in 1872 and in April 1876 "Morphett's Siding" was opened to cater for the growing timber industry. Soon after a timber passenger platform was added and the name Wandong, an Indigenous word for ghosts or spirits, was given to the station.

A saw milling industry had been operating at Mount Disappointment before 1873 however these operations were closed in 1873 due to water pollution from the mill.ⁱⁱⁱ This industry and others were to flourish with the arrival in the region in 1880 of Robert Affleck Robertson.

Robertson was born in Montreal Canada, around 1846, the son of Robert Robertson and Euphemia Affleck. In 1884 he married Mary Rail in Ballarat East and their first child was born in Ballarat in 1885. His next two children were born in Wandong in 1886 and 1888. He was reported as having "unlimited" financial backing from David Beath of Melbourne.

He purchased the Derrill Mill of Strath Creek and other small mills and in 1883 he began construction of the Comet Mill "one of the largest ever built in Victoria". Robertson founded the township of Wandong.

At that time Allotments 1 and 2 of Section C were owned by William Brooks Hoffman. In February 1882 he transferred two acres in Allotment 2 to the Minister of Education for the Wandong State School No. 1277, previously located at Lightwood Flat.

On December 8, 1886 Hoffman leased the unsubdivided Allotments 1 and 2 to the Wandong Timber Company Limited of which Robertson was a director. On August 30, 1888 he sold both allotments to Robert Affleck Robertson.

In 1888 Robertson took an interest in a building material known as terracotta lumber, which was made of clay and sawdust. The construction process came from the USA and manufacturing commenced in Australia in 1885 at Brunswick, however Robertson persuaded the company to "transfer operations to Wandong". It was an important and exciting time in the economic development of the town.

By May 1891 the land had been subdivided and Robertson transferred Lot 33 to the Catholic Church and Lots 45 and 46 to the Presbyterian Church.

On April 30, 1892 John Whitburn Rail, Robertson's brother-in-law, auctioned allotments in Wandong Township.

This plan shows allotments sold prior to the auction, the buildings in the town, and most of those in the northern section (Wandong Precinct) near Robertson's Timber Depot and Saw Mills and the Railway Station, as well as other industries, businesses and cottages to the west of the railway line.

In 1892 description of the land in Wandong claimed that:

Wandong Precinct
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These Allotments are splendidly situated, having a commanding view, with excellent natural drainage. The Township of Wandong is a rising one, situated about 34 miles from Melbourne, on the North-Eastern line; and Township Allotments must increase in value, seeing that the Saw Mills, Seasoning Works, Terra-Cotta Lumber Works, &c. &c., are in full swing, with an increasing output. The Kilmore Water Trust will bring a plentiful supply of pure mountain water into the township at an early date, which of itself must greatly enhance the value of property.

Wandong being so well situated within easy distance of city, and having such a splendid climate, will eventually become a Summer Resort for the well-to-do citizens of Melbourne, and this sale should therefore command the attention of residents, investors, and speculators generally.

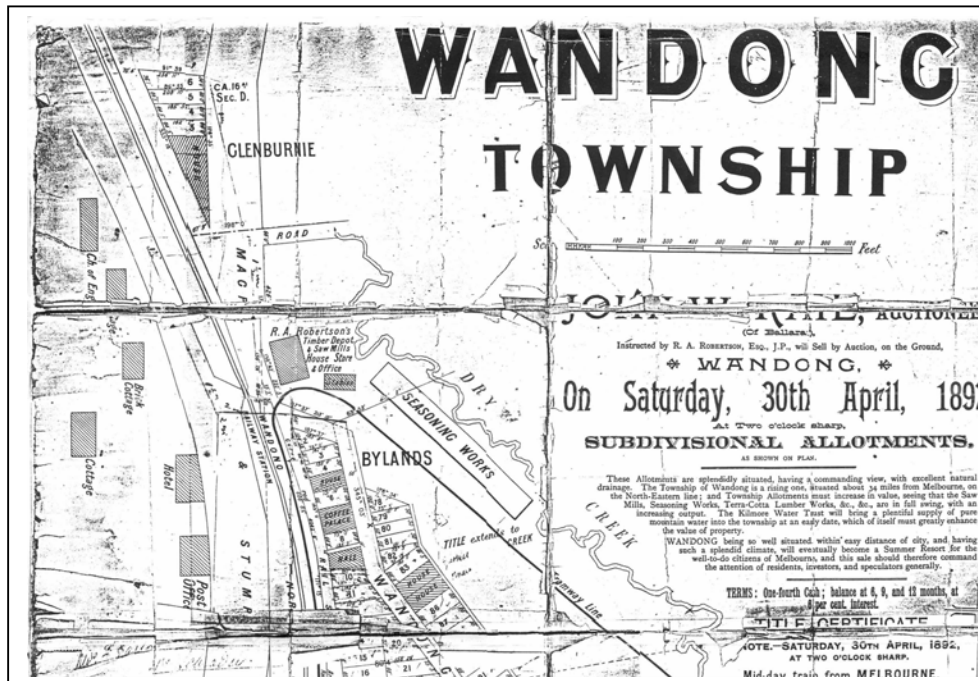
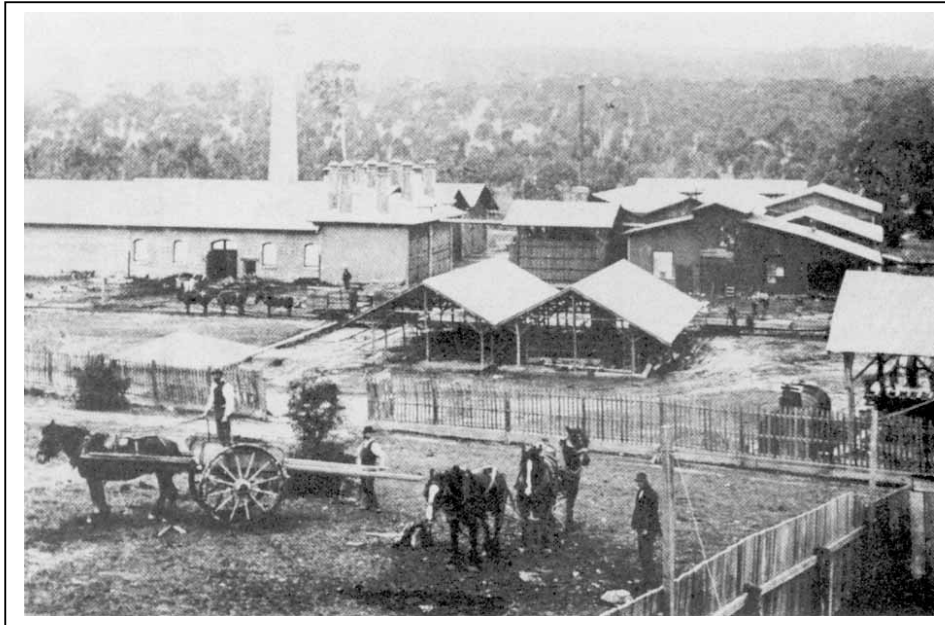


FIG. 4. Auction Notice, Wandong Township, 30 April 1892. Source: Photocopy provided by L. Davern.

In addition to generating important industries in the town and “creating” the town, Robertson left a permanent dedication to his family in the street names of Wandong. Rail Street – his wife’s maiden name; Affleck Street – his mother’s maiden name; Whitburn Street – his mother-in-law’s maiden name; and Eads Street – his wife’s maternal grandmother’s maiden name (although spelt Edes in the death index).

In 1892 the Australian Seasoned Timber Company Limited was formed, purchasing the Comet Saw Mill, the Wandong Timber Company, and the terracotta, brick and tile businesses that Robertson managed.



FIG

. 5 Australian Seasoned Timber Company, Wandong, 1893.

Source: Payne, J W, *Pretty Sally's Hill: A History of Wallan, Wandong & Bylands*, Lowden Publishing Co., Kilmore, 1981, facing p. 65.

Robertson created an environment for employment in the region, however the 1890s depression and other disasters, such as fire, had an adverse effect on the development of the town and the region.

By 1896 Robertson had disposed of many of his industries and in 1902 he transferred the balance of his land and town allotments to his former partner, David Beath.

Land sales were slow in Wandong and the population declined, however the town was sufficiently established to support the families who remained throughout the twentieth century. In more recent years Wandong has experienced a resurgence with people moving from the city to a readily accessible "country area".^{iv}

Extant Historic Places

Allotments in the Wandong Precinct were part of a private subdivision. It was not a government-surveyed town. Although houses are identified on the 1892 auction plan, most titles were not officially transferred until some time after the auction. The early purchasers of allotments from Robertson may have paid for the land prior to the actual transfer of title or perhaps Robertson and Beath owned or rented out some houses.

House, 6 Dry Creek Crescent (DB 1693)

A house was shown on Lot 24 on the 1892 Auction Plan. Lots 23-25 were owned by Robert Affleck Robertson, and then David Beath, before it was transferred on 17 June 1926 to Charles William Patton. This house was constructed of terracotta lumber in about 1889.^v



FIG. 6: Samples of Terra-cotta Lumber. Source: Payne, J W, *Pretty Sally's Hill: A History of Wallan, Wandong & Bylands*, Lowden Publishing Co., Kilmore, 1981, facing p. 44.

St Michael's Catholic church, Dry Creek Crescent (DB 1694)

The Catholic church was shown on Lot 33 on the 1892 Auction Plan. The allotment was transferred on 16 May 1891 to Archbishop Thomas Joseph Carr and Fr Michael Farrelly. A weatherboard church was erected in 1891 and appears to have been replaced in 1893 by the extant church constructed of terracotta lumber at a cost of £365.^{vi}

Weatherboard building, 10 Dry Creek Crescent, cnr. Wandong Avenue (DB 660)

No building was shown on Lot 26 on the 1892 Auction Plan. The allotment was owned by Robert Affleck Robertson, and then by David Beath, before it was transferred on 20 April 1904 to Elizabeth Taylor Barron. This house may have been relocated to this site from elsewhere.^{vii}

House, 7 Rail Street (DB 1686)

A house was shown on Lot 5 on the 1892 Auction Plan. At that time the allotment was owned by Robert Affleck Robertson, and then by David Beath, before it was transferred on 20 April 1904 to John Joseph Mahony.^{viii}

House, 9 Rail Street (DB 1687)

No building was shown on Lot 6 on the 1892 Auction Plan. At that time the allotment was owned by Robert Affleck Robertson, and then by David Beath, before it was transferred on 18 April 1906 to Henry Biggs Sheers.^{ix}

House, 11 Rail Street (DB 1689)

The Coffee Palace was shown on Lot 7 on the 1892 Auction Plan. At that time the allotment was owned by Robert Affleck Robertson, and then by David Beath, before it was transferred on 20 May 1913 to Alexander Simpson.

The Coffee Palace consisted of fourteen rooms. It was used as a boarding house, particularly for seasonal workers. Robertson owned the Coffee Palace, which was managed in 1895 by George Giles and in 1904 by Margaret Sims. When Alexander Simpson, a baker, came to Wandong he built his oven in a house in Wandong Avenue. He then purchased the Coffee Palace for £100 and divided it into three buildings. Two buildings were moved to other lots as houses and Simpson used the Coffee Palace oven for his bakery business.^x



FIG. 7 Wandong Coffee Palace c. 1900. Source: Payne, J W, *Pretty Sally's Hill: A History of Wallan, Wandong & Bylands*, Lowden Publishing Co., Kilmore, 1981, facing p. 48.

Wandong Hall – Mechanics Institute, Rail Street (DB 418)

A hall is shown on Lot 9 on the 1892 Auction Plan. At that time the allotment was owned by Robert Affleck Robertson, and then by David Beath, before it was transferred on 9 January 1904 to John Fulton Adams, Henry Barber, John Breen, Hugh McDonald and George Edward Thomas, who, presumably, were the trustees of the Mechanics Institute. The Hall and Free Library were first proposed in 1901. In November of that year the *Kilmore Advertiser* reported that R. Fennelly, civil engineer and architect of Kilmore, designed the building. The Australian Seasoned

Timber Company donated one thousand feet of timber and provided the rest at “lowest rates” that cost the committee sixty-five pounds.^{xi} Users of the hall paid one shilling for meetings, 12s. 6. for larger functions until midnight, and £1 after midnight.^{xii}

House, 37 Rail Street (DB 1692)

No building was shown on Lot 19 on the 1892 Auction Plan. The allotment was owned by Robert Affleck Robertson, and then by David Beath, before it was transferred on 29 March 1913 to David Larcombe.^{xiii}

St John’s Church of England, 37 Wandong Avenue and Dry Creek Crescent (DB 1695)

No building was shown on Lot 35 on the 1892 Auction Plan however the Church of England was at the north end of town, on the western side of the railway line. This was the third Church of England in the district; the previous church was destroyed by fire in 1932. Thomas Wharton donated the land and D M Moorhouse designed the weatherboard and fibrous cement building, which was opened by Archdeacon Hancock. St John’s was licensed “as a building in which to hold services but not as a church”.^{xiv}

House, 14 Wandong Avenue (DB 1699)

A house was shown on Lot 84 on the 1892 Auction Plan. The allotment was owned by Robert Affleck Robertson, and then by David Beath, before it was transferred on 2 July 1906 to the Argus Permanent Building & Investment Society. This house was constructed of terra-cotta timber c1889. This date conflicts with the 1892 map – perhaps this house should be 16 Wandong Avenue, Lot 84, and DB 1700 should be 18 Wandong Avenue, Lot 85. There were houses on both lot 84 and 85 in 1892.^{xv}

House, 16 Wandong Avenue (DB 1700)

A house was shown on Lot 85 on the 1892 Auction Plan. The allotment was owned by Robert Affleck Robertson, and then by David Beath, before it was transferred on 2 July 1906 to the Argus Permanent Building & Investment Society. [See DB 1699 re. question mark on street number and lot number.]^{xvi}

House, 19 Wandong Avenue (DB 1698)

No building was shown on Lot 13 on the 1892 Auction Plan. The allotment was owned by Robert Affleck Robertson and then it was transferred on 20 June 1895 to Ernest Gaskell.^{xvii}

House, 32 Wandong Avenue (DB 1697)

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No building was shown on Lot 92 on the 1892 Auction Plan. The allotment was owned by Robert Affleck Robertson, and then by David Beath, before it was transferred on 6 August 1909 to Alexander Simpson. This house may have been part of the Wandong Coffee Palace. [See 11 Rail Street, DB 1689].^{xviii}

PHYSICAL DESCRIPTION

Precinct Boundaries

The precinct is bounded by the northeastern boundary of 2-4 Wandong Avenue and the northern boundary of 7 Rail Street to the North, Rail Street to the West (misnamed Railway Road on some maps), the rear of Nos 1-17 fronting Dry Creek Crescent to the South, and the rear of Nos. 95- 78 Wandong Avenue to the East

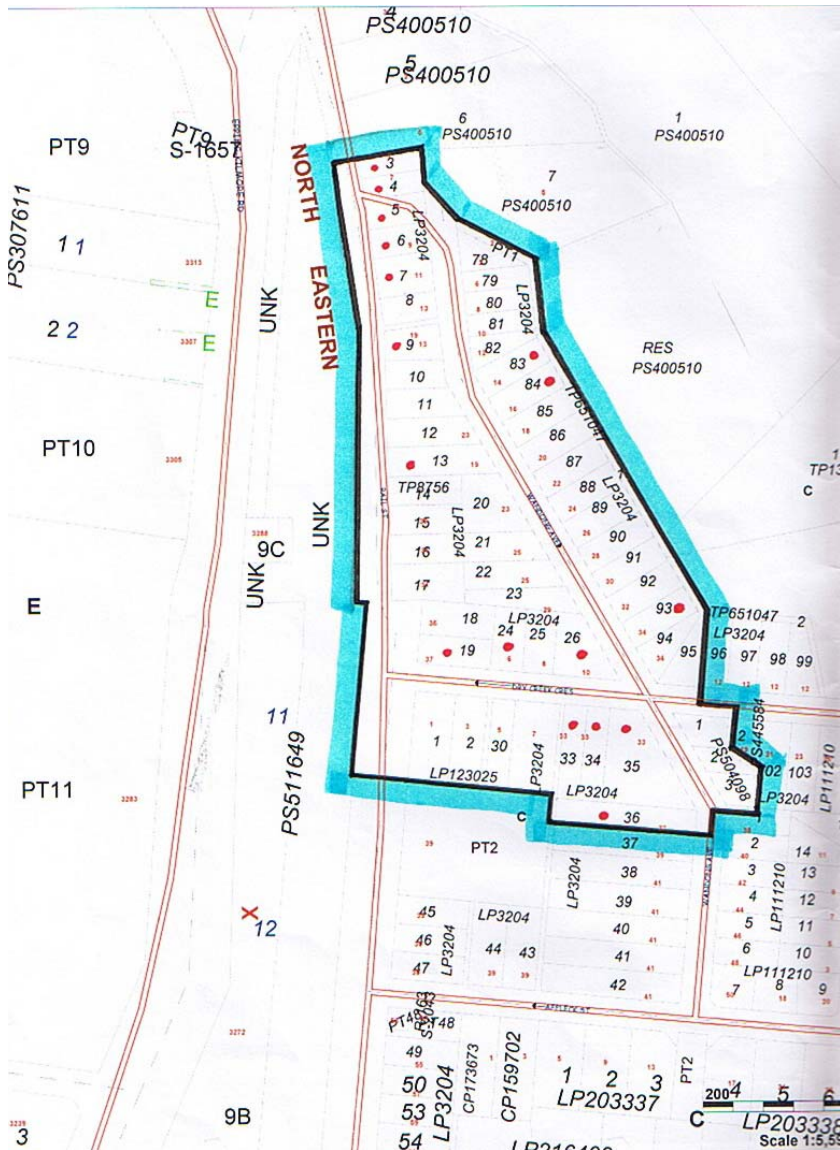


Fig. 8. Map of precinct with significant places marked in red. Source: Lorraine Huddle Pty Ltd.

Urban Design and Engineering Infrastructure

Layout

Wandong Avenue forms the spine of the Precinct, which bends to follow a ridgeline, rising from the north to the southwest. Consequently most of the properties in Wandong Avenue either enjoy views to the northeast, of rolling hills with scattered trees, or views to the west over the railway to the heavily treed slopes beyond the township. These views can be appreciated from the public realm through gaps between houses and more significantly along Dry Creek Crescent, to both east and west from its intersection with Wandong Avenue. Views across the railway and Wandong's commercial centre and to the slopes beyond are available along Rail Street. These views provide an important backdrop to the rural setting of this precinct.

Views

Significant views within the precinct include the northeastern view down Wandong Avenue that is terminated by the public hall; the view down the northern section of Wandong Avenue, which is terminated by a group of four cypress trees at the end of the street; and the view back up Wandong Avenue from the public hall to the cypress and pine trees on Dry Creek Crescent.



FIG. 9. View of Hills down Dry Creek Crescent from Wandong Avenue. 2004. Source: Lorraine Huddle Pty Ltd.

Significant Focus Points

St Michael's Catholic Church and the public hall are each significant focus points. St. Michael's, with its strong red terracotta lumber bricks and row of cypress trees along the Dry Creek Crescent frontage is a prominent feature on the Wandong Avenue Dry Creek Crescent intersection.

The Public Hall is prominent from Wandong Avenue and from Rail Street, from the other side of the railway. The eastern part of the sloping land on which the Hall has been constructed has been graded to give the appearance of a carefully constructed podium that adds dignity to this modest but well designed building.

In a privately created township with no government buildings (the early railway station has been demolished), these community buildings have a special importance.



FIG. 10. St. Michael's Church and row of cypress trees 2004. Source: Lorraine Huddle Pty Ltd.



FIG. 11. Wandong Hall 2004. Source: Lorraine Huddle Pty Ltd.

Trees

Significant trees include the row of cypress trees along the frontage to St Michaels Church, and the group of cypresses at the northern end of Wandong Avenue, which are important elements in the streetscape. A mature elm at the rear of 7 Rail Street adds to the historic character of the property and the precinct.

Infrastructure

Roads throughout the precinct generally have wide informally graded and grassed verges with open swale drains. They have sealed asphalt carriageways, with the exception of the northern section of Wandong Avenue, which is unsealed. Along the eastern side of Rail Street, the open drain has deeper channels bridged at some properties by timber crossovers. Except where short lengths of concrete curb and channel have been constructed, the character of the road formation provides a pleasant appearance and, apart from the asphalt seal, has probably changed little since the township was first subdivided.

Culturally Significant Structures

There are fifteen culturally significant structures in the precinct. Three are community buildings and twelve are residential buildings. Most are constructed of timber, but one church and three houses are constructed of the innovative building material, 'terra cotta lumber'. They have highly significant scientific value.

Community buildings that contribute to the significance of the precinct are St Michael's Catholic Church, St John's Church of England at 37 Wandong Avenue, and the Wandong [Mechanics Institute] Hall. These three buildings are very distinctive because they are designed in different architectural styles, Federation Gothic, Federation Arts and Crafts, and Interwar Gothic and built of different materials, terra cotta lumber, weatherboard and cement sheet respectively.



Fig. 12. Catholic church and details. Source: Lorraine Huddle Pty Ltd.

The 1893 Catholic Church is the oldest of these buildings, and is constructed of the locally made 'terra cotta lumber' bricks. These bricks are larger than normal clay bricks and are hollow. It is the only known church constructed of this innovative material and method, and is culturally significant at a State, National and International level for demonstrating this important technical innovation. (Heritage Victoria criterion F).

The Federation Gothic architecture, with steeply pitched slate clad gable roofed building is constructed of face red-brickwork, lancet gothic arched windows, exposed eaves rafters, and distinctive sill and impost string courses of moulded concrete. The intact interior is also significant. This is a competent but common example of that style and is locally significant.



Fig. 13. Wandong Hall. Source: Lorraine Huddle Pty Ltd.

Designed in 1904 by R Fennelly, civil engineer and architect of Kilmore, the modest gable roofed hall and porch are clad in galvanised corrugated iron and the timber framed walls are clad in weatherboards. Federation styled timber windows are also an important feature. The hall is set on a raised earth podium that heightens the view of the facility by the community, and was accentuated by substantial timber finials fixed to the apex of the roof. The solid timber brackets have an elegant curve that is an important decorative feature of this Federation Arts and Crafts building. The timber clad interior, with stage and wall murals, is also important.



Fig. 14. St John's Church of England. Source: Lorraine Huddle Pty Ltd.

St John's Church of England is a fine, albeit modest, example of a small country church in the Interwar Bungalow style. It has a steeply pitched gable roofed hall with matching apse and decorative ventilators protruding from the main roof. The walls are clad in horizontal weatherboards to sill height and above that the walls are of cement sheet with timber strapping. The interior is also important.

The other contributory buildings are houses constructed during Wandong's earlier years. They are located at:

Street	No
Dry Creek Crescent	6,10
Rail Street	7,9,11,13,37.
Wandong Avenue	19,14,16,32

Most are of Victorian or Edwardian/Federation design, with a few of interwar designs.

All are single storey with corrugated iron hipped or gabled roofs, brick chimneys and verandahs, and with the notable exception of those constructed in locally produced terracotta lumber, most have been constructed in weatherboard. All have generous front and side setbacks.

Houses in the Precinct constructed of terracotta lumber are:

6 Dry Creek Crescent
14 Wandong Avenue
37 Rail Street

Few fences are original although there are some early wire fences (e.g. 19 Wandong Avenue.)

STATEMENT OF CULTURAL SIGNIFICANCE^{xix} **Wandong Precinct**

The other culturally significant places within the precinct, not specifically mentioned in this documentation are listed in Appendix 1 and are documented in the accompanying database. The history and description that precedes this Statement of Cultural Significance is the source of the evidence for the statement below.

The Wandong precinct is **aesthetically** significant at the **LOCAL** level (AHC criterion E1). The precinct retains significant views to the east and west, which reinforce the historic country setting of the precinct. These views occur at particular vantage points and are due to the elevated position of the precinct and the substantial gaps between the trees and buildings. The street construction consists of a central strip of asphalt flanked by graded and grassed verges that contributes to the precinct's historic character, as does the built form of all of its houses which are single storey with 26 – 33 degree hipped and gabled roofs with generous setbacks. The architecture of the three community buildings is aesthetically pleasing. These buildings are good examples of their type and provide important architectural integrity to the precinct. Wandong Hall and St. Michael's Church are important focal points, while St John's Church of England is a modest building of appealing design to which aesthetic interest is added by its concealment within the group of trees that surround it.

The Wandong Precinct is **historically** significant at the **LOCAL** level (AHC criteria A4, H1). The notable community and residential buildings within the precinct are testimony to the early development of Wandong, which owe their existence to the development of the timber industry by Robert Affleck Robertson and his founding of the township in the early 1890s, and to the development of the clay and brick industries. Four of the buildings in the precinct are of terracotta lumber construction and are important evidence of the use of this unusual construction material and of Robertson's transfer of terracotta lumber manufacturing from Brunswick to Wandong in 1889. The precinct is also historically significant for the retention of its original views, road formation and built form. As in the 1892 description of the new township, the allotments are still 'splendidly situated having a commanding view, with excellent natural drainage'. The road formation remains largely as it was at the time of subdivision, and the built form remains that of single storey housing with hipped or gabled roofs and generous front and side setbacks.

The Wandong Precinct is **socially** significant at the **LOCAL** level (AHC criterion G.1). The extant buildings in the Wandong Precinct are representative of the community that flourished through the timber, clay and brick industries. The precinct includes houses for workers in the industries, buildings constructed of terracotta lumber, and important community facilities such as the Coffee Palace, the churches, the Mechanics' Institute Hall and Free Library. These places are recognised and highly valued by the local community for religious reasons, (the churches) and the Mechanics Institute Hall and (former) Free Library for commemorative and recreational reasons.

The Wandong precinct is **scientifically** significant at the **STATE** level (Heritage Victoria Criterion F). Extant buildings made of terra cotta lumber have potential for archaeological research. They demonstrate the results of the technically innovative terra cotta lumber industry in Wandong.

Overall, Wandong Precinct is culturally significant at the LOCAL level.

Planning Scheme Format

Policy Basis

The Wandong precinct is **aesthetically** significant at the **LOCAL** level (AHC criterion E1). The precinct retains significant views to the east and west, which reinforce the historic country setting of the precinct. These views occur at particular vantage points and are due to the elevated position of the precinct and the substantial gaps between the trees and buildings. The street construction consists of a central strip of asphalt flanked by graded and grassed verges that contributes to the precinct's historic character, as does the built form of all of its houses which are single storey with 26 – 33 degree hipped and gabled roofs with generous setbacks. The architecture of the three community buildings is aesthetically pleasing. These buildings are good examples of their type and provide important architectural integrity to the precinct. Wandong Hall and St. Michael's Church are important focal points, while St John's Church of England is a modest building of appealing design to which aesthetic interest is added by its concealment within the group of trees that surround it.

The Wandong Precinct is **historically** significant at the **LOCAL** level (AHC criteria A4, H1). The notable community and residential buildings within the precinct are testimony to the early development of Wandong, which owe their existence to the development of the timber industry by Robert Affleck Robertson and his founding of the township in the early 1890s, and to the development of the clay and brick industries. Four of the buildings in the precinct are of terracotta lumber construction and are important evidence of the use of this unusual construction material and of Robertson's transfer of terracotta lumber manufacturing from Brunswick to Wandong in 1889. The precinct is also historically significant for the retention of its original views, road formation and built form. As in the 1892 description of the new township, the allotments are still 'splendidly situated having a commanding view, with excellent natural drainage'. The road formation remains largely as it was at the time of subdivision, and the built form remains that of single storey housing with hipped or gabled roofs and generous front and side setbacks.

The Wandong Precinct is **socially** significant at the **LOCAL** level (AHC criterion G.1). The extant buildings in the Wandong Precinct are representative of the community that flourished through the timber, clay and brick industries. The precinct includes houses for workers in the industries, buildings constructed of terracotta lumber, and important community facilities such as the Coffee Palace, the churches, the Mechanics' Institute Hall and Free Library. These places are recognised and highly valued by the local community for religious reasons, (the churches) and the Mechanics Institute Hall and (former) Free Library for commemorative and recreational reasons.

The Wandong precinct is **scientifically** significant at the **STATE** level (Heritage Victoria Criterion F). Extant buildings made of terra cotta lumber have potential for archaeological research. They demonstrate the results of the technically innovative terra cotta lumber industry in Wandong.

Overall, Wandong Precinct is culturally significant at the LOCAL level

Objectives

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1. To encourage the retention, enhancement and conservation of the significant residential and community buildings dating from the late nineteenth and early twentieth century.
- To ensure new development in the precinct is of a scale, form, mass and siting that is compatible with the visually connected significant buildings.
- To maintain the low scale and spacious setbacks of buildings throughout the precinct.
- To support the retention and maintenance of significant trees.
- To retain the original road formation, with asphalt centres flanked by grassed and/or gravel verges. .
- To maintain the views of the grassed or treed hills from the precinct both to the east and west, and from both the public and private domain.
- Maintain and enhance the important views to the Wandong Hall.
- To encourage archaeological documentation to gain further understanding of the important technological achievements associated with the terra cotta lumber industry.

Policy

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

- Encourage the retention, enhancement and conservation of the buildings at Nos. 6 and 10 Dry Creek Crescent, Nos. 7, 9, 11, 13, 19, 37 Rail Street and Nos.19, 14, 16, 32 33 and37 Wandong Avenue
- Support new development that is single storey with 26 – 33 degree pitched hipped and/or gabled corrugated iron roofs and with generous front and side setbacks.
- Maintain the row of cypress trees in front of St Michaels Church, the group of cypress trees at the northern end of Wandong Avenue and the mature elm tree at No. 7 Rail Street.
- Discourage road and drainage works that alter the original formation of the roadways which have an asphalt centre flanked by gravel and/or grassed verges
- Discourage development, including street tree planting that obscures important views from the precinct to the grassed and treed hills to the east and west, and views to and from the Wandong Hall.
- Encourage the use of appropriate fence types, which do not obscure the visibility of the buildings and front gardens from the street.
- Encourage archaeological documentation into the associations of this precinct with the innovative terra cotta lumber industry.

ⁱ Billis, R V and Kenyon, A S, *Pastoral Pioneers of Port Phillip*, 2nd edition, Stockland Press Pty. Limited, North Melbourne, 1974, p. 198.

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- ii Part of Parish of Bylands, 1961. Source: State Library of Victoria, 820 bje 1837. Morphet allotments highlighted in green; Payne, J W, *Pretty Sally's Hill: A History of Wallan, Wandong & Bylands*, Lowden Publishing Co., Kilmore, 1981, pp. 51-4; Certificates of Title, Department of Lands, Victoria.
- iii It has also been suggested that this industry was not closed around 1873, and that the forests around the Yang Yean Reservoir were as the clear timber felling lead to pollution of the waterways and supply to Melbourne. Correspondence: L. Dore
- iv Payne, J W, *Pretty Sally's Hill: A History of Wallan, Wandong & Bylands*, Lowden Publishing Co., Kilmore, 1981, pp. 8, 45, 53-68; Certificates of Title, Department of Lands, Victoria; Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, p. 89; Clark, Ian & Heydon, Toby, *Aboriginal Placenames of Victoria*, Database on CD-Rom, Victorian Aboriginal Corporation for Languages, Melbourne, 2002; Robertson genealogy web site, <http://home.austarnet.com.au/dfgoonan/ROBERTSONpg.htm> ; Victorian BDM Indexes, CD-Rom: *Vision and Realisation*, 3 Volumes, Education Department of Victoria, Melbourne, 1973, Vol. 3. pp. 656-7.
- v Auction Notice, Wandong Township, April 30, 1892. Source: Photocopy provided by Lynne Dore; Certificates of Title, Department of Lands, Victoria; Lynne R Dore in 'Terra Cotta Lumber: An Archaeological Study of Rural Trade', Thesis submitted as part of the Final Honours Examination in the School of Archaeology, La Trobe University, 1996, Site Survey Sheet TCL 6.
- vi Auction Notice, Wandong Township, April 30, 1892. Source: Photocopy provided by Lynne Dore; Certificates of Title, Department of Lands, Victoria; Ebsworth, Walter Rev., *Pioneer Catholic Victoria*, The Polding Press, Melbourne, 1973, p. 113; Lynne R Dore in 'Terra Cotta Lumber: An Archaeological Study of Rural Trade', Thesis submitted as part of the Final Honours Examination in the School of Archaeology, La Trobe University, 1996, Site Survey Sheet TCL 2.
- vii Auction Notice, Wandong Township, April 30, 1892. Source: Photocopy provided by Lynne Dore; Certificates of Title, Department of Lands, Victoria.
- viii Auction Notice, Wandong Township, April 30, 1892. Source: Photocopy provided by Lynne Dore; Certificates of Title, Department of Lands, Victoria.
- ix Auction Notice, Wandong Township, April 30, 1892. Source: Photocopy provided by Lynne Dore; Certificates of Title, Department of Lands, Victoria.
- x Auction Notice, Wandong Township, April 30, 1892. Source: Photocopy provided by Lynne Dore; Certificates of Title, Department of Lands, Victoria; Payne, J W, *Pretty Sally's Hill: A History of Wallan, Wandong & Bylands*, Lowden Publishing Co., Kilmore, 1981, pp. 60-1, 120.
- xi The Reiser process for seasoning timber was first introduced to Victoria in Wandong. Lynne Dore, pers. correspondence, 31 May 2004.
- xii Auction Notice, Wandong Township, April 30, 1892. Source: Photocopy provided by Lynne Dore; Certificates of Title, Department of Lands, Victoria; Payne, J W, *Pretty Sally's Hill: A History of Wallan, Wandong & Bylands*, Lowden Publishing Co., Kilmore, 1981, pp. 61-2.
- xiii Auction Notice, Wandong Township, April 30, 1892. Source: Photocopy provided by Lynne Dore; Certificates of Title, Department of Lands, Victoria.
- xiv Auction Notice, Wandong Township, April 30, 1892. Source: Photocopy provided by Lynne Dore; Payne, J W, *Pretty Sally's Hill: A History of Wallan, Wandong & Bylands*, Lowden Publishing Co., Kilmore, 1981, pp. 60, 65.
- xv Auction Notice, Wandong Township, April 30, 1892. Source: Photocopy provided by Lynne Dore; Certificates of Title, Department of Lands, Victoria; Lynne R Dore in 'Terra Cotta Lumber: An Archaeological Study of Rural Trade', Thesis submitted as part of the Final Honours Examination in the School of Archaeology, La Trobe University, 1996, Site Survey Sheet TCL 3.
- xvi Auction Notice, Wandong Township, April 30, 1892. Source: Photocopy provided by Lynne Dore; Certificates of Title, Department of Lands, Victoria.
- xvii Auction Notice, Wandong Township, April 30, 1892. Source: Photocopy provided by Lynne Dore; Certificates of Title, Department of Lands, Victoria.
- xviii Auction Notice, Wandong Township, April 30, 1892. Source: Photocopy provided by Lynne Dore; Certificates of Title, Department of Lands, Victoria.
- xix Definitions used are from the Burra Charter 1999; historical themes relate to the Principal Australian Themes – Australian Heritage Commission; criteria for Locally Significant places are

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from the Australian Heritage Commission and in the case of State Significant places, from Heritage Victoria; levels of significance used are State and Local, which directly relate to the two legislative authorities who administer the protection of heritage places, the State Government and Local Government respectively.

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APPENDIX 1

	<p>Wandong Precinct WANDONG 3758</p> <p>Wandong Precinct Architectural Style:</p> <p>Designer:</p> <p>Contractors:</p>	<p>Database No: 1853</p> <p>Municipal Role No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>
	<p>Wandong Precinct WANDONG 3758</p> <p>Dry Creek Crescent Catholic Church, Dry Creek Crescent Wandong</p> <p>Architectural Style: Federation Gothic</p> <p>Designer:</p> <p>1891 -1891</p> <p>Contractors:</p>	<p>Database No: 1694</p> <p>Municipal Role No:</p> <p>Precinct HO No:</p> <p>Individual HO No: yes</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>
	<p>Wandong Precinct WANDONG 3758</p> <p>6 Dry Creek Crescent House - 6 Dry Creek Crescent Wandong</p> <p>Architectural Style:</p> <p>Designer:</p> <p>Contractors:</p>	<p>Database No: 1693</p> <p>Municipal Role No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>
	<p>Wandong Precinct WANDONG 3758</p> <p>10 on Dry Creek Crescent, Wandong Avenue, Weatherboard Building - Lot25, Wandong</p> <p>Architectural Style:</p> <p>Designer:</p> <p>Contractors:</p>	<p>Database No: 660</p> <p>Municipal Role No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>
	<p>Wandong Precinct WANDONG 3758</p> <p>Rail Street, Open Concrete Spool Dial - Rail Street Wandong</p> <p>Architectural Style:</p> <p>Designer:</p> <p>Contractors:</p>	<p>Database No: 1688</p> <p>Municipal Role No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>

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Wandong Precinct
 WANDONG 3758
 7 Rall Street,
 House - Lot 5 Rall Street Wandong
 Architectural Styles
 Designer
 Contractors

Database No: 1686
 Municipal Rate No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Wandong Precinct
 WANDONG 3758
 9 Rall Street,
 House - Lot 6 Rall Street Wandong
 Architectural Styles
 Designer
 Contractors

Database No: 1687
 Municipal Rate No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Wandong Precinct
 WANDONG 3758
 11-13 Rall Street,
 House - 11-13 Rall Street Wandong
 Architectural Styles
 Designer
 Contractors

Database No: 1689
 Municipal Rate No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Wandong Precinct
 WANDONG 3758
 19 Rall Street,
 Wandong Hall, Mechanics Institute
 Architectural Styles
 Federation Arts and Crafts
 Designer
 1904-1904 R.Fennelly AMICE
 Engineer
 Contractors

Database No: 418
 Municipal Rate No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Wandong Precinct
 WANDONG 3758
 37 Rall Street, Carr Dry Creek Crescent,
 House - 37 Rall Street Wandong
 Architectural Styles
 Designer
 Contractors

Database No: 1692
 Municipal Rate No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

Wandong Precinct
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<p>Wandong Precinct WANDONG 3758 7 Ball Street (Rear of property), Elm Tree, Rear of 7 Ball Street Wandong Architectural Styles Designer Contractors</p>	<p>Database No: 1854 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
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	<p>Wandong Precinct WANDONG 3758 on Wandong Avenue, Dry Creek Crescent, St John's Church of England - Lot 35 Architectural Styles Inter-War Bungalow Designer 1932 - 1932 Contractors</p>	<p>Database No: 1695 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
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<p>Wandong Precinct WANDONG 3758 Wandong Avenue, Row of Cypress Trees, Wandong Avenue Wandong Architectural Styles Designer Contractors</p>	<p>Database No: 1855 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
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	<p>Wandong Precinct WANDONG 3758 14 Wandong Avenue, House - 14 Wandong Avenue Wandong Architectural Styles Designer Contractors</p>	<p>Database No: 1699 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
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	<p>Wandong Precinct WANDONG 3758 16 Wandong Avenue, House - 16 Wandong Avenue Wandong Architectural Styles Designer Contractors</p>	<p>Database No: 1700 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
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Wandong Precinct
WANDONG 3758
19 Wandong Avenue,
House - 19 Wandong Avenue Wandong
Architectural Styles
Designer
Contractors

Database No: 1698
Municipal Rate No:
Precinct HO No:
Individual HO No:
Her. Vic. Register:
Her. Vic. Inventory:
Nat. Trust Register:
Nat. Estate Register:



Wandong Precinct
WANDONG 3758
32 Wandong Avenue,
House (Part of former Coffee Palace ?) - 32
Wandong Avenue Wandong
Architectural Styles
Designer
Contractors

Database No: 1697
Municipal Rate No:
Precinct HO No:
Individual HO No:
Her. Vic. Register:
Her. Vic. Inventory:
Nat. Trust Register:
Nat. Estate Register: