

Shire of Mount Alexander

# Heritage Study of the Shire of Newstead

STAGE 2



## Section 1

Report

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Executive Summary

Thematic Environmental History

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## **Executive Summary**

### **1.0 Introduction**

The Heritage Study of the Shire of Newstead was commissioned in two stages between 1998 and 2003 by the Mount Alexander Shire Council. The study area was the municipality of the former Newstead Shire and included (but was not limited to) the towns and rural centres of Campbells Creek, Fryerstown Guildford, Newstead and Vaughan.

Wendy Jacobs, Architect & Heritage Consultant, was commissioned as the principal consultant for both stages of the study. Stage 1 also involved Phil Taylor, Historian; Stage 2 also involved Vicki Johnson, Architectural Historian; Phil Taylor, Historian; Robyn Ballinger, Historian and Dr David Rowe, Architectural Historian, Authentic Heritage Services Pty Ltd.

### **2.0 Project Objectives**

#### **Stage 1**

The objectives of stage 1 were to:

- Prepare a thematic environmental history of post-contact settlement and development of the study area;
- Identify all post-contact places of potential cultural significance in the study area;
- Estimate the resources required to fully research, document, and assess the cultural significance of all the places identified in Stage 1;

#### **Stage 2**

The objectives of Stage 2 were to:

- Rigorously assess and document the identified places of post-contact cultural significance against the Australian Heritage Commission's criteria. This largely involved the assessment of those potential places identified in Stage 1, together with heritage area precincts
- Review of the Thematic Environmental History;
- Provide recommendations for statutory registers;
- Provide recommendations for a heritage conservation program for the study area;

### **3.0 Professional Criteria & Basis for Study**

The basis to the preparation, identification and documentation of this study was the *Australia ICOMOS Burra Charter (November 1999)*. 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*.

#### **4.0 Community Consultation**

Community consultation formed an essential part of this project, with informal meetings held to meet with community members in Stage 1. Stage 2 involved interviews (in person or by phone) with interested and knowledgeable individuals about the history and developments of particular parts of the study area or particular individual places; visits to historical societies where historical information was gathered; and site visits and follow-up meetings with individuals from Stage 1.

#### **5.0 Results of the Study**

Stage 2 of the Heritage Study of the Shire of Newstead has identified and assessed 413 places of cultural heritage significance. Most of these places have been identified in townships and smaller settlements.

Of this total:

- 328 places have been recommended for inclusion or retention as a heritage overlay on the Mount Alexander Planning Scheme (either as individual places or places within a heritage precinct);
- 23 places have been recommended for retention as an individual heritage overlay on the Mount Alexander Planning Scheme (Note HO971 and HO978 appear to relate to the same place);
- 116 places have been recommended for individual inclusion as a heritage overlay on the Mount Alexander Planning Scheme;
- 25 places have been recommended for retention on the Victorian Heritage Register;
- 10 places have been recommended for addition to the Victorian Heritage Register.
- 18 places have been recommended for retention on the Victorian Heritage Inventory (approximately 30 other places on the Victorian Heritage Inventory are within the Castlemaine Diggings Heritage National Park and are not listed separately);
- 31 places have been recommended for addition to the Victorian Heritage Inventory;

All of these places have been assessed according to the Australia ICOMOS Burra Charter (November 1999) (see Section 4 and Appendix 6.02) and the criteria for the Register of the National Estate, as prescribed in the VPP Practice Note: Applying the Heritage Overlay (Appendix 6.07). The total number of places identified also includes (for details of the terms used, refer to Section 4):

- 55 places of contributory significance within heritage precincts;
- 85 conservation desirable places;

## 5.1 Individual Places

The following breakdown indicates of the number of heritage places assessed, according to their location and level of significance:

Location	Total Number of Places	Places of State Significance	Places of Local Significance	Contributory within a Heritage Precinct	Conservation Desirable Places	Heritage Inventory
Campbells Creek	94	5	47	19	23	1
Campbelltown	6	1	2		3	1
Fryerstown	42	5	25	8	4	3
Glenluce	4		1		3	
Green Gully	5		2		3	1
Guildford	37	3	20	5	9	5
Irishtown	5	2			3	2
Joyces Creek	5	2	2		1	
Muckleford South	6	1	5			2
Newstead	94	1	71	14	8	1
Sandon	10	1	7		2	1
Spring Gully	16	7	3		6	13
Strangways	13		11		2	3
Strathlea	4				4	
Tarilta	5		2		3	5
Vaughan	18	2	7	9		3
Welshmans Reef	9		7		2	1
Werona	4	1	1		2	1
Yandoit Hills	10	2	5		3	3
Yapeen	26	2	20		4	3
	413	35	238	55	85	49

Note that Heritage Inventory places have been assessed as of Local Significance, Contributory or Conservation Desirable in addition to being recommended for addition to the Victorian Heritage Inventory.

## 5.2 Heritage Precincts

Five heritage precincts were surveyed in the study.

1. Campbells Creek Heritage Precinct
2. Fryerstown Heritage Precinct
3. Guildford Heritage Precinct
4. Newstead Heritage Precinct
5. Vaughan Heritage Precinct

## 6.0 Heritage Program Recommendations

### A. Statutory Registers

- It is recommended that the heritage places identified, assessed and documented according to the ICOMOS Burra Charter (November 1999) and the Criteria for the Register of the National Estate (as prescribed in the VPP Practice Note: Applying the Heritage Overlay) be nominated for the following statutory registers:
  - 116 additional places of individual significance for the Mount Alexander Planning Scheme (outside of heritage precincts). These are in addition to the places already on the Planning Scheme.
  - 10 places for the Victorian Heritage Register. These are in addition to the places already on the Register.

- 31 places for the Victorian Heritage Inventory. These are in addition to the places already on the Inventory.

## **B. Mount Alexander Shire Policy Review & Implementation**

- It is recommended that an amendment to the Mount Alexander Planning Scheme be prepared that makes changes and/or additions to the following municipal heritage policies, as outlined below:
- Municipal Strategic Statement- Heritage (Clause 21.11);
- Local Planning Policy Framework
- Local Planning Policies (Clause 22)
  - Heritage
    - Local Heritage Policy;  
Campbells Creek Heritage Precinct  
Fryerstown Heritage Precinct  
Guildford Heritage Precinct  
Newstead Heritage Precinct  
Vaughan Heritage Precinct
- **Heritage Overlay**
  - Incorporation of five (5) nominated precinct areas;
  - Incorporation of 136 nominated additional individual heritage places identified in the former Newstead Shire (including those individual heritage places within heritage precincts where controls other than those provided for the precinct are recommended);

### **Municipal Strategic Statement**

- It is recommended that Council review the current Municipal Strategic Statement (MSS) to reflect the outcomes of the Heritage Study of the Shire of Newstead. When preparing amendments to this scheme and before making decisions about permit applications, the responsible authority must take the MSS into account. It is therefore essential that the MSS reflect the Shire's Vision, Objectives and Strategies regarding cultural heritage. The revised MSS should be in accordance with the *VPP Practice Note: Format of Municipal Strategic Statements*.

It is recommended that the revised Municipal Profile include a brief overview of the extent, type and location of the heritage places of cultural significance within the Shire.

It is recommended that the Key Influences section of the MSS briefly examine the potential impacts of commercial, residential, rural, tourism and other developments on cultural heritage in the Shire, and the importance of retaining, enhancing and managing the Shire's cultural heritage as part of its identity. The Key Influences section may also briefly explain the importance of the Heritage Study of the Shire of Newstead as a critical tool in providing an understanding and appreciation of the Shire's heritage assets, together with the importance of continuing the Shire's Heritage Advisory Service to assist both the Shire and owners/managers/occupiers of heritage

places with conservation and new development. Additional funding requirements may also be stipulated.

It is recommended that the Objectives, Strategies and Implementation section of the MSS:

- Promote the conservation and enhancement of places of individual or contributory cultural heritage significance within the Shire;
- Promote the conservation and enhancement of those identified heritage areas of cultural heritage significance within the Shire;
- Discourage demolition of heritage places;
- Promote other measures of conserving and understanding the significance of heritage places through the preparation of Conservation Management Plans and community awareness programs;
- Promote new work for sites and buildings in heritage areas that responds to the character, form, scale and context of its surroundings through innovative design;

### **Local Planning Policy Framework**

- It is recommended that a Local Heritage Policy in Clause 22: Local Planning Policies in the Local Planning Policy Framework (LPPF) of the Mount Alexander Planning Scheme be reviewed. This policy should be reviewed in accordance with the *VPP Practice Note: Writing a Local Planning Policy* and divided into an overall Heritage Policy with objectives and policy statements, and 5 proposed individual policies that apply specifically to those heritage areas within the Municipality. Each individual policy to have its own objectives and policy statements;
- These objectives set out how Council will exercise its discretion in the consideration of planning permit applications. Additional objectives should ensure appropriate protection and control of the significant individual and contributory heritage places and should include (but not be limited to):
  - An explanation of the number of individual heritage policies and the extent of the heritage policies and objectives (as an introduction);
  - A cross reference to the Municipal Strategic Statement in the policy basis, to reinforce the Shire's commitment to cultural heritage;
  - More comprehensive policy basis, based on the information of this Report;
  - Objectives and policies that encourage the retention of significant individual and contributory heritage places;
  - Specific detailed policies on the conservation and retention of contributory places within heritage overlay precincts. An overriding policy could read as follows:  
"All heritage places of contributory significance which have been identified and assessed as part of a Heritage Overlay

- Precinct through a process of public consultation should be subject to a Heritage Overlay control in the Planning Scheme. These places have local heritage significance within the heritage area and assist in defining the character of the area”;
- A specific policy on archaeological places, which are automatically protected under the Heritage Act 1995;
  - A reference to all new developments within heritage overlays to be carried out in accordance with the ICOMOS Burra Charter as part of the objectives;
  - Objectives and policies on the conservation and enhancement of heritage places, engineering and street works infrastructure and landscapes;
  - A Demolition Policy that considers the processes required and establishes guidelines for demolition proposals of heritage places;

These additional heritage policies and objectives are required to support the conservation and retention of both the individual and contributory heritage places of cultural significance within the Shire, especially at VCAT hearings. The additional policies and objectives will also compliment and reinforce the specific policies and objectives for each heritage precinct.

#### **Specific Policies for Heritage Precincts (Heritage Overlay Areas)**

- It is recommended that the specific objectives and policies provided for each of the nominated heritage precincts (Heritage Overlay Areas) be considered by Council and implemented. The policy basis for each of these policies has been formed from the supporting background for each precinct (including the statement of significance). Together with the policy basis, the objectives and policies (which set out how Council will exercise discretion) should be derived from sound conservation principles.

#### **C. Recommended Planning Scheme Amendment Process**

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

- Implementation of policies and objectives as set out in this report.
- After careful review of the final draft of the Report, the Council should form an independent opinion of the study, consider any alterations deemed necessary and subsequently proceed to public exhibition. It is suggested that an informal exhibition of the study be undertaken prior to the formal planning scheme amendment under the Planning and Environment Act 1987.
- Under the formal planning scheme amendment, if no objections have been received and Council agrees with the Study recommendations,

Council should forward the exhibited amendment to the Minister for Planning requesting approval.

- If Council receives submissions objecting to the planning scheme amendment, it is recommended that Council should not automatically remove the particular heritage place/s from the proposed precinct, but where appropriate, negotiate with the objector. Council should refer objecting submissions to the Heritage Advisor for review and to make comment where appropriate. If an objecting submission cannot be accommodated to the satisfaction of the objector and Council in the Amendment, then the submission should be referred to an Independent Panel (appointed by the Minister for Planning) for assessment. Council will then consider the Panel's recommendations and decide to change the Amendment, adopt it unchanged or abandon it. Unless Council decides to abandon the proposal, the amendment is then sent to the Minister for Planning and Local Government requesting approval.
- It is recommended that the individual heritage places and the five heritage precincts (including the heritage places of individual and contributory significance within them), which have been researched, assessed and developed according to the ICOMOS Burra Charter and the Criteria for the Register of the National Estate (as prescribed in the *VPP Practice Note: Applying the Heritage Overlay*), be nominated for inclusion in the Mount Alexander Planning Scheme, subject to the normal statutory amending processes provided under the Planning and Environment Act 1987.
- It should be noted that the Schedule to the Heritage Overlay in the new format Planning Scheme does not specifically indicate the significance of specific individual and contributory places or list every individual and contributory place. Rather, the Schedule to the Heritage Overlay identifies each of the heritage precincts, together with individual heritage places outside the precincts and individual heritage places within the precincts that may have a varying planning control (ie. external or internal paint controls, tree controls, etc.). Reference to the Heritage Study of the Shire of Newstead for information about each individual and contributory place will be required.
- It is recommended that the extent of heritage controls to all objects and monuments (but not buildings) also apply to an area of 5-10 metres from the object or monument. The extent of the heritage overlay for heritage places ie buildings should be carefully assessed particularly for places in rural areas. Views of the place from the street are important and should be included as part of the heritage overlay where possible.
- It is recommended that a Schedule to the Heritage Overlay be prepared, in accordance with the adopted VPP format (to Clause

43.01), for the five heritage precincts, individual heritage places outside the heritage precincts and individual heritage places within the heritage precincts where the planning controls may vary (reference to each of the heritage citations in the Heritage Study of the Shire of Newstead is required to determine those places to be included on the Schedule). The Schedule should be prepared in accordance with the *VPP Practice Note: Applying the Heritage Overlay*.

**D. Additional Planning Issues to be considered by Council**

- It is recommended that a briefing paper be prepared (by Council officers) for the consideration of Council. This paper should outline the recommendations of the Study and direction to be undertaken.
- It is recommended that the Town Planner notify the relevant Council staff effected by the outcomes of the former Newstead Study including (but not limited to):
  - Rates and revenue (with regard to identifying the heritage property on the rate data).
  - Engineering (particularly with regard to the recommendations on bridges and street construction details).
- It is recommended that a workshop be provided about the Study and its outcomes, for the benefit of Councillors and key Council officers.

**E. Council Heritage Incentives**

- It is recommended that the Mount Alexander Shire Council consider developing financial and other incentives to assist owners of places within heritage precincts. These incentives may include (but are not be limited to):
  - Promoting further awareness of the availability of Council's Heritage Advisor, to assist owners of heritage properties with basic advice on restoration, reconstruction, and alteration.
  - Developing a discount rates scheme for owners of heritage properties. This scheme could be used to encourage restoration, reconstruction or refurbishment of heritage places (buildings, streetscapes and areas). It could be the basis of townscape improvement schemes in the towns which form heritage precincts, whereby local traders are actively involved in contributing funds appropriate restoration and improvement projects, such as painting shopfronts, improving signage on buildings, and introducing street furniture appropriate to the period and character of the precinct.

**F. Public Awareness Program**

- In addition to the exhibition of the Heritage Study of the Shire of Newstead to the public and the formal notification to effected owners, it is recommended that the Mount Alexander Shire Council conduct local information sessions for the benefit of owners effected by the study.



Other recommendations are also provided in the main Report.

## **7.0 Study Format**

The study document is comprised of 3 sections.

Section 1 comprises the main Report (including the study methodology, statistical results, heritage precincts and heritage program recommendations).

Section 2 forms the Thematic Environmental History prepared by Phil Taylor.

Section 3 comprises 4 volumes which contain the heritage citations for each of the individual and contributory heritage places within the study area. Volumes 1 to 4 include location maps and lists of each heritage place.



## **1.0 Introduction to the Study**

The purpose of this heritage study is to identify, assess and document all post-contact places of cultural significance within the former Shire of Newstead and to make recommendations for their future conservation.

The heritage study has been divided into two stages.

Stage One was completed in 1998 and involved the preparation of a thematic environmental history and the identification of all places of potential cultural significance across the study area.

The Shire of Newstead Heritage Study Stage 2 was commissioned by the Mount Alexander Shire Council in January 2000. Stage Two involved the assessment of significance and documentation of those places that were identified to be of cultural significance in the Stage One survey.

The consultants reported to a steering committee comprised of representatives of the Shire, Heritage Victoria and the local community. The study brief is attached as Appendix B. The study area was the former Shire of Newstead.

### **1.1 The Study Team**

#### **Stage One**

- Wendy Jacobs, Architect & Heritage Consultant: Project Manager, fieldwork, identification of heritage places, attendance at meetings, community consultations;
- Phil Taylor, Historian: Environmental History, fieldwork, identification of heritage places, attendance at meetings, community consultations;

#### **Stage Two**

- Wendy Jacobs, Architect & Heritage Consultant: Project Manager, fieldwork, research, assessments, attendance at meetings;
- Vicki Johnson, Architectural Historian: fieldwork, research and assessments, attendance at meetings;
- Phil Taylor, Historian: Environmental History, research and assessments;
- Robyn Ballinger, Historian, Research and assessments;
- Dr David Rowe, of Authentic Heritage Services Pty Ltd, Architectural Historian: fieldwork, some research, assessments for heritage places & precincts;

### **1.2 Sections**

The Study is divided into three sections:

**Section One** - contains the project report, planning and other heritage recommendations for individual places and areas of special significance.

**Section Two** - contains the Environmental History of the former Shire of Newstead. This is structured around key themes that provide an historical explanation for the

present appearance of the Study area. This is a revised version of the history completed in Stage 1.

**Section Three** - contains documentation on individual places which reflect themes outlined in the Environmental History. These places are recommended for protection under the Local Planning Scheme or the provisions of the Historic Buildings Act. The places are arranged by geographical location alphabetically and within these locations, again, alphabetically by road name.

### **1.3 Acknowledgments**

The Consultants sincerely appreciated the assistance and support received throughout the course of the Study. Particular appreciation is given to the Study Steering Committee:

- Cr Peter Skilbeck
- Liz Cody
- Barry Sheen
- Cr. Debbie Smith
- Jenny Climas (Heritage Victoria Representative)
- Gary Chisholm (Town Planner)
- Gerald Jenzen (Town Planner)

Many people have participated in the Study and their contribution has been invaluable. In many cases they have provided insights into aspects of the Shire's heritage which might otherwise have been overlooked. The consultants would like to thank: Dawn Angliss, David Bannear, Dot Baldwin, Dave Barkla, Elsie Barkla, Enid Boucher, Margaret Callister, Rony Caspi, Dorothy Clark, Ros Coffey, Pat and Carlo Cubetta, Alex and Joan Culvenor, Susan and Paul Dullard, Terry Duus, Jim Ebery, John Ewing, Haridas Fairchild, Maureen and Maurie Heagney, Ian and Alleyne Hockley, John and Lynne Landy, Kevin and Irene Leathbridge, Diane Linton, John McKay, Ern McManus, Rae McPhee, Sandra Major, Wally Maple, Bill Mein, Tony and Jenny Morton, Cr Jim Norris, Elise Padreny, Frank Passalacqua, Bet Pedretti, Herb. Rasmussen, Marj Rilen, Cliff Sheehan, George and Thelma Shill, Les Simmons, Andrew Temby, Dave Timson, Janet Trudgeon, Adele Tyzack, Bill Webb, Lois Williams, Newstead and District Historical Society, Castlemaine Historical Society, Chiltern Historical Society, Guildford Public Hall Committee, Fryerstown Burke & Wills Memorial Hall Committee, Campbells Creek Senior Citizens Club, staff of the Newstead Office of the Mount Alexander Shire and owners and residents who have contributed information about the history of the former Shire of Newstead.

### **1.4 Consultants Brief**

#### **Stage 1**

The Mount Alexander Shire commissioned Stage 1 of the Newstead Heritage Study in 1998. The study was funded jointly by the Victorian Department of Infrastructure (Heritage Victoria) and the Mount Alexander Shire. The total budget for Stage 1 was \$22,500.00.

The purpose of the study was to provide a comprehensive survey of potential places of post contact cultural significance in the former Newstead Shire. The objectives of the study were therefore to:

- Prepare a thematic environmental history of post-contact settlement and development of the study area
- Identify all post-contact places of potential cultural significance in the study area
- Estimate the resources required to fully research, document, and assess the cultural significance of all the places identified in Stage 1

## **Stage 2**

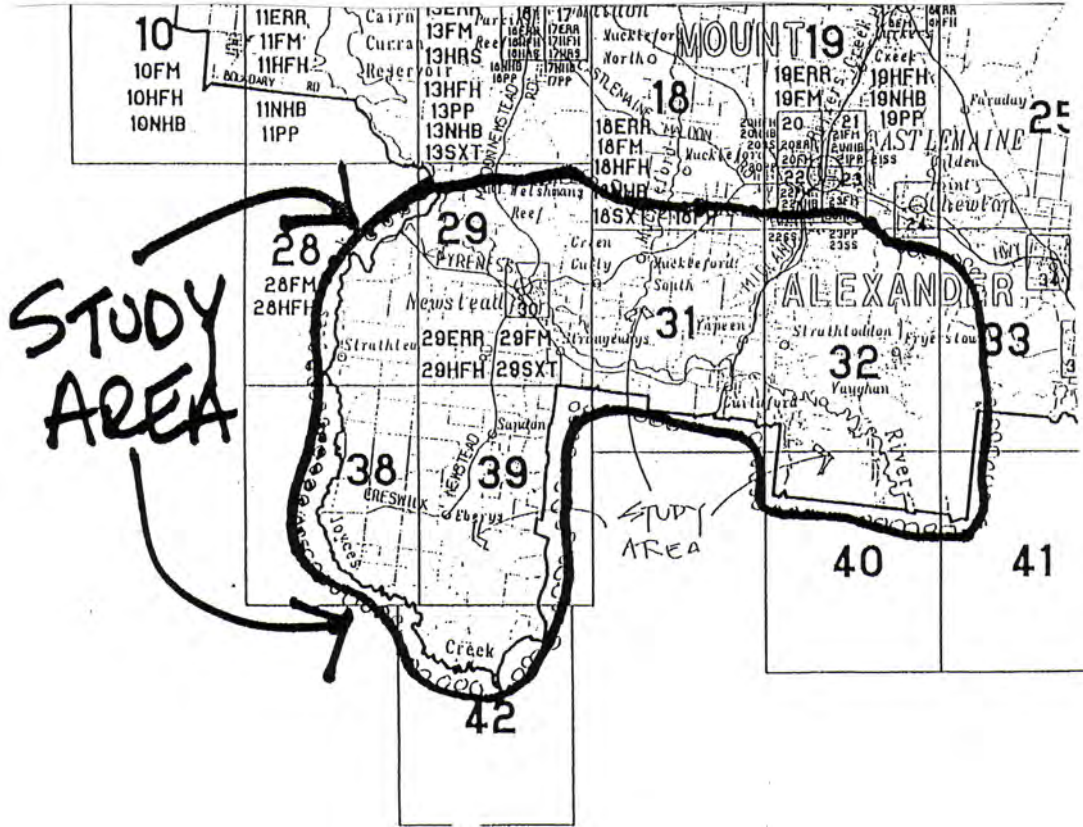
The Mount Alexander Shire commissioned Stage 2 of the Heritage Study of the Shire of Newstead in 2000, to continue the work in the study area identified in Stage 1. It was funded jointly by the Mount Alexander Shire and the Department of Infrastructure. The total budget for the project was \$47,500 (plus GST).

The purpose of Stage 2 of the study was to:

- Rigorously assess and document the identified places of post-contact cultural significance against the Australian Heritage Commission's criteria. This largely involved the assessment of those potential places identified in Stage 1, together with heritage area precincts, research and assessment of some further individual places that had not been identified in Stage 1
- Review of the Thematic Environmental History
- Provide recommendations for statutory registers
- Provide recommendations for a heritage conservation program for the study area

## **1.5 The Study Area**

The Study Area is comprised of the former Shire of Newstead prior to its amalgamation into the Shire of Mount Alexander in 1995. It includes the towns and rural localities of Campbells Creek, Campbelltown, Fryerstown, Glenluce, Green Gully, Guildford, Irishtown, Joyces Creek, Muckleford South, Newstead, Sandon, Spring Gully, Strangways, Strathlea, Tarlita, Vaughan, Welshmans Reef, Werona, Yandoit Hills and Yapeen.



Source: Study Brief

## 1.6 Terminology

The terminology of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (November 1999) is used throughout this study. Refer to Appendix 6.02 for a copy of the *Burra Charter*. The identification and documentation of potential post-contact places of cultural significance has been interpreted using the definitions provided in the *Burra Charter*. Some of the critical definitions identified in the *Burra Charter* and used in this study are:

Article 1.1: *Place* means site, area, building or other work, group of buildings or other works, and may include components, contents, spaces and views. The concept of place should be broadly interpreted. The elements described in Article 1.1 may include memorials, trees, gardens, parks, places of historical events, urban areas, towns, industrial places, archaeological sites and spiritual and religious places.

Article 1.2: *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups. The term cultural significance is synonymous with heritage significance and cultural heritage value. Cultural significance may change as a result of the continuing history of the place. Understanding of cultural significance may change as a result of new information.

## **2.0 Methodology**

### **2.1 Stage 1**

The method of identifying places of cultural significance within the former Newstead Shire for Stage 1 combined a number of approaches.

1. A detailed field survey using 1:25,000 scale topological maps in tandem with current Shire township maps for the towns and larger settlements.
2. Each site which appeared on prima facie evidence to meet the criteria described was photographed and mapped.
3. Those places identified on the Victorian Heritage Register, the Register of the National Estate and the Register of the National Trust of Australia (Victoria) and identified by members of the Steering Committee and local residents as having possible heritage value were photographed and mapped.
4. Each site photograph was attached to a file sheet with its location and mapping details noted. The sheets are arranged in binders according to locality. Information obtained from documentary searches and rate book searches were added to the appropriate citation sheet. The file sheets form an Appendix to this report. One copy of the appendix of 803 sites is held by the Mt Alexander Shire.
5. A series of community workshops was begun in which it was proposed to have two or three residents from each locality within the Shire to provide information on the sites within their locality. This was only partially completed as part of Stage 1 of the study.

### **2.2 Stage 2**

**2.2.1** The research, documentation and assessment of individual heritage places, together with the heritage precincts (heritage areas), occurred over a 3 year period. The Consultants reported on their progress, queries and outcomes of the study to the Steering Committee members who provided valuable and constructive comments.

#### **2.2.2 Consultations**

A critical and highly valuable component of the study that considerably enhanced its progress and outcomes for Stage 2 was consultations between the consultants and the community, and the consultants and the Steering Committee. While the bulk of the consultations with the broader community were carried out in Stage 1, consultations for Stage 2 took the following forms:

- Interviews (in person or by phone) with interested and knowledgeable individuals about the history and development of particular parts of the study area or particular individual places. In a number of cases, these interviews assisted in achieving a greater degree of accuracy with historical research;
- Visits to Historical Societies: A number of visits were paid to the Newstead and District Historical Society, together with visits to the



Castlemaine Historical Society and discussions with the Chewton Historical Society. Additional visits to members of the historical societies who were able to assist with historical information were also carried out;

- Site visits, meetings and follow-up communications: a small number of visits and follow-up communications were made with the owners/occupiers of some places to further progress the initial fieldwork in Stage 1;
- Regular communication with Steering committee: regular meetings assisted in the effective development of the study;

### **2.2.3 Individual Heritage Places**

Individual heritage places were identified, documented, researched and assessed and involved the following:

- Further development of Heritage Citation Sheets: to record all necessary information and assessments, broadly following the requirements of the Project Brief (see Appendix 6.01);
- Documentary Research: The references provided from the community consultations, together with local historical manuscripts, publications, directories, notes, historical photographs, files at Heritage Victoria and the National Trust of Australia (Victoria), archives at the Public Record Office, Victoria, manuscripts and publications at the State Library of Victoria and land data information at Lands Victoria were researched and compiled as part of individual research packages for each heritage place. Oral history material simultaneously collected from the additional interviews was added to the respective research packages;
- Documentation and Assessment: The descriptions, histories, comparative analyses (where applicable), statements of cultural significance and recommendations for statutory registers for each individual heritage place were then carried out. Importantly, the statements of significance were developed according to the *ICOMOS Burra Charter (November 1999)* and the criteria for the Register of the National Estate as prescribed in the *VPP Practice Note: Applying the Heritage Overlay* (see Section 4 for the Assessment Criteria);

### **2.2.4 Heritage Precincts**

- Additional Fieldwork: During the research and assessment process for additional individual heritage places, fieldwork was also conducted in each of the potential precincts identified. Each precinct area was assessed according to the criteria for the Register of the National Estate, in conjunction with the criteria specifically developed for this study (see Section 4). Three main categories were used to determine the significance of these areas these categories being: Buildings & Significant Details, Urban Design & Engineering Infrastructure, and Landscaping. Maps and plans were also used during the fieldwork process;
- Assessment of Precincts: After the completion of research and documentation of all individual heritage places within a precinct area,

and the collection and analysis of historical maps and other documentation, each precinct was developed according to the following headings:

- Historical Overview
- Description (Precinct Boundaries, Buildings & Significant Details, Urban Design & Engineering Infrastructure, and Landscaping)
- Statement of Significance.
- 

From this information the policy basis, objectives and policy statements of each precinct were prepared.

### **2.2.5 Review of Thematic Environmental History**

After the completion of most of the individual heritage places and the precincts, some minor additions and amendments were made to the Environmental History.

### **2.2.6 Explanatory Report & Heritage Program**

Towards the conclusion of the assessment and documentation of the individual heritage places, this report was compiled, with some statistical information extrapolated from the study database to determine the results of the study. A heritage program has also been developed as a consequence of the research and assessments of the heritage places within the study area. This program with specific recommendations forms Section 5 of this report.

### **3.0 Scope of Works & Assessment**

#### **3.1 Thematic Environmental History**

The Thematic Environmental History component of the study was structured according to themes developed from the Principal Australian Historic Themes of the Australian Heritage Commission. The historical themes and sub-themes utilized throughout the Environmental History are as follows:

1. The Environmental Setting
  - 1.1 Tracing climatic and topographic change
  - 1.3 Assessing scientifically diverse environments
  - 1.4 Appreciating the natural wonders of Australia
  - 3.22 Catering for tourists
2. Exploration and Pastoralism
  - 2.4 Migrating
  - 2.6 Fighting for the land
  - 3.4 Developing primary production
  - 3.15 Struggling with remoteness, hardship and failure
  - 8.12 Living in and around Australian homes
  - 9.7 Disposing of dead bodies
3. Gold
  - 2.4 Migrating
  - 3.3 Exploiting natural resources
  - 3.10 Altering the environment for economic development
  - 3.11 Feeding people
  - 5.1 Working in harsh conditions
  - 5.2 Organising workers and work places
4. Towns and Settlements
  - 3.18 Marketing and retailing
  - 3.21 Lodging people
  - 4.1 Planning urban settlement
  - 4.2 Supplying urban services (power, transport, fire prevention, roads, water, light and sewerage)
  - 4.3 Developing urban institutions
  - 4.5 Making towns to serve rural Australia
  - 4.6 Remembering significant phases in the development of towns and suburbs
5. Transport and Communications
  - 3.6 Establishing lines and networks of communication
  - 3.7 Moving goods and people
  - 3.10 Altering the environment for economic development
  - 4.2 Supplying urban services (power, transport, fire prevention, roads, water, light and sewerage)
6. Water Supply
  - 3.3 Exploiting natural resources
  - 4.2 Supplying urban services (power, transport, fire prevention, roads, water, light and sewerage)
7. Agriculture
  - 2.4 Migrating

- 2.5 Promoting settlement on the land through selection and group settlement
- 3.4 Developing primary production
- 3.8 Farming for export under Australian conditions
- 3.10 Altering the environment for economic development
- 8. Industry
  - 3.12 Developing an Australian manufacturing capacity
- 9. Local Government
  - 4.1 Planning urban settlement
  - 4.2 Supplying urban services (power, transport, fire prevention, roads, water, light and sewerage)
  - 7.2 Developing institutions of self-government and democracy
  - 7.5 Developing administrative structures and authorities
- 10. Community Life
  - 3.19 Informing Australians
  - 3.20 Entertaining for profit
  - 4.3 Developing urban institutions
  - 6.1 Forming associations, libraries and institutes for self-education
  - 6.2 Establishing schools
  - 8.1 Organising recreation
  - 8.4 Eating and drinking
  - 8.5 Forming associations
  - 8.6 Worshipping
  - 8.7 Honouring achievement
  - 8.8 Remembering the fallen
  - 8.9 Commemorating significant events and people
  - 9.6 Mourning the dead
  - 9.7 Disposing of dead bodies

Note: the order here follows the Australian Heritage Commission's theme list. The numbers refers to their numbering system

### **3.2 Heritage Places**

A total of 413 individual heritage places were identified, researched, assessed and documented and recommendations made for inclusion on a statutory register. The majority of these places have been identified in townships and smaller settlements. Heritage citations are provided in Section 3, Volumes 1 to 4 and a glossary of terms used for the heritage citations is provided as Appendix 6.07.

Of this total:

- 273 places have been recommended for inclusion or retention as a heritage overlay on the Mount Alexander Planning Scheme (either as individual places or places within a heritage precinct);
- 23 places have been recommended for retention as an individual heritage overlay on the Mount Alexander Planning Scheme;
- 116 places have been recommended for individual inclusion as a heritage overlay on the Mount Alexander Planning Scheme;
- 25 places have been recommended for retention on the Victorian Heritage Register;
- 10 places have been recommended for addition to the Victorian Heritage Register.
- 18 places have been recommended for retention on the Victorian Heritage Inventory (approximately 30 other places on the Victorian Heritage Inventory are within the Castlemaine Diggings Heritage National Park and are not listed separately) ;
- 31 places have been recommended for addition to the Victorian Heritage Inventory;

All of these places have been assessed according to the *Australia ICOMOS Burra Charter (November 1999)* (see Section 4 and Appendix 6.02) and the criteria for the Register of the National Estate, as prescribed in the *VPP Practice Note: Applying the Heritage Overlay* (Appendix 6.07). The total number of places identified also includes (for details of the terms used, refer to Section 4):

- 55 places of contributory significance within heritage precincts;
- 85 conservation desirable places;

### 3.2.1 Individual Places

The following breakdown provides an indication of the number of heritage places assessed, according to their location and level of significance:

Location	Total Number of Places	Places of State Significance	Places of Local Significance	Contributory within a Heritage Precinct	Conservation Desirable Places	Heritage Inventory
Campbells Creek	94	5	47	19	23	1
Campbelltown	6	1	2		3	1
Fryerstown	42	5	25	8	4	3
Glenluce	4		1		3	
Green Gully	5		2		3	1
Guildford	37	3	20	5	9	5
Irishtown	5	2			3	2
Joyces Creek	5	2	2		1	
Muckleford South	6	1	5			2
Newstead	94	1	71	14	8	1
Sandon	10	1	7		2	1
Spring Gully	16	7	3		6	13
Strangways	13		11		2	3
Strathlea	4				4	
Tarilta	5		2		3	5
Vaughan	18	2	7	9		3
Welshmans Reef	9		7		2	1
Werona	4	1	1		2	1
Yandoit Hills	10	2	5		3	3
Yapeen	26	2	20		4	3
	413	35	238	55	85	49

Note that Heritage Inventory places have been assessed as of Local Significance, Contributory or Conservation Desirable in addition to being recommended for addition to the Victorian Heritage Inventory.

For a full listing of heritage places outside heritage precincts refer to Appendix 6.06. For listing of those places within precincts refer to Section 3.3. Conservation desirable places are listed in Appendix 6.08.

### 3.2.2 Rural Areas

Most of the places identified are in the townships, but the smaller localities also provide a range of significant heritage places including homesteads, farmhouses, public halls, cemeteries, monuments, memorials, bridges, other infrastructure and archaeological sites (including mining sites).

### 3.2.3 Archaeological Sites

There are large numbers of archaeological sites, especially mining sites, within the study area. The response to the brief included a proposal for an archaeological review of selected sections of the study area by an archaeologist. Due to circumstances beyond the control of the consultant, although work commenced on this section of the project, it was not completed by the archaeologist. The archaeological sites were assessed using information from the Victorian Heritage Inventory, David Bannear, *Historic Mining Sites in the Castlemaine/Fryers Creek Mining Divisions*, Department of Conservation and Natural Resources, September 1993 and the field survey.

### 3.2.4 Mining Sites

A major theme of the study area is the discovery of gold and the protection of mining sites is of great importance to the heritage of the study area. There are a large number of mining sites within the study area. The majority is on Crown Land and most fall within The Castlemaine Diggings National Heritage Park.

The Castlemaine Diggings National Heritage Park, stretching from north of Chewton, south through the Fryerstown and Vaughan Springs areas, encompasses an area of approximately 7,500 hectares. Most of the area is covered with regrowth box-ironbark forest which has been harvested to supply fuel and timber for mines and other local industry.

Gold was discovered in the Castlemaine area in 1851 and was first won from surface or shallow workings, mostly by panning or cradling. These alluvial methods were later followed by the use of horse-powered puddling machines and larger scale quartz reef mining and crushing batteries. Mining and exploration in the area continues today, although the numbers of mines and miners have greatly declined. There are many relics of the different types of mining activities scattered throughout the park including old shafts, tunnels and open cut mines, water races, building ruins, machinery foundations and abandoned machinery.

The Park includes the reserve at Vaughan Springs, created in 1878. It was originally 1.5 hectares and has grown and developed into an area covering approximately 100 hectares along the Loddon River. The mineral springs were first found by the alluvial miners who discovered gold in the area in 1853.

In October 2002, Vaughan Mineral Springs Reserve, Castlemaine-Chewton Historic Area, Upper Loddon Flora Reserve and areas of State Forest became the Castlemaine Diggings National Heritage Park, which is a new public land category for Australia.<sup>1</sup>

“The reserve lies at the heart of the central Victorian goldfields, in an area famed for cultural tourism. Despite the widespread impact of gold mining, the park contains many significant Aboriginal sites. The gold diggers literally tore up the country to bits giving the place the appearance, as one observer remarked, of *‘a great cemetery in which all the graves have been opened and emptied of their contents.’*”

In pursuit of wealth, miners puddle, sluiced and dredged alluvial gullies and hillsides, dammed creeks and gullies, built roads, constructed water races and dug intricate networks of quartz reefing shafts, tunnels and open-cuts. They erected machinery of wood, stone and iron which, depending on the capital involved, was driven by hand, animal, steam or water power.

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<sup>1</sup> The information on the Park is extracted from the Parks Victoria website on 27 October 2003 [www.parkweb.vic.gov.au](http://www.parkweb.vic.gov.au)

Almost every gully, flat and hill in the park was named in the gold rush, and these names provide insights into the ethnic and regional groups of the gold seekers. These were the first home of the new settlers to Victoria.

The historic reserve has nearly 1,000 archaeological sites documenting aspects of the gold rush and mining.”<sup>2</sup>

The Castlemaine Diggings National Heritage park has been nominated for inclusion on the Victorian Heritage Register (2003).

Those places within the Castlemaine Diggings National Heritage Park which are included individually on the Register of Heritage Victoria have been included as individually significant places in this study. These places are:

<b>Place No.</b>	<b>Name and address</b>
SG/11	Eureka Reef Sites, Spring Gully
SG/12	Spring Gully Mining Site Group, Spring Gully
SG/13	Cobblers Gully Puddling Machine, Old Coach Road, Spring Gully
SG/14	Old Coach Road and Accommodation Paddock, Spring Gully
SG/16	Spring Gully Gold Puddling Site, Spring Gully
IR/04	Red Hill Hydraulic Sluicing Site, Campbells Creek Fryers Road, Irishtown
V027	Sailors Gully Gold Mining Precinct, Sailors Gully, Vaughan

The following places were included as part of the places to be investigated as part of Stage 2 of the study. As they are include within the park and well documented by David Bannear in *Historic Mining Sites in the Castlemaine/Fryers Creek Mining Divisions*, Department of Conservation and Natural Resources, September 1993, they have not been included as individually significant places within the final study report. This does not imply that these places have lower heritage value than places included within the report. They are all significant heritage sites which interpret the gold era within the study area. They are outside the province of the Mount Alexander Planning Scheme and are administered and protected by Parks Victoria.

<b>File No.</b>	<b>Name and Address*</b>
CC128	White Hill Open Cut, Blanket Gully Road, Campbells Creek, HI No. -H7723-0366, Bannear Site No.109.1, Report No.162
CC129	Bald Hill Cement Workings, Blanket Gully Road, Campbells Creek, HI No, - H7723-0365, Bannear Site No.109, Report No.162
CC130	Ajax/Boliva Reef Sites, Moscript Street (off), Campbells Creek
F020	Mullock Heap (Fryer's Co. Mine), Cemetery Road, Fryerstown
F036	Perseverance Mine Dump, High Street, Fryerstown

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<sup>2</sup> Castlemaine – Chewton Historic Reserve Visitors Guide prepared by Parks Victoria, May 2002. The map also comes from this source.

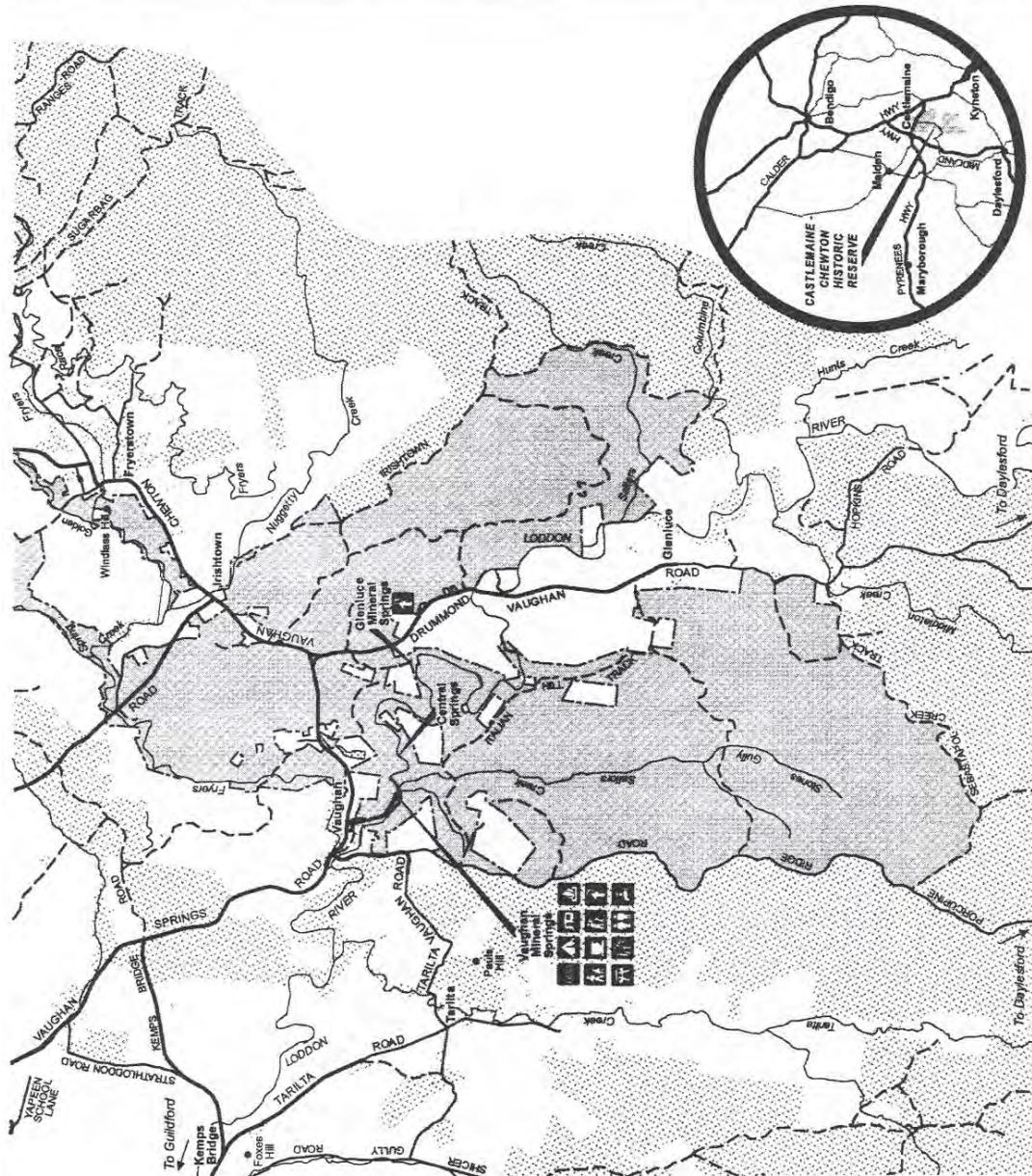
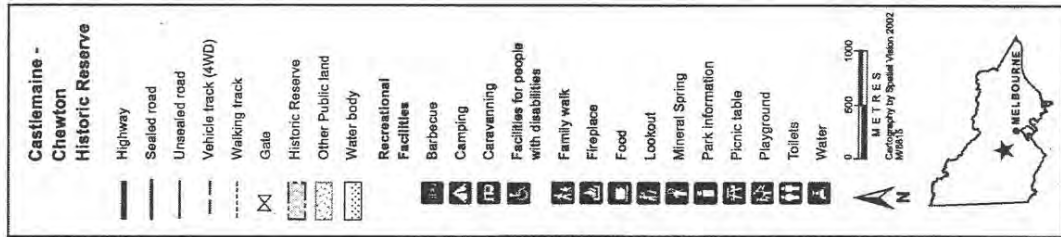


<b>File No.</b>	<b>Name and Address*</b>
F048	Mosquito Company Mine, Chewton Fryers Road (off), Cattles Reef, Fryerstown
F049	Quartz Roasting Kilns, Crocodile Reservoir Road, Fryerstown
F050	Crocodile Reservoir Reef Workings and Blacksmiths, Crocodile Reservoir Road (off), Crocodile Reef, Fryerstown
F053	Fryers Company Mine, Cattles Reef, Fryerstown
F054	Cumberland Company Mine, Cattles Reef, Fryerstown
F055	Burdett Coutts Co. Mine, Cattles Reef, Fryerstown
F056	Quartz Roasting Kiln, Crocodile Gully, Fryerstown
F059	Specimen Hill Sites, Chewton-Fryers Road, Fryerstown
F060	Whim Shaft (Platform), Chewton-Fryers Road (off), Fryerstown
FSG23	Sluiced Cobblers Gully, Old Coach Road, Cobblers Gully.
FSG28	Blacksmith (Spring Gully) Reservoir, Blacksmiths Gully, east of Specimen Hill, Spring Gully
FSG29	Joe's Gully Battery Site, Spring Gully
FSG33	Wattle Gully West Mine, Spring Gully
FSG34	South Wattle Gully Company Mine, Spring Gully,
FSG35	Wattle Gully Extended Company, Spring Gully
FSG36	Wattle Gully United Company, Spring Gully
FSG38	Platform EG-3, Spring Gully, HI No.H7723-0099
FSG39	Campbells Creek Channel, Spring Gully, HI No.-H7723-0088
IR011	Chapel Hill Company Mine, Campbells Creek Fryers Road, Irish Town, HI NO.-H7723-0192 Bannear Site No.75, Report No.162
IR012	German Gully Sites, German Gully, Irish Town
IR013	Little Nuggetty Company, Campbells Creek Fryers Road, Campbells Creek, HI No. - H7723-0328, Bannear Site No.76
T009	Ballarat Hill (Cement Workings), Vaughan Tarilta Road, Tarilta HI No. - H7723-0113 Bannear Site No.116, Report No.150
V026	Greenwood/ Liverpool Reefs, Sailors Gully, Vaughan
V028	Butchers Gully Sites, Butchers Gully, Vaughan HI Nos.H7723-0111, H7723-0387, H7723-0388, & H7723-0389, Bannear Sites Nos.55, 56.1-56.5
V030	Moyles Water Race, Vaughan HI No.H7723-0355, Bannear Site No.99, Report No.162
V031	Red Knob, Vaughan, HI No.H7723-0300, Bannear Site No.53.15, Report No.162
V032	Grog Shop Gully Alluvial Workings, Vaughan HI No.-H7723-0378, Bannear Site No.119, Report No.162
V033	Italian Hill Cement Workings, Vaughan, HI No.-H7723-0377, Bannear Site No.118, Report No.162
YP055	Strathloden Sites - Cement Workings, Yapeen, HI No. - H7723-0369, Bannear Site No.111.2, Report No.162

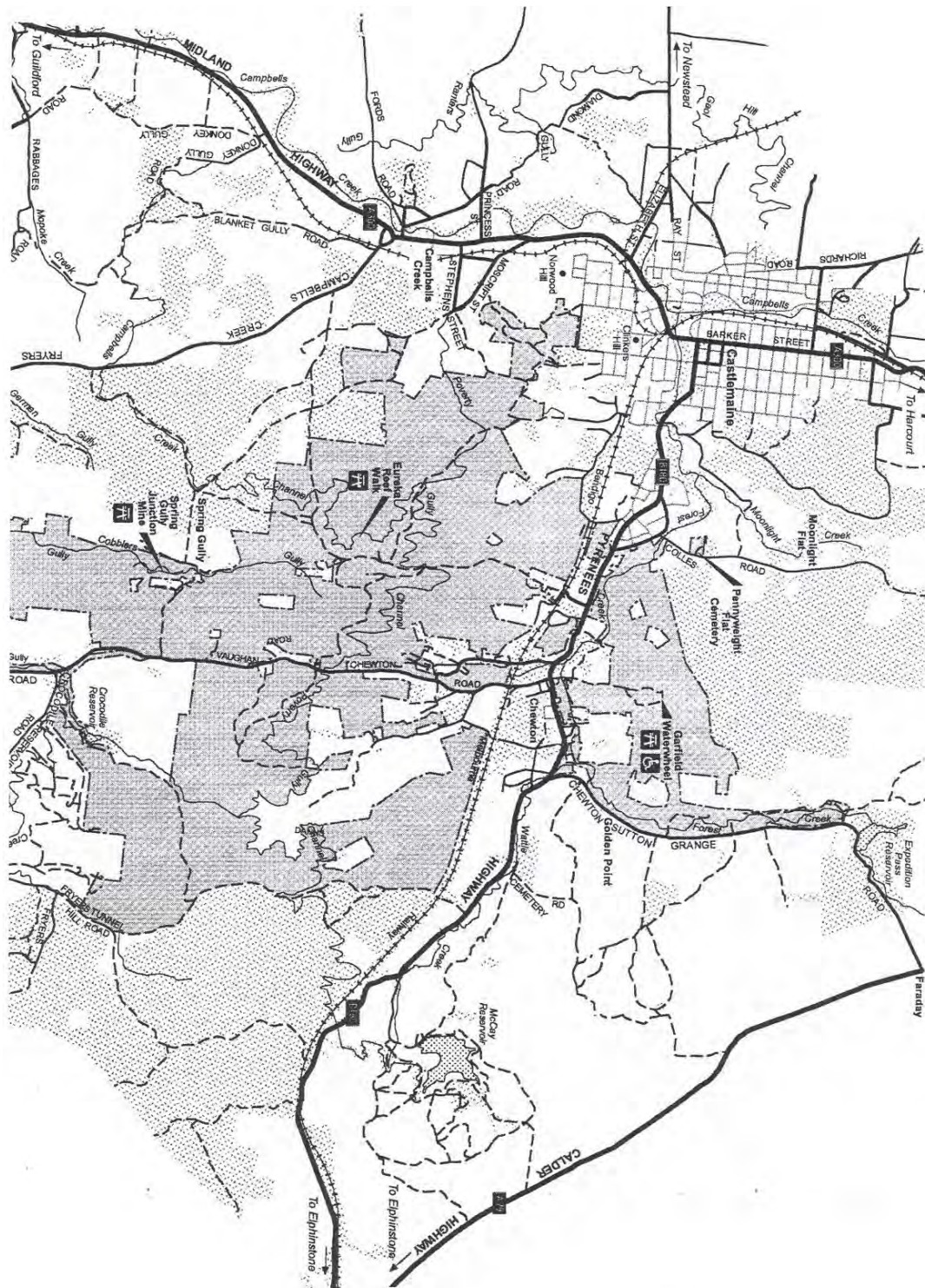
\*Included on the Victorian Heritage Inventory and the reference to the place in *Historic Mining Sites in the Castlemaine/Fryers Creek Mining Divisions*, Department of Conservation and Natural Resources, September 1993 by David Banner

Other mining sites are in forest reserves and on land reserved for public purposes and also fall outside the authority of the Mount Alexander Planning Scheme. These include the following sites listed in Stage 1 of the study. These sites do not have individual citation sheets in Section 3 of this report.

<b>File No.</b>	<b>Name and Address*</b>
GG009	Thorn Hill Reef Quartz Roasting Kilns, Stevens Road, Green Gully HI No. - H7723-0175, Bannear Site No.76, Report No.153"
GG010	Gardners Gully Workings, 500m north of Newstead Road, Green Gully HI No. H7723-0150, Bannear Site No.55, Report No.153"
GG011	Green Gully Reef Workings, 2.5 km along Blow Reef Track from its junction with Golf Links Track, Green Gully, HI No. - H7723-0167, Bannear Site No.70, Report No.153
GG012	Boswarva Hill Reef Workings, Nuggetty Reef, Green Gully
GG013	Unidentified Reef Workings, Blow Reef Track, Green Gully
GG014	Nuggetty Co-operative Co. Mine Site, Blow Reef Track, Green Gully
GG015	John Bull Gold Mining Co. Mine Site, Blow Reef Track, Green Gully
GG016	Great South German Co. Mine and Battery Sites, 100m west of South German Track, Green Gully
GG017	Young Australian Co., Golf Link Track, Green Gully
GG018	Demo Track Workings, junction of Demo and Blow Mine Tracks, Muckleford State Forest, Green Gully
GG019	Gardeners Gully Workings, off Newstead Road, Green Gully
GG020	Blow and Omega Reefs, Blow Mine Track, Green Gully
GG021	Moonlight Gully Alluvial Workings, Golf Link Track, Green Gully
GL009	Nolans Water Race, Glenluce, HI No. - H7723-0356 Bannear Site No.100, Report No.162
WR004	Welshmans Reef and Homeward Bound Cos, Leathbridge Road, Welshmans Reef, HI No. - H7723-0177 Bannear Site No.78, Report No.153"







### 3.3 Heritage Precincts

Five heritage precincts were surveyed in the study.

1. Campbells Creek Heritage Precinct
2. Fryerstown Heritage Precinct
3. Guildford Heritage Precinct
4. Newstead Heritage Precinct
5. Vaughan Heritage Precinct

#### 3.3.1 Precinct Evaluation Criteria

The evaluation criteria developed and utilized in this Heritage Study have been established according to the Heritage Criteria of the Register of the National Estate, as prescribed in the *VPP Practice Note: Applying the Heritage Overlay* (Appendix 6.07). The criteria below were adopted for all precincts in this study, with particular emphasis being placed on those features and qualities that contributed to the overall physical heritage and visual character of each particular area.

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

#### A. *Buildings & Significant Details*

- Building use, ie. residential, commercial
- Building type, ie. detached, semi-detached
- Number of storeys
- Scale of buildings
- Roof form and pitch, ie. gabled/hipped/flat and range of pitch
- Architectural style and/or age of buildings
- Building construction/cladding
  - ie. walls
    - horizontal weatherboard
    - brick
  - roofs
    - galvanised corrugated iron
    - terra cotta tile, slate, etc.
- Eaves characteristics
  - ie. wide or narrow (range)
    - Exposed rafters
- Early chimneys
- Range of front and side setbacks, and access/location of driveway (ie. front – side, rear)
- Height range and type, design and location appropriateness of fences

**B. Urban Design & Engineering Infrastructure**

- Historical street and allotment pattern and average size/s (where applicable)
- Significant urban foci
- Significant views
- Street characteristics  
ie. early kerbing, early paving, verges, etc.

**C. Landscaping**

- Treelines
- Public gardens
- Median strips
- Nature strips

**D. Physical Attributes**

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

## **Heritage Precincts**

### **3.3.2 Campbells Creek Heritage Precinct**

#### **A. Historical Overview**<sup>3</sup>

From its beginning as an extension of the Forest Creek diggings in 1851, the township that grew up beside Campbells Creek had its fortunes tied to neighbouring Castlemaine. The main track south followed the creek. Distributed along it in February 1853 were 'long lines of tents' and up to three thousand bustling diggers. Several stores opened for business on a rise on the track that became known as the Five Flags. The name signifies the multinational digger population and survives today in the Five Flags Hotel that opened with a ball on 1 June 1855.

A visitor strolled along the main road from Castlemaine towards it in January 1856 and noted changes to a settlement barely four years old:

Keeping on the main road, we pass John o' Groats' Hotel, a brick building, judging from appearances ... A little further on, on the right hand, stands the remains of the Shakespeare Hotel, now converted into a ginger beer manufactory [sic] ... On the opposite side of the creek is 70-foot Hill, and a number of others partially worked. ... We pass the Bath Arms, a neat little public house, on the left side, as all the other hotels are. Wheelers Brewery stands on the right hand side, on freehold land, and fenced. Beyond that, is Ranters Gully with numerous tents pitched, very few diggers ... The Primitive Methodists are erecting a place of worship. Further on, a Cornishman has two large paddocks down, drained by a horse pump, and two puddling machines. There are 20 Chinese tents on the hillside above the Five Flags. Between the Five Flags and the Oddfellows, on the left stands the Presbyterian church, the most miserable wretched place of worship we have ever seen ... Arriving at the late Anglo-French hotel, we see signs of life once more ...

Stores built of stone or brick sold a wide range of goods, including boots and shoes and produce from local orchards, and the cottages, such as Duffy's, had 'neat verandahs'.

Quartz and alluvial mining was the town's main industry by 1865 when there were three thousand people in the district and five quartz-crushing mills. The business quarter included eight hotels supplied by the Standard Brewery and, at various times, three other breweries. As well, there were two cordial factories, a plant that made beer from horehound and a tannery Cunnack's Tannery on Winter's Flat. In 1862, nine acres were reserved for a recreation ground where there were cricket and football matches and race meetings.

The town was the administrative centre of the Campbells Creek Road Board District, which had an estimated population of 3,800 and about 900 dwellings. The population of the township fell to a thousand by 1880 when the district was noted for its orchards, not its gold. The closing of the Ajax mine in 1897 marked the demise of quartz mining, but alluvial mining revived between 1902 and 1920 when a company installed two dredges on the creek. Another dredge operated between 1935 and 1942. The dredges provided employment, but greater job security lay in Castlemaine at Thompson's Foundry, the Castlemaine Woollen Mill and the Castlemaine Brewery. Campbell's Creek was a 'melancholy' suburb of Castlemaine in

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<sup>3</sup> This history has been taken from Phil Taylor, *Newstead Heritage Study Environmental History*.

1944. Of its population of about 700, more than 15 per cent lived on pensions.

## **B. Description**

**Precinct Boundaries** (refer to the precinct plan at the rear of this section)

The Campbells Creek heritage precinct represents a linear residential, commercial and cultural area within the picturesque rural setting of the Campbells Creek valley. The spine of the area is Main Road which runs along the east bank of the creek. Main Road has a combination of modestly scaled individually significant and contributory predominantly single storey buildings. There is also an area of small scale housing to the south along Princes Street which was once a major link to Newstead and other mining communities to the west.

### **Buildings & Significant Details**

The Campbells Creek heritage precinct is especially characterised by its collection of significant and contributory, predominantly detached residential buildings that have largely been built in the 19<sup>th</sup> century. There are also a number of significant Victorian commercial buildings, together with the 19<sup>th</sup> century primary school and churches scattered along the precinct.

### **Houses**

Most of the significant and contributory houses are designed in a Victorian or Late Victorian style, articulated with either a single or double fronted composition and are single storey in height. These modestly scaled houses mainly have hipped and/or gabled roof forms with a roof pitch between 25 and 40 degrees. The bulk of the houses feature narrow eaves, brick chimneys and feature front or return verandahs (generally as simple skillions, bullnosed or convex forms). These buildings have stone, brick, horizontal timber weatherboard or rendered masonry wall finishes, with timber framed windows (predominantly double hung). All the houses have corrugated steel roof cladding.

Generally, the front fencing to the houses is low and visually permeable with vegetation behind. These fences do not necessarily have heritage value, but they do allow views to the buildings and vegetation and include open picket, cyclone wire and woven wire construction.

Garaging (including carports), sheds and other outbuildings are generally located towards the rear of the properties.

### **Commercial Buildings**

The majority of the former and existing commercial buildings were built in the 19<sup>th</sup> century and are constructed of rendered masonry, stone and brick and many feature parapets with hipped and/or gabled roof forms behind at a pitch between 25 and 35 degrees. Apart from the Diggers Store towards the northern end of the precinct, the commercial buildings are single storey in height and contextually modestly scaled. Many were combined residences and shops and most of the former commercial buildings are now used as



houses. Many buildings feature front skillion verandahs but few project over the footpaths. There are some minimal advertising hoardings.

Some commercial buildings have brick chimneys that adorn the rooflines, and most have corrugated steel roof cladding. Narrow overhangs are features of the eaves. Another feature of some buildings is the retained shop windows.

Signage is generally situated in the original/early parapet and verandah hoarding locations. There are various examples of advertising that are sympathetic and appropriate for the style of the building, such as the Five Flags Hotel and general Store.

### **Other Buildings**

Within the southern area of the precinct is a significant brick primary school building and war memorial. Punctuating the precinct are two former churches dating from the 19<sup>th</sup> century, one is now used as a school and the other was used in the late twentieth century as an antique gallery. These single storey buildings have steeply pitched gabled roof forms. There are also two small lodges with distinctive semi circular front parapets, one a Rechabite tent and the other an Oddfellows hall. The timber former Shire of Newstead office is another significant small building in the lineal precinct.

## **C. Urban Design & Engineering Infrastructure**

The Campbells Creek heritage precinct is especially characterised by its rural setting that substantially contributes to the overall visual quality of the Campbells Creek Township.

The allotment sizes within the precinct vary from large residential blocks to smaller commercial allotments. A notable feature is the substantial front setbacks to many of the houses, which range approximately between 5 and 15 metres. There is a range of narrow and wide side setbacks. Many of the houses are set within garden settings.

A major characteristic of the precinct is the changing views along the gently winding road with the precinct terminating in the south with the Five Flags General Store and Hotel as a major urban focus. There are a number of views within the precinct to the nearby hills to the east and west, and into and across the creek valley. Other important foci within the township are the two church buildings, the two storey Diggers Store and a number of buildings built on the road boundary or close to the road boundary.

Some of the engineering infrastructure for the Campbells Creek precinct also contributes to the rural character of the area. This infrastructure includes the gravelled verges to most of the roads.

## **D. Landscaping**

The dominant significant, landscape features of the town is the avenue of street trees that stretch along the Main Road from the beginning of the precinct in the north to approximately Stephens Street in the south. The trees are predominately elm trees. They have been substantially and poorly

pollarded on the west side of the road under the power lines. The deciduous blossom trees on the west side of Main Road lining the bowling club also form a significant landscape element in the precinct. The views from the town to the tree line along Campbells Creek are also significant

The private gardens are especially characterised by native and exotic trees, shrubs and flowers, together with open grassed areas.

#### **E. Statement of Cultural Significance**

The Campbells Creek heritage precinct has significance as a predominantly intact 19<sup>th</sup> century township characterised by a lineal collection of significant and contributory modestly scaled houses, civic and commercial buildings. The Victorian styled houses have significance for their single storey height, hipped and gabled roofs clad in corrugated steel, for their rendered masonry, stone, brick, render and horizontal timber weatherboard wall construction, timber framed windows, narrow eaves, brick chimneys and front and/or return verandahs. The former commercial buildings are also largely single storey, some feature parapets with hipped and/or gabled roof forms behind, rendered masonry, brick or weatherboard wall construction, front projecting verandahs and shopfronts (some retaining shop windows). Garaging and carports are generally located at the rear of the properties. Built mainly between the 1850s to 1890s, these houses and existing and former commercial buildings, together with the school, lodges and churches are an important legacy of the development of the township during this critical period.

The Campbells Creek Precinct is **architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates many original and early design qualities associated with the residential and commercial development of the Campbells Creek Township.

The original design qualities of the 19<sup>th</sup> century residential buildings include: predominantly single storey height; hipped and gabled roof forms (with a roof pitch between 25 and 40 degrees); modest eaves; corrugated steel roof cladding; horizontal timber weatherboard, render stone or brick wall construction; timber framed windows (mainly double hung); brick chimneys; and front and/or return verandahs. The low height and visually permeability of some fencing also contributes to the significance of the area, as does the rear location of garaging and carports.

The original design qualities of the 19<sup>th</sup> century existing and former commercial and civic buildings include: single or double storey height; rendered masonry, stone, brick or timber weatherboard wall construction; hipped and/or gabled roof forms (with a pitch between 25 and 35 degrees); narrow eaves, parapets on the main elevations (with signage); front skillion verandahs that project over the footpaths; shopfronts with ingoes and stall boards and the brick chimneys. The 19<sup>th</sup> century primary school and two churches in the southern area also contribute to the architectural significance of the Campbells Creek precinct.

The Campbells Creek precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria E.1). The significant visual qualities important views to the nearby hills to the east and west and the closed and changing vistas along the road terminating in the south by the Five Flags General Store and Hotel. The avenue planting along Main Road, together with other important landmarks including the two storey Diggers Store, churches and lodges along Main Road, and the open, tree bordered bowling club, represent other significant visual qualities.

The Campbells Creek Precinct is **historically** significant at a **LOCAL** level (AHC criterion A.4). It is associated with the development of the Campbells Creek Township from the 1850s, as a result of the goldrush when Campbells Creek was conveniently located within a mining area and on the main road between the thriving goldfields at Ballarat and Castlemaine. By 1856 there were a number of buildings that serviced the local mining areas. The surviving 19<sup>th</sup> century houses, former and existing commercial buildings, school and churches, together with the lineal nature of the town following the creek valley are a legacy of the goldrush era.

Overall, the Campbells Creek Precinct is of **LOCAL** significance.

## **CAMPBELLS CREEK PRECINCT: PLANNING SCHEME FORMAT**

### **Policy Basis**

The Campbells Creek Heritage Precinct has significance for its collection of modestly scaled 19<sup>th</sup> century predominantly single storey Victorian styled houses, commercial buildings, churches and primary school. These buildings are arranged lineally, being generally parallel to the course of Campbells Creek in a rural setting. Significant landmarks in Campbells Creek that contribute to the visual amenity of the area include the Five Flags General Store and Hotel, The Diggers Store and the avenue of deciduous trees lining Main Road. The significant and contributory houses, civic and commercial buildings are largely modest in scale, single storey with hipped and/or gabled roofs (with a pitch between 25 and 40 degrees) clad in corrugated steel. The houses are predominantly single or double fronted, with front and/or return verandahs. A number of the former and existing commercial buildings have distinctive parapets (used for signage) and projecting skillion verandahs. Other intact architectural qualities of the significant buildings include the narrow eaves, brick chimneys, brick, stone, render and horizontal timber weatherboard wall construction, and the timber framed windows. Some commercial buildings also feature shop windows and appropriately located signage on parapets and verandah hoardings. Several of the residential allotments have substantial garden settings with rear garaging. Initially established in the early 1850s as an important service town within a mining area and on the main road between the goldfields at Ballarat and Castlemaine, the Campbells Creek Precinct is an important legacy of this critical period.

### **Objectives**

- To ensure the conservation and enhancement of the individually significant and contributory 19<sup>th</sup> century houses, existing and former commercial buildings, school and churches situated with a rural townscape setting;
- To conserve and enhance the allotment configuration and predominant single storey building height within the Heritage Overlay Area;
- To conserve contextually substantial front and side setbacks, building separation and subdivision throughout the residential allotments of the Heritage Overlay Area;
- To promote and support the continuing, mixed residential and commercial use of the Heritage Overlay Area;
- To conserve and enhance the rural townscape setting, including the gravelled road verges, and views to the nearby hills that form a picturesque backdrop within the town;
- To conserve and enhance the substantial private garden areas largely characterised by mature exotic and native trees, shrubs, perimeter gardens and open grassed areas;

- To conserve and enhance the significant predominantly uninterrupted views to important local landmarks including the Five Flags General Store and Hotel and the Diggers Store and the avenue of mature deciduous trees along Main Road.
- To encourage the contemporary interpretation of 19<sup>th</sup> century building design within the Heritage Overlay Area;
- To encourage appropriately situated and proportioned signage, of complimentary designs and colours to the 19<sup>th</sup> century commercial buildings in the area;
- To encourage the use of appropriate front, visually permeable fence designs (with views of the front gardens and houses) within the Heritage Overlay Area;
- To encourage the appropriate rear location, development, form and scale of garages and/or carports;

### **Policy**

Where a permit is required for a proposal, it is policy to:

- Encourage the existing and intact individually significant and contributory buildings to be retained;
- Promote buildings that incorporate the following design characteristics:
  - Detached single or double fronted buildings with clear visual building separation;
  - Hipped and/or gabled roof forms (with a roof pitch between 25 and 40 degrees);
  - Non-Zincalume corrugated roof cladding;
  - Pressed brickwork;
  - Horizontal timber weatherboard, or rendered wall finishes;
  - Modest eaves;
  - Timber framed windows and doors;
  - Front or side verandahs;
  - Distinctive parapets (commercial buildings only);
  - Projecting front verandahs (commercial buildings only);
  - Appropriately located signage on shopfronts, parapets and verandah hoardings that is of a design, form and colour that compliments the style of the building;
- Encourage the existing allotment configuration to be retained;
- Discourage buildings that are constructed boundary to boundary;
- Encourage the separation between buildings to be equivalent to neighbouring buildings;

- Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings;
- Encourage building heights to be single storey, depending on the following:
  - The highest point of the roof should not be greater than the highest adjacent individually significant or contributory building, whereby the height of the roof should not be greater than the main (overall) adjacent ridge line;
  - The proportion of building roof should not be greater than the proportion of roof to walls of the individually significant and contributory buildings visually connected to it;
  - 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 individually significant or contributory neighbouring buildings visually connected to it;
- Encourage new garages and/or carports to be located at the rear of existing buildings, or at the rear or side of infill buildings.
- Encourage new residential front fences to be no higher than 1200-1300 mm and to be visually permeable to allow views to the houses and their front garden settings;
- Retain the important rural townscape setting, including the gravelled road verges, and the views to the nearby hills that form a picturesque backdrop within the town;
- Retain the predominantly uninterrupted views to important local landmarks including the Five Flags General Store and Hotel and the Diggers Store and the avenue of mature deciduous trees along Main Road.

## **List of Significant and Contributory Places in the Campbells Creek Heritage Precinct**

### **Individually Significant Places (with individual citations)**

(Places that are individually important places of state, regional or local cultural significance that make a contribution to the heritage values of the wider municipality. Retention of these places forms part of the objectives and policies in the Shire of Mount Alexander Planning Scheme).

- CC/01 Alexandra Bridge, Alexandra Street, Campbells Creek
- CC/34 Winnan House, 38 Main Road, Campbells Creek
- CC/35 Phoenix Brewery Residence, 44 Main Road, Campbells Creek
- CC/36 Smith's Country Bazaar, 047 Main Road, Campbells Creek
- CC/41 Powell's Prefabricated House, Main Road, Campbells Creek
- CC/44 Former Rechabite Hall, Tent No.12, 60 Main Road, Campbells Creek
- CC/45 The Digger's Store, 61 Main Road, Campbells Creek
- CC/47 The Stables' house & converted outbuilding, 71-75 Main Road, Campbells Creek
- CC/48 House, 76-78 Main Road, Campbells Creek
- CC/49 Former Palmer's Store, 77 Main Road, Campbells Creek
- CC/51 Phillips House, 84 Main Road, Campbells Creek
- CC/52 Best House, 86 Main Road, Campbells Creek
- CC/53 Olivet Christian College, 89 Main Road, Campbells Creek
- CC/54 Former Oddfellows Lodge, 90 Main Road, Campbells Creek
- CC/55 House, 93 Main Road, Campbells Creek
- CC/56 Former Clifton Brothers Store and house, 95 Main Road, Campbells Creek
- CC/58 Former Holy Trinity Church, 105 Main Road, Campbells Creek
- CC/62 Brick House, 117 Main Road, Campbells Creek
- CC/63 Former Campbells Creek Roads Board Chambers, 118 Main Road, Campbells Creek
- CC/64 War Memorial, Main Road, Campbells Creek
- CC/65 Campbells Creek Primary School No.120, Main Road, Campbells Creek
- CC/66 Jensen House and Butcher's Shop, 136 Main Road, Campbells Creek
- CC/68 Fergusson's Bootmakers and House, 145 Main Road, Campbells Creek
- CC/70 Former Traveller's Rest Hotel, 149 Main Road, Campbells Creek
- CC/71 Five Flags General Store, Main Road, Campbells Creek
- CC/72 Five Flags Hotel, Main Road, Campbells Creek
- CC/73 Stevenson House, 161 Main Road, Campbells Creek
- CC/80 Riley House, Reae 10 Princess Street, Campbells Creek
- CC/82 Smith House, 12 Princess Street, Campbells Creek
- CC/85 House, 24 Princess Street, Campbells Creek
- CC/86 Bray House, 26 Princess Street, Campbells Creek

### **Contributory Places**

(Places that are representative places that contribute to the significance of the heritage precinct. Through restoration or reconstruction they may be brought back to a condition that enables the place to achieve individual cultural significance. Retention of these places forms part of the objectives and policies in the Mount Alexander Planning Scheme).

CC/03	Brick House, Campbells Creek Fryers Road
CC/20	Sheehan House, 4 Diamond Gully Road, Campbells Creek
CC/37	Paull House, 50 Main Road, Campbells Creek
CC/38	Timber House, 51 Main Road, Campbells Creek
CC/39	Browning House, 53 Main Road, Campbells Creek
CC/40	House, 54 Main Road, Campbells Creek
CC/42	House, 56 Main Road, Campbells Creek
CC/43	House, 58 Main Road, Campbells Creek
CC/46	House, 64 Main Road, Campbells Creek
CC/50	House, 80 Main Road, Campbells Creek
CC/57	Blight House, 101 Main Road, Campbells Creek
CC/59	House, 109 Main Road, Campbells Creek
CC/60	Bishop House, 111 Main Road, Campbells Creek
CC/61	Gray House, 113 Main Road, Campbells Creek
CC/67	Barnes House, 140 Main Road, Campbells Creek
CC/69	Frederickson House, 147 Main Road, Campbells Creek
CC/74	Former Post Office & Residence 167 Main Road, Campbells Creek
CC/81	Smith House, 11 Princess Street, Campbells Creek
CC/83	Kaiser House, 14 Princess Street, Campbells Creek





### **3.3.3 Fryerstown Heritage Precinct**

#### **A. Historical Overview**<sup>4</sup>

The settlement established by diggers on Fryer's Creek in November 1851 was proclaimed Fryer's Town in May 1854. Surveyors marked out a township site adjoining the Commissioner's Camp and township lots were sold the following October. In February 1856, after many diggers departed to join in the rush to Kangaroo Flat, the local correspondent of the *Mount Alexander Mail* noticed the 'nondescript' town had become 'dull and quiet'. The following May he reflected on almost five years of change since the first time he saw 'a few solitary tents' and some stores around a shepherd's hut:

Of those ancient days not one storekeeper remains; in place we see a nice comfortable Warden's residence, with a very pretty garden, quite an ornament and pattern to all observers. Then we have our hotels: three years ago the idea of a hotel on Fryer's Creek would have been a wonder. Now we have the Fryer's Town Hotel, a two-storey building, with two jolly landlords and a first rate cook — with their weekly quadrille parties and other amusements, they stand "A 1 at Lloyd's;" then there is the Diggers' Rest, kept by a very old friend ... We have our wholesale stores, our Babylonian warehouses, our cottages, and our villas, to make us complete. We are to have a reading room and a library. Go a-head Fryer's Town! Advance Australia! A local court — a bench of magistrates — a resident clergyman — and a municipality (which must include the Dog Act), would make the place a rising township, and a desirable residence.

The improvements he anticipated symbolise the resilience and optimism of the Fryerstown community on one of the richest goldfields in central Victoria: a Methodist Church of stone on Chapel Hill in September; a Court of Petty Sessions appointed the following year and a new court building in 1858; and a mechanics' institute in 1863.

Hugh and Isaac Moore's general store business, the most successful of almost twenty in the town's first two decades, mirrors the township's development. The brothers' first store began in a tent in 1852 on a site that was later the township's main street. In 1857, they erected a large weatherboard building with a zinc roof that gave the town 'added prestige'. Hugh Moore, meanwhile, built the two-storey Fryerstown Hotel for which he held the licence between 1855 and 1861. Finally, in 1870, the brothers invested in a large, double-fronted store constructed of sandstone in which they employed a staff of twenty-two. They eventually sold the business which passed through the hands of several owners until 1944 when part of the building was demolished and the remnant was included in a private home.

Mining lay behind the Moore brothers' prosperity. In March 1861, Eve Tremaine, accompanied by her mother and sister, arrived directly from England to meet her brother Alfred who had been a miner at Fryerstown for six years. She found a township comprised of 'campers tents and large holes as close together as Honey Comb'. Her brother lived in a cottage 'made of wood lined with Calico the floor is made of the bark of Trees with the fire as the Hearth'. Eve eventually married Mark Amos, the local Mining Surveyor and Registrar, and their home was a four-room cottage with office attached on a half-acre block that was purchased at the first land sale in 1854.

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<sup>4</sup> This history has been taken from Phil Taylor, *Newstead Heritage Study Environmental History*.

Remains of the prosperous mines line the road to Chewton, the most obvious being the engine house of the Duke of Cornwall mine owned by the Rowe brothers. Edward Rowe's large sandstone home, built in 1874 at the height of the quartz-mining boom, exemplifies the prosperity of one of the five 'Quartz Kings' of Fryerstown. The home, in which Rowe employed maids and servants, contrasts with the diminutive miners' cottages nearby.

Fryerstown's decline as a mining centre began early with the gradual departure of the alluvial miners. The boom in quartz mining was over by 1876 and although mines like the New Era continued working into the 1880s their returns diminished and the mines closed.

Beginning in 1859 Fryerstown was the administrative centre of the Fryer's Creek Division of the Castlemaine Mining District. The district's 19½ square miles supported a large mining population — 8,500 in 1856, 5,913 in 1859, 3,232 in 1865 and 1,260 in 1883. The township population declined from 696 in 213 homes in 1861, to 386 in 91 homes in 1891. The decline continued into the twentieth century, despite considerable local sluicing and dredging activity. In the 1920s the coach service to Castlemaine ceased to operate because the business was 'no longer a viable proposition.' By 1975 the township's population was 56 and many of the houses were deserted.

## **B. Description**

**Precinct Boundaries** (refer to the precinct plan at the rear of this section)

The Fryerstown heritage precinct is predominantly a long lineal area containing significant residential, commercial and cultural places within a picturesque rural setting centred along the valley of Fryers Creek. The remaining buildings line Castlemaine Street which drops steeply into the Fryers Creek valley and then the town continues along High Street which follows the creek valley to the west.

The two major streets which meet at a T intersection are Castlemaine Street and High Street and they contain a widely spaced collection of modestly scaled individually significant and contributory predominantly single storey buildings. A central feature of the town is the creek valley and the two roads meet near the bridge crossing. Punctuating the precinct are the cluster of civic buildings around Market and Camp Streets which include the Court House, Burke and Wills Mechanic's Institute, Wardens House and School and Heron Street which is on higher ground to the north of High Street which contains early church buildings.

### **Buildings & Significant Details**

The Fryerstown heritage precinct is especially characterised by its collection of significant and contributory, predominantly detached residential buildings that have largely been built in the 19<sup>th</sup> century. There are also a number of significant Victorian commercial and civic buildings.

### **Houses**

Most of the significant and contributory houses are designed in a Victorian or Late Victorian style, articulated with either a single or double fronted composition and being single storey in height. These modestly scaled houses

mainly have hipped and/or gabled roof forms with a roof pitch between 25 and 40 degrees. The bulk of the houses feature narrow eaves, brick chimneys and feature front or return verandahs (either as simple skillions or convex forms). These buildings generally have brick or horizontal timber weatherboard construction, with timber framed windows (predominantly double hung). All the houses have corrugated steel roof cladding.

Generally, the front fencing to the houses is low and visually permeable with vegetation behind. These fences do not necessarily have heritage value and allow views to the buildings and vegetation and include open cyclone wire and woven wire construction. A notable exception is the significant dry stone wall as the front fence in High Street near the corner of Chapel Street.

Garaging (including carports), sheds and other outbuildings are generally located towards the rear of the properties.

### **Commercial Buildings**

All the commercial buildings were constructed in the 19<sup>th</sup> century and none are now operating. They are constructed of rendered brick and stone, face stone and weatherboard. Two feature parapets with hipped and/or gabled roof forms behind at a pitch between 25 and 35 degrees. The small number of commercial buildings is single storey in height and contextually modestly scaled. All have some residential component, either having reverted to residences in the twentieth century or originally combining the residential and commercial activities in the one building. Two former hotels are similar in form, scale, materials and appearance to nearby housing and may have begun as houses before operating for a short time as hotels in the nineteenth century.

Some commercial buildings have brick chimneys that adorn the rooflines, and all have corrugated steel roof cladding.

There is no remaining commercial signage.

### **Civic and Church Buildings**

One of the predominant features of Fryerstown is the collection of civic buildings in the area of Market and Camp Streets. These include the Court House, the Burke and Wills Mechanic's Institute, the Police Residence and the school. These single storey buildings have steeply pitched gable roofs.

## **C. Urban Design & Engineering Infrastructure**

The Fryerstown heritage precinct is especially characterised by its rural setting that substantially contributes to the overall visual quality of the Fryerstown township.

The allotment sizes within the precinct vary from large residential blocks to smaller commercial allotments. A notable feature is the substantial front setbacks to many of the houses, which range approximately between 5 and 15 metres. There is a range of narrow and wide side setbacks. Many of the

houses are set within garden settings. The buildings are widely spaced within the town and with minor exceptions are not contiguous.

There are a number of significant views within the precinct to the nearby hills surrounding the town, along the two avenues of trees in High Street, across the creek valley to the south and east and across the town from the western end of the precinct in Castlemaine Street and to the east and west from the top of the hill near the intersection of High and Chapel Streets.

The engineering infrastructure for the Fryerstown precinct also contributes to the rural character of the area. This infrastructure includes the gravelled verges to most of the roads. A distinctive element is the local stone open drains particularly along the sides of Castlemaine Street. This is shallow on the north side near Camp Street and is now predominantly covered on the east side of Castlemaine Street where it is deeper and forms a channel. These direct stormwater to the creek which is also stone lined near the bridge and the bridge abutments are of local stone. High Street also crosses Fryers Creek to the east over a low bridge which features early local stone abutments. These stone linings, channels and abutments are significant engineering features in the precinct.

#### **D. Landscaping**

The major landscaping features within the township are the avenues of street trees which commence with elms along the east side of Castlemaine Street approximately at Camp Street and stretch to the bridge with some younger trees on the west side nearer the bridge. The bridge area is characterised by substantial tree panting in the area and subsequent sucker growth along the creek edges. The avenue planting continues along High Street from the intersection of Castlemaine Street to the intersection of Chapel Street with elm trees on the north side and plane trees to the south. Further along High Street to the east is a long avenue of poplars on the north side of the road with a shorter avenue on the south. The distinctive columnar shapes of the trees are landmarks in the area.

In the open area between Camp and Market Streets is a substantial eucalyptus tree which is reputed to have been used to tie up felons prior the construction of a gaol. This forms a landmark in the open area adjacent to the main road.

As a physical legacy of the gold mining era, the remaining mullock heaps near roadsides and viewed from within the precinct also add to the significance of the precinct.

The sparse population of buildings in the area also contributes to the significance of the place allowing long views into and out of the precinct. The remaining significant and contributory buildings are set in the rural landscape.

The substantial private gardens are especially characterised by native and exotic trees, shrubs and flowers, together with open grassed areas.

## **E. Statement of Cultural Significance**

The Fryerstown heritage precinct has significance as a predominantly intact 19<sup>th</sup> century gold mining township characterised by a collection of significant and contributory modestly scaled houses and a smaller number of commercial and civic buildings. The Victorian styled houses have significance for their integrity which includes their single storey height, hipped and gabled roofs clad in corrugated steel, brick, render and horizontal timber weatherboard wall construction, timber framed windows, narrow eaves, brick chimneys and front and/or return verandahs. The houses generally have substantial garden settings. The commercial buildings are also largely single storey with stone, rendered masonry, brick or weatherboard wall construction and two feature parapets with hipped and/or gabled roof forms behind. Garaging and carports are generally located at the rear of the properties. Built mainly between the 1850s to 1890s, these houses and commercial buildings, together with the significant court house, mechanic's institute and churches are an important legacy of the development of the township during gold era.

The Fryerstown precinct is **architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates many original and early design qualities associated with the residential, civic and commercial development of the Fryerstown township.

The original design qualities of the 19<sup>th</sup> century residential buildings include: single storey height; hipped and gabled roof forms (with a roof pitch between 25 and 40 degrees); modest eaves; corrugated steel roof cladding; horizontal timber weatherboard, render or brick wall construction; timber framed windows (mainly double hung); brick chimneys; and front and/or return verandahs. The low height and visually permeable fencing and the substantial garden settings also contribute to the significance of the area, as does the rear location of garaging and carports.

The original design qualities of the 19<sup>th</sup> century commercial buildings include: single storey height; rendered brick and stone, stone, brick or timber weatherboard wall construction; hipped and/or gabled roof forms (with a pitch between 25 and 35 degrees); narrow eaves and parapets on the main elevations, and the brick chimneys. The 19<sup>th</sup> century primary school, court house, mechanic's institute and two churches also contribute to the architectural significance of the Fryerstown precinct.

The Fryerstown precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria E.1). The significant visual qualities include the important views to the nearby hills, the long vistas down Castlemaine Street to the treed Fryers Creek valley, the views up High Street to the Chapel Street area and the long views east along High Street. The sparsely spaced significant and contributory buildings with large grassed areas and vacant land, the tree avenues in Castlemaine and High Street represent other significant visual qualities.

The Fryerstown precinct is **historically** significant at a **LOCAL** level (AHC criterion A.4). It is associated with the development of the Fryerstown

township from the 1850s, as a result of the goldrush when Fryerstown developed to serve the local mining area and wider district. The first land sale was held in 1854 and soon after there were a number of buildings that serviced the local mining areas clustered around the original government camp and strung out along Fryers Creek. The surviving 19<sup>th</sup> century houses, commercial buildings, school, court house, mechanic's institute and churches, together with the layout of the town are a legacy of the goldrush era.

Overall, the Fryerstown precinct is of **LOCAL** significance.

## **FRYERSTOWN PRECINCT: PLANNING SCHEME FORMAT**

### **Policy Basis**

The Fryerstown Heritage Precinct has significance for its collection of modestly scaled 19<sup>th</sup> century single storey Victorian styled houses, commercial buildings, court house, mechanic's institute, churches and primary school reflecting the development of Fryerstown during the gold mining era. The area has a rural township setting leading down and along the valley of Fryers Creek. Significant landmarks in Fryerstown that contribute to the visual amenity of the area include the Fryerstown Court House (corner Castlemaine and Market Streets), substantial eucalyptus tree in Castlemaine Street between Market and Camp Streets, the Burke and Wills Mechanic's Institute and the two church complexes on high ground at the south and the north of town. The significant and contributory houses and commercial buildings are largely modest in scale, single storey with hipped and/or gabled roofs (with a pitch between 25 and 40 degrees) clad in corrugated steel. The houses are predominantly single or double fronted, with front and/or return verandahs. Other intact architectural qualities to the significant buildings include the narrow eaves, brick chimneys, brick, stone, render and horizontal timber weatherboard wall construction, and the timber framed windows. The area is also important for its substantial private garden settings, visually permeable front fencing, rear garaging and rural engineering infrastructure. Within the area are important views to local landmarks. Initially established in the early 1850s as an important service town within a mining area, the Fryerstown Precinct is an important legacy of this critical period.

### **Objectives**

- To ensure the conservation and enhancement of the individually significant and contributory 19<sup>th</sup> century houses, commercial buildings, court house, mechanic's institute, school and churches situated with a rural townscape setting;
- To conserve and enhance the single storey building height within the Heritage Overlay Area;
- To conserve contextually substantial front and side setbacks, building separation and subdivision throughout the residential allotments of the Heritage Overlay Area;
- To promote and support the continuing, mixed residential and commercial use of the Heritage Overlay Area;
- To conserve and enhance the rural townscape setting, including the gravelled road verges, stone channels and creek lining in the town centre, and uninterrupted views to the nearby hills that form a picturesque backdrop within the town;
- To conserve and enhance the substantial private garden areas largely characterised by mature exotic and native trees, shrubs, perimeter gardens and open grassed areas;



- To conserve and enhance the significant predominantly uninterrupted views to important local landmarks including the Fryerstown Court House, Burke and Wills Mechanic's Institute, the churches and the substantial eucalyptus tree in Castlemaine Street;
- To encourage the contemporary interpretation of 19<sup>th</sup> century building design within the Heritage Overlay Area;
- To encourage appropriately situated and proportioned signage, of complimentary designs and colours to the 19<sup>th</sup> century commercial buildings in the area;
- To encourage the use of appropriate front, visually permeable fence designs (with views of the front gardens and houses) within the Heritage Overlay Area;
- To encourage the appropriate rear location, development, form and scale of garages and/or carports;

### **Policy**

Where a permit is required for a proposal, it is policy to:

- Encourage the existing and intact individually significant and contributory buildings, ruins and walls to be retained;
- Promote buildings that incorporate the following design characteristics:
  - Detached single or double fronted buildings with clear visual building separation;
  - Hipped and/or gabled roof forms (with a roof pitch between 25 and 40 degrees);
  - Non-Zincalume corrugated roof cladding;
  - Pressed brickwork;
  - Horizontal timber weatherboard, or painted brick or rendered wall finishes;
  - Modest eaves;
  - Timber framed windows and doors;
  - Front or side verandahs;
  - Appropriately located signage on shopfronts, parapets and verandah hoardings that is of a design, form and colour that compliments the style of the building;
- Encourage the existing allotment configuration to be retained;
- Discourage buildings that are constructed boundary to boundary;
- Encourage the separation between buildings to be equivalent to neighbouring buildings;

- Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings;
- Encourage building heights to be single storey, depending on the following:
  - The highest point of the roof should not be greater than the highest adjacent individually significant or contributory building, whereby the height of the roof should not be greater than the main (overall) adjacent ridge line;
  - The proportion of building roof should not be greater than the proportion of roof to walls of the individually significant and contributory buildings visually connected to it;
  - 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 individually significant or contributory neighbouring buildings visually connected to it;
- Encourage new garages and/or carports to be located at the rear of existing buildings, or at the rear or side of infill buildings.
- Encourage new residential front fences to be no higher than 1200-1300 mm and to be visually permeable to allow views to the houses and their front garden settings;
- Retain the important rural townscape setting, including the gravelled road verges, stone channels in the town centre, and the uninterrupted views to the nearby hills that form a picturesque backdrop within the town;
- Retain the predominantly uninterrupted views to important local landmarks including the Fryerstown Court House, Burke and Wills Mechanic's Institute, the churches and the substantial eucalyptus tree in Castlemaine Street;

## **List of Significant and Contributory Places in the Fryerstown Heritage Precinct**

### **Individually Significant Places (with individual citations)**

(Places that are individually important places of State, regional or local cultural significance that make a contribution to the heritage values of the wider municipality. Retention of these places forms part of the objectives and policies in the Mount Alexander Planning Scheme).

- FR/01 Burke and Wills Mechanics Institute, Camp Street, Fryerstown
- FR/02 Former Police Residence and Stables, Camp Street, Fryerstown
- FR/03 Gardenvale State School Camp, Camp Street, Fryerstown
- FR/05 Willoughby's House, Castlemaine Street, Fryerstown
- FR/06 Former Fryerstown All Saints Church of England, Castlemaine Street, Fryerstown
- FR/07 Former 'Church Hill Villa', Castlemaine Street, Fryerstown
- FR/09 Former Fryerstown Court House, Castlemaine Street, Fryerstown
- FR/10 Sheldon Butcher Shop, Castlemaine Street, Fryerstown
- FR/11 Carters Boot Factory, Castlemaine Street, cnr. High Street, Fryerstown
- FR/17 Former Church of England Parsonage, Church Street, Fryerstown
- FR/27 Fryerstown Community Church, Heron Street, Fryerstown
- FR/28 Fryerstown Community Hall, Heron Street, Fryerstown
- FR/29 Fryerstown Elm and Plane Avenue, High Street, Fryerstown
- FR/30 "Robin Cottage", High Street, cnr. Chapel Street (Golden Gully Road), Fryerstown
- FR/31 Former Amos Cottage and Gold Registrar's Office, High Street, Fryerstown
- FR/34 Former Separation Hotel, High Street, Fryerstown
- FR/36 Former Red Lion Hotel, High Street, Fryerstown

### **Contributory Places**

(Places that are representative places that contribute to the significance of the heritage precinct. Through restoration or reconstruction they may be brought back to a condition that enables the place to achieve individual cultural significance. Retention of these places forms part of the objectives and policies in the Mount Alexander Planning Scheme).

- FR/08 Former Post Office, Castlemaine Street, Fryerstown
- FR/12 House, Castlemaine Street, Fryerstown
- FR/13 House, Castlemaine Street, Fryerstown
- FR/14 Schoenfelder House, Castlemaine Street, Fryerstown
- FR/15 Stone Ruin, Castlemaine Street, Fryerstown
- FR/32 Tregear House, High Street, Fryerstown
- FR/33 House, High Street, Fryerstown
- FR/35 House, High Street, Fryerstown



### **3.3.4 Guildford Heritage Precinct**

#### **A. Historical Overview**<sup>5</sup>

The township of Guildford began with a refreshment tent where the main track to Castlemaine crossed the Loddon. The proprietor purchased the site at a land sale in Castlemaine in May 1854 and late in August opened the Guildford Arms Hotel, the first of about twenty-four that traded at different times. Two years later 'a fine timber bridge' spanned the Loddon, 'the longest of its kind in the district'. On its southern approach, at the corner of Templeton and Russell (later Fryerstown) Streets, Joseph Sherer erected the Guildford Family Hotel which became a major landmark. The township's services to local mining were enhanced by two quartz crushing mills and a cement factory. A soap and candle factory began production in 1855.

By 1861, Guildford was a 'rising township' conveniently located seven miles from Castlemaine on the main road to Ballarat with, it was claimed, 'a constant and never failing supply of water'. It was 'a lively little [sic] place' with a small and relatively stable population. In addition to its commercial centre, there were 30 dwellings and 150 residents. Thirty years later there were 59 dwellings and 236 residents and even in 1970, when the township was a dormitory suburb of Castlemaine, the number of residents was approximately two hundred. Pride in the township was evident as early as 1860 when residents objected to Guildford's inclusion in the Newstead Road Board District and some refused to pay their rates. The town was proclaimed a borough in 1866.

Only twenty-two Chinese lived locally in 1861. Along the road to Yapeen, beside Campbells Creek, however, was the largest Chinese camp in Victoria with an estimated population of almost six thousand:

The Chinese Great Camp at Guildford grew, in regular lines of narrow primitive streets. In the days of its greatest glory, it had its permanent theatre and circus performers, though these were to move to Ballarat, and temples devoted to Joss in every street. The restaurants, the tea-houses, the gambling saloons, the cobblers' stalls, the tailors' shops, were as they were in Canton; there were shops for literature and shops for art; there were scholars to write your letters and interpreters to read them; there were doctors with peculiar rules of practice and medicines to suit. There were several buildings two storeys high substantially constructed of wood, the lower rooms being restaurants and places for simple Chinese gambling, the upper room, aired by a hole in the floor, being a dormitory for the members of the group centred on the particular house.

Most Chinese departed for the Maryborough and McIvor diggings by 1865 and within five years the derelict camp was destroyed by fire. The few Chinese who elected to stay fossicked for gold and turned their talents to a profitable line in market gardening.

Swiss Italians formed another significant ethnic group in the town and were renowned for their tunnelling skills in the deep lead mines. Several went into the hotel business, such as Antonio Danzi at the Skittle Alley, Michele Buzzini at the Railway and Giuseppe Delmenico, who contracted silicosis when he was a miner, at the Guildford. Costantino and Gottardo Giovanetti

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<sup>5</sup> This history has been taken from Phil Taylor, *Newstead Heritage Study Environmental History*

opened a restaurant and practised intensive farming. Constantino Tognacca, who arrived in 1860, was a local dairyman.

The town became a service centre to the local farming community and with the arrival of the railway in 1874, a transport centre.

## **B. Description**

**Precinct Boundaries** (refer to precinct plan at the rear of this section)

The Guildford heritage precinct is predominantly a small significant residential, commercial and cultural area within a picturesque rural setting. The main central thoroughfare, Fryers Street, has a combination of modestly scaled individually significant and contributory predominantly single storey buildings. A central feature of the town is the football ground. Punctuating the precinct are Templeton and Parker Streets, together with Franklin Street to the south. This southern area is identified by the primary school and two churches.

### **Buildings & Significant Details**

The Guildford heritage precinct is especially characterised by its collection of significant and contributory, predominantly detached residential buildings that have largely been built in the 19<sup>th</sup> century when the Guildford Township was an important service centre between the thriving gold mining towns of Castlemaine and Ballarat. There are also a number of significant Victorian commercial buildings, together with the 19<sup>th</sup> century primary school and churches to the south of the precinct area.

### **Houses**

Most of the significant and contributory houses are designed in a Victorian or Late Victorian style, articulated with either a single or double front composition and being single storey in height. These modestly scaled houses mainly have hipped and/or gabled roof forms with a roof pitch between 25 and 40 degrees. The bulk of the houses feature narrow eaves, brick chimneys and feature front or return verandahs (either as simple skillions or convex forms). These buildings have brick or horizontal timber weatherboard construction, with timber framed windows (predominantly double hung). All the houses have corrugated steel roof cladding.

Generally, the front fencing to the houses is low and visually permeable with vegetation behind. These fences do not necessarily have heritage value and allow views to the buildings and vegetation and include open cyclone wire and woven wire construction.

Garaging (including carports), sheds and other outbuildings are generally located towards the rear of the properties.

### **Commercial Buildings**

The majority of the commercial buildings have been built in the 19<sup>th</sup> century and are constructed of brick and feature parapets with hipped and/or gabled roof forms behind at a pitch between 25 and 35 degrees. Apart from the Guildford Family Hotel at the corner of Templeton and Fryers Streets, the

small number of commercial buildings are single storey in height and contextually modestly scaled. Most buildings feature front skillion verandahs that project over the footpaths, and are supported by either cast iron, timber or introduced posts. There are some minimal advertising hoardings.

Some commercial buildings have brick chimneys that adorn the rooflines, and all have corrugated steel roof cladding. Narrow overhangs are features of the eaves. Another feature to some buildings are the shopfronts (some of which have been introduced), with ingoes and large glazed windows having stall boards.

Signage is generally situated in the original/early parapet and verandah hoarding locations. There are various examples of advertising that are sympathetic and appropriate for the style of the building, such as the Guildford Family Hotel, corner Fryers and Templeton Streets, and the Guildford Store.

### **Other Buildings**

Within the southern area of the precinct is a significant brick primary school building and two churches dating from the 19<sup>th</sup> century. These single storey buildings have steeply pitched gabled roof forms clad in galvanised corrugated iron, together with steeply pitched gabled porches at the front.

## **C. Urban Design & Engineering Infrastructure**

The Guildford heritage precinct is especially characterised by its rural setting that substantially contributes to the overall visual quality of the Guildford township.

The allotment sizes within the precinct vary from large residential blocks to smaller commercial allotments. A notable feature is the substantial front setbacks to many of the houses, which range approximately between 5 and 15 metres. There is a range of narrow and wide side setbacks. Many of the houses are set within garden settings.

There are a number of significant views within the precinct to the nearby hills to the west and south-west, and to the avenue of honour over the Loddon River to the north, having the steeply rising Guildford Plateau behind. To the north-east is another plateau and both form an important visual backdrop to the township. At the western end of Fryers Street is a substantial *Eucalyptus camaldulensis* Dehnh tree, from where there are uninterrupted views from the central township and forms an important focus. Other important foci within the township are the Guildford Family Hotel at the corner of Templeton and Fryers Streets, and the open grassed sports ground in the centre of town.

Some of the engineering infrastructure for the Guildford precinct also contributes to the rural character of the area. This infrastructure includes the gravelled verges to most of the roads.

**D. Landscaping**

The dominant significant, landscape features of the town are the large River Red Gum (*E. Camaldulensis*) at the intersection of Ballarat and Fryers Streets and the street plantings along Templeton Street leading to the bridge across the Loddon River and the Avenue of Honour stretching away to the north of the town. The views from the town to the natural tree line along the Loddon River are also significant

The substantial private gardens are especially characterised by native and exotic trees, shrubs and flowers, together with open grassed areas.

**E. Statement of Cultural Significance**

The Guildford heritage precinct has significance as a predominantly intact 19<sup>th</sup> century township characterised by a collection of significant and contributory modestly scaled houses and a smaller number of commercial buildings. These buildings reflect the importance of Guildford as an important service centre between the thriving gold mining towns of Castlemaine and Ballarat. The Victorian styled houses have significance for their predominantly single storey height, hipped and gabled roofs clad in corrugated steel, brick, render and horizontal timber weatherboard wall construction, timber framed windows, narrow eaves, brick chimneys and front and/or return verandahs. The commercial buildings are also largely single storey, but feature parapets with hipped and/or gabled roof forms behind, brick or weatherboard wall construction, front projecting verandahs and shopfronts (some having ingoes and large windows with stall boards). Garaging and carports are located at the rear of the properties. Built mainly between the 1850s to 1890s, these houses and commercial buildings, together with the school and churches to the south of the precinct area, are an important legacy of the development of the township during this critical period.

The Guildford precinct is **architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates many original and early design qualities associated with the residential and commercial development of the Guildford township.

The original design qualities of the 19<sup>th</sup> century residential buildings include: predominantly single storey height; hipped and gabled roof forms (with a roof pitch between 25 and 40 degrees); modest eaves; corrugated steel roof cladding; horizontal timber weatherboard, render or brick wall construction; timber framed windows (mainly double hung); brick chimneys; and front and/or return verandahs. The low height and visually permeability of some fencing also contributes to the significance of the area, as does the rear location of garaging and carports.

The original design qualities of the 19<sup>th</sup> century commercial buildings include: single or double storey height; brick or timber weatherboard wall construction; hipped and/or gabled roof forms (with a pitch between 25 and 35 degrees); narrow eaves, parapets on the main elevations (with signage); front skillion verandahs that project over the footpaths; shopfronts with



ingoes and stall boards and the brick chimneys. The 19<sup>th</sup> century primary school and two churches in the southern area also contribute to the architectural significance of the Guildford precinct.

The Guildford precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria E.1). The significant visual qualities include the important uninterrupted views to the nearby hills to the west and south-west; avenue of honour over the Loddon River to the north; steeply rising Guildford Plateau to the north; and the steep plateau to north-east. The uninterrupted views along Fryers Street to the substantial River Red Gum (*Eucalyptus camaldulensis* Dehnh) tree, together with other important landmarks including the Guildford Family Hotel at the corner of Templeton and Fryers Streets, and the open grassed sports ground in the centre of town, represent other significant visual qualities.

The Guildford precinct is **historically** significant at a **LOCAL** level (AHC criterion A.4). It is associated with the development of the Guildford township from the 1850s, as a result of the goldrush when Guildford was conveniently located within a mining area and on the main road between the thriving goldfields at Ballarat and Castlemaine. The first land sale was held in 1854 and soon after there were a number of buildings that serviced the local mining areas. The surviving 19<sup>th</sup> century houses, commercial buildings, school and churches, together with the layout of the town are a legacy of the goldrush era.

Overall, the Guildford precinct is of **LOCAL** significance.

## **GUILDFORD PRECINCT: PLANNING SCHEME FORMAT**

### **Policy Basis**

The Guildford heritage precinct has significance for its collection of modestly scaled 19<sup>th</sup> century predominantly single storey Victorian styled houses, commercial buildings, primary school and churches having a rural township setting on lower ground nearby the Loddon River. Hills and steep plateaus surround the township to the south-west, south, north and north-east. Significant landmarks in Guildford that contribute to the visual amenity of the area include the Guildford Family Hotel (corner Fryers and Templeton Streets), substantial *Eucalyptus camaldulensis* Dehnh tree at the western end of Fryers Street and the open grassed sports ground in the centre of town. The significant and contributory houses and commercial buildings are largely modest in scale, single storey with hipped and/or gabled roofs (with a pitch between 25 and 40 degrees) clad in corrugated steel. The houses are predominantly single or double fronted, with front and/or return verandahs. There are also important and substantial private garden settings and garages are generally situated at the rear of the allotment. The commercial buildings have distinctive parapets (used for signage) and projecting skillion verandahs over the footpaths. Other intact architectural qualities of the significant buildings include the narrow eaves, brick chimneys, brick, render and horizontal timber weatherboard wall construction, and the timber framed windows. Some commercial buildings also feature shopfronts with early ingoes and stall boards, and sympathetic signage on parapets and verandah hoardings. The rural character of the area is also emphasised by the gravel road verges. Initially established in the early 1850s as an important service town within a mining area and on the main road between the goldfields at Ballarat and Castlemaine, the Guildford Precinct is an important legacy of this critical period.

### **Objectives**

- To ensure the conservation and enhancement of the individually significant and contributory 19<sup>th</sup> century houses, commercial buildings, school and churches situated with a rural townscape setting;
- To conserve and enhance the predominant single height within the Heritage Overlay Area;
- To conserve contextually substantial front and side setbacks, building separation and subdivision throughout the residential allotments of the Heritage Overlay Area;
- To promote and support the continuing, mixed residential and commercial use of the Heritage Overlay Area;
- To conserve and enhance the rural townscape setting, including the gravelled road verges, open grassed sports ground in the town centre, and uninterrupted views to the nearby hills and plateaus that form a picturesque backdrop within the town;

- To conserve and enhance the substantial private garden areas largely characterised by mature exotic and native trees, shrubs, perimeter gardens and open grassed areas;
- To conserve and enhance the significant predominantly uninterrupted views to important local landmarks including the Guildford Family Hotel (corner Fryers and Templeton Streets), and the substantial *Eucalyptus camaldulensis Dehnh* tree at intersection of Fryers and Ballarat Streets;
- To encourage the contemporary interpretation of 19<sup>th</sup> century building design within the Heritage Overlay Area;
- To encourage appropriately situated and proportioned signage, of complimentary designs and colours to the 19<sup>th</sup> century commercial buildings in the area;
- To encourage the use of appropriate front, visually permeable fence designs (with views of the front gardens and houses) within the Heritage Overlay Area;
- To encourage the appropriate rear location, development, form and scale of garages and/or carports;

### **Policy**

Where a permit is required for a proposal, it is policy to:

- Encourage the existing and intact individually significant and contributory buildings to be retained;
- Promote buildings that incorporate the following design characteristics:
  - Detached single or double fronted buildings with clear visual building separation;
  - Hipped and/or gabled roof forms (with a roof pitch between 25 and 40 degrees);
  - Non-Zincalume corrugated roof cladding;
  - Pressed brickwork;
  - Horizontal timber weatherboard, or painted brick or rendered wall finishes;
  - Modest eaves;
  - Timber framed windows and doors;
  - Front or side verandahs;
  - Distinctive parapets (commercial buildings only);
  - Shopfronts with ingoes and stall boards (commercial buildings only);
  - Projecting front verandahs over the footpaths (commercial buildings only);

- appropriately located signage on shopfronts, parapets and verandah hoardings that is of a design, form and colour that compliments the style of the building;
- Encourage the existing allotment configuration to be retained;
- Discourage buildings that are constructed boundary to boundary;
- Encourage the separation between buildings to be equivalent to neighbouring buildings;
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings;
- Encourage building heights to be single storey, depending on the following:
  - The highest point of the roof should not be greater than the highest adjacent individually significant or contributory building, whereby the height of the roof should not be greater than the main (overall) adjacent ridge line;
  - The proportion of building roof should not be greater than the proportion of roof to walls of the individually significant and contributory buildings visually connected to it;
  - 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 individually significant or contributory neighbouring buildings visually connected to it;
- Encourage new garages and/or carports to be located at the rear of existing buildings, or at the rear or side of infill buildings.
- Encourage new residential front fences to be no higher than 1200-1300 mm and to be visually permeable to allow views to the houses and their front garden settings;
- Retain the important rural townscape setting, including the gravelled road verges, open grassed football ground in the town centre, and the uninterrupted views to the nearby hills and plateaus that form a picturesque backdrop within the town;
- Retain the predominantly uninterrupted views to important local landmarks including the Guildford Family Hotel (corner Fryers and Templeton Streets) and the substantial Eucalyptus camaldulensis Dehnh tree at the western end of Fryers Street;

## **List of Significant and Contributory Places in the Guildford Heritage Precinct**

### **Individually Significant Places (with individual citations)**

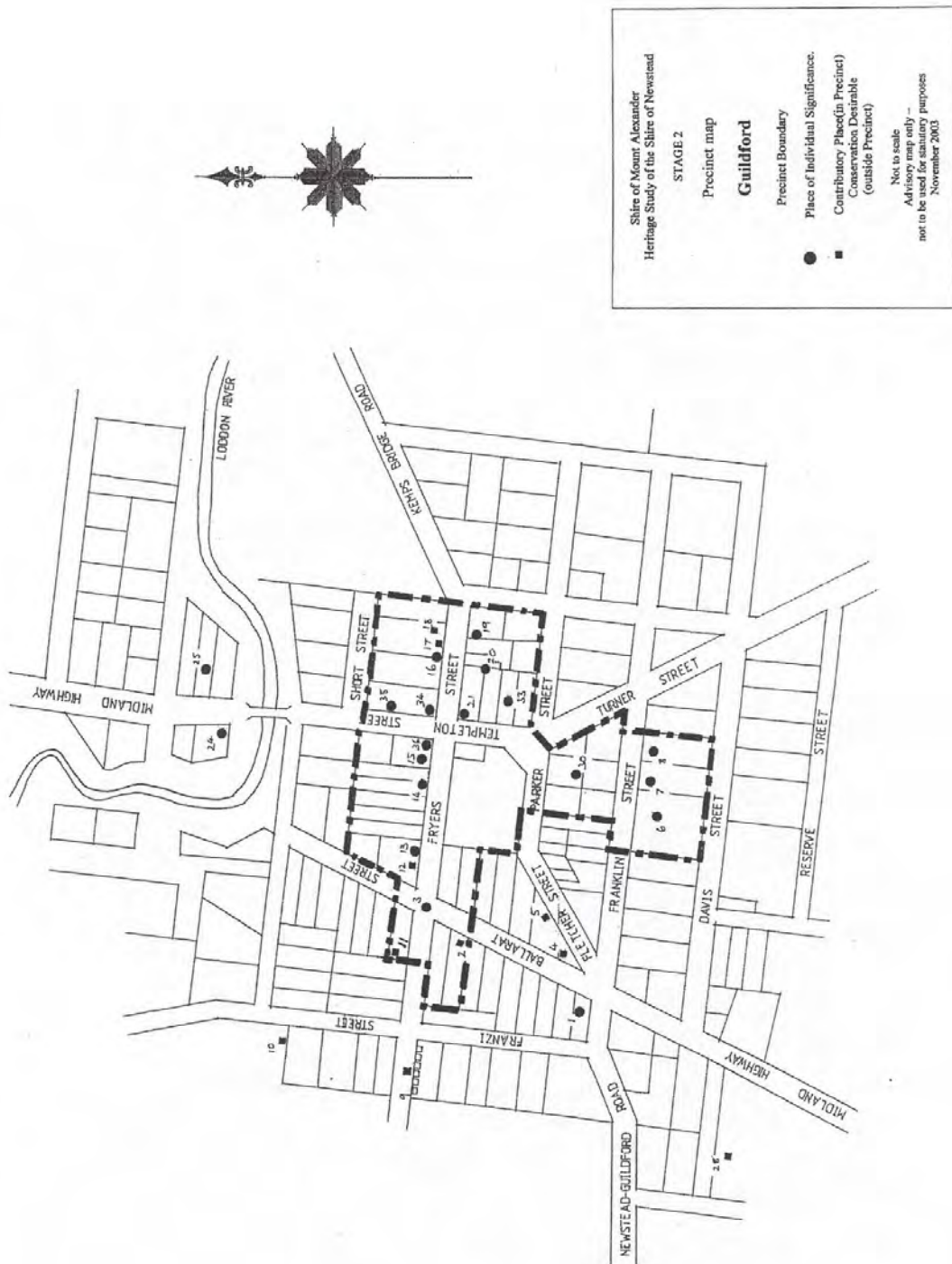
(Places that are individually important places of state, regional or local cultural significance that make a contribution to the heritage values of the wider municipality. Retention of these places forms part of the objectives and policies in the Mount Alexander Planning Scheme).

- GU/03 Eucalyptus camaldulensis Dehnh, Intersection of Fryers & Ballarat Streets, Guildford.
- GU/06 Guildford Primary School No.264, Franklin Street, Guildford
- GU/07 Former Wesleyan Methodist Church, Franklin Street, Guildford
- GU/08 Former St. Thomas of Villa Nova Catholic Church, Franklin St, Guildford
- GU/13 Residence, Fryers Street, Guildford
- GU/14 Pair Brick Houses, Fryers Street, Guildford
- GU/15 Former Newman's Department Store Storeroom and Stables, Templeton Street, Guildford
- GU/16 London House, Fryers Street, Guildford
- GU/19 Simms House, Fryers Street, Guildford
- GU/20 Former Police Lock-up, Fryers Street, Guildford.
- GU/21 Guildford Public Hall, Fryers Street, Guildford
- GU/30 'Tara', Parker Street, Guildford
- GU/33 School Teacher's House, Templeton Street, Guildford
- GU/34 Guildford Family Hotel, Music Hall and Stables, Templeton Street, Guildford
- GU/35 Guildford Post Office, Templeton Street, Guildford
- GU/36 Guildford Store, Templeton Street, Guildford

### **Contributory Places**

(Places that are representative places that contribute to the significance of the heritage precinct. Through restoration or reconstruction they may be brought back to a condition that enables the place to achieve individual cultural significance. Retention of these places forms part of the objectives and policies in the Mount Alexander Planning Scheme).

- GU/02 House, Ballarat Street, Guildford
- GU/11 House, Fryers Street, Guildford
- GU/12 Kirkpatrick House, Fryers Street, Guildford
- GU/17 Tullos House, Fryers Street, Guildford
- GU/18 Former Bank of Victoria, Fryers Street, Guildford



### **3.3.5 Newstead Heritage Precinct**

#### **Historical Overview**<sup>6</sup>

In September 1906 a Mining Department engineer reported that flooding at Newstead could have been avoided if the township had been founded on the 'plenty of high ground near at hand'. Newstead's origins, however, seem to be associated primarily with establishing a reliable crossing point of the Loddon, than with forming a township and district service centre.

The earliest known ford was Mingay's or Mingus' Crossing Place, about three kilometres downstream of the present bridge and now submerged beneath the waters of Cairn Curran Reservoir. The ford had been used by local squatters. Local traffic at the ford increased after the discovery of gold in 1851. Diggers from South Australia, trekking overland to Mount Alexander, passed through along the so-called 'Adelaide Road'; diggers came again in 1853 during the first rush to Muckleford; and they came in their thousands in July 1854 when the rush began to the Maryborough goldfield. A township, named St Andrews, was surveyed at the crossing in June 1854, but by August it had been renamed Newstead. Sales of farming allotments nearby on Crown land in 'delightful' country were held in September. The following April the Newstead Hotel opened at the crossing where a bridge was erected shortly afterwards by Thomas Jones who also established a butcher's shop and bakery. These tightly-clustered buildings, that possibly also included a mechanics' institute, are depicted in a sketch made by Thomas Randall in October 1855.

However, despite these promising beginnings at Mingay's Crossing, for some reason a second Newstead township site was surveyed upstream at its present site. Allotments were sold at Castlemaine in July 1856. By then the proprietors of the Newstead Hotel already had relocated their establishment to the new township site. Their hotel became the nucleus of the commercial centre that soon stretched east along Lyons Street towards rising ground. A primitive bridge and a punt connected this settlement with another, known as the Junction, on higher ground on the Loddon's west bank. After the punt sank finally in July 1860 a strong timber toll bridge provided a more reliable link between the two settlements and it also attracted coach traffic between Castlemaine and Maryborough.

By 1865 Newstead was 'a busy little Place' of about sixty residences and a township population of just over two hundred with another five hundred in the immediate vicinity and perhaps three thousand in the district. It was the service centre for quartz mines established nearby at Welshmans Reef, Mia Mia and Green Gully, and for small farms that had their first harvests in 1855. Several local industries were well-established: two flour mills, a bone mill, brickyards, a brewery, a ginger-beer factory, and a biscuit and confectionary factory. Downstream was a sawmill that used the steam engine salvaged from the submerged punt. Lining Lyons Street were the usual businesses common to most towns: a smithy, butcher's shops, a bakery, general store and two

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<sup>6</sup> This history has been taken from Phil Taylor, *Newstead Heritage Study Environmental History*

hotels. On the north-east corner of Lyons and Panmure Streets in the early 1860s, Richard Rowe established a successful blacksmith, wheelwright and coach building business. An impressive mechanics' institute was erected in brick in 1868. The Shire promoted beautification of the township in 1888 when it planted lines of trees in the streets and reserved three acres for recreation. Kerosene lamps served as street-lights until 1908 when the changeover began to acetylene gas lamps. Electricity connection, first proposed in 1888 and rejected because of the high cost, was made by the State Electricity Commission in 1937 after the decision to dredge at Strangways.

Dairying became a prosperous industry in the late nineteenth century and in 1905 a butter factory opened and operated until the 1970s. Further evidence of the town's ability to survive by generating industries came in 1947 when an immigrant Polish couple named Givoni established a glove-making factory in the mechanics' institute.

Beginning in 1860, Newstead was a local government headquarters for 135 years, first as a Road Board District, then, from 1865, as a Shire. After weekly visits from Maldon by a magistrate, and a police court held in the Baptist Chapel, the government built a Court of Petty Sessions on the higher ground at the corner of Canrobert and Wyndham Streets in 1863.

With the exception of the Primitive Methodists, who in 1860 built their Gothic chapel in Lyons Street, the higher ground became associated with government and religion. The one-acre police paddock was the first authority to be established, in 1860, followed by the courthouse, the Road Board office and the Baptist Church in 1863, the Anglican Church in 1868, a police residence in bluestone about 1870, a State School in red brick in 1877 and a new Shire Hall in 1907.

The widespread practice of locating institutions associated with legal and moral authority on elevated sites had another layer of significance at Newstead. The township's high ground preserved them from the deluge that regularly afflicted commerce and labour on the flats below. But this was to change within two years of the disastrous flood of August 1909. In June 1910, the Shire Council adopted a long overdue, and at the time controversial, proposal of bootmaker Cr Edward Rowe to construct levée banks at the ratepayers' expense. The earthen banks, sown with couch-grass, were completed by a Chinese contractor in April 1911 and since have protected the township from most excesses of the capricious Loddon.



## **B. Description**

**Precinct Boundaries** (refer to precinct plan at the rear of this section)

The Newstead precinct is in four parts:

### **Part 1 Avenue of Honour Precinct**

The extent of this part is the avenue of trees on the entry to Newstead from the north east along the Pyrenees Highway. The area also includes landmark buildings in this area.

### **Part 2 West Newstead**

This is the area that developed to the west of the Loddon River around the railway station and the adjacent cultural and residential development. It is predominantly a small significant residential, commercial and cultural area within a picturesque rural setting. The area has a combination of modestly scaled individually significant and contributory predominantly single storey houses and commercial buildings. A central feature of the town is the railway station and adjacent reserve.

### **Part 3 Newstead - Early Police Area**

This area is a small collection of single storey buildings around the early police station and post office in Panmure Street near the Loddon River.

### **Part 4 Newstead – Commercial**

The area encompasses the main commercial, residential and cultural development in Newstead on the east side of the Loddon River and is predominantly a significant residential, commercial and cultural area centres around the main thoroughfare of Newstead, Lyons Street, which rises from the crossing point of the Loddon River and up to higher ground at the west, within a picturesque rural setting. Lyons Street has a combination of modestly scaled individually significant and contributory predominantly single storey houses and commercial buildings. Punctuating the precinct are the cross streets of Panmure, Hilliers and Wyndham Streets. Canrobert Street, with the significant court house building, forms the boundary on the south side of the precinct.

### **Buildings & Significant Details**

The Newstead heritage precinct is especially characterised by its collection of significant and contributory, predominantly detached residential buildings that have largely been built in the 19<sup>th</sup> and early 20<sup>th</sup> century. There are also a number of significant Victorian commercial buildings, together with the 19<sup>th</sup> century primary school and churches and halls.

### **Houses**

Most of the significant and contributory houses are designed in a Victorian, Late Victorian or early twentieth century style, articulated with either a single or double front composition and being single storey in height. These predominantly modestly scaled houses mainly have hipped and/or gabled roof

forms with a roof pitch between 25 and 40 degrees. The bulk of the houses feature narrow eaves, brick chimneys and feature front or return verandahs (either as simple skillions or convex forms). These buildings have brick, stone, render, horizontal timber weatherboard or timber imitation ashlar construction, with timber framed windows (predominantly double hung). The houses have predominantly corrugated steel roof cladding.

Generally, the front fencing to the houses is low and visually permeable with vegetation behind. These fences do not necessarily have heritage value and allow views to the buildings and vegetation and include timber picket, open cyclone wire and woven wire construction.

Garaging (including carports), sheds and other outbuildings are generally located towards the rear of the properties.

### **Commercial Buildings**

The majority of the commercial buildings have been built in the 19<sup>th</sup> and early 20<sup>th</sup> century. The two operating hotels, operating shops, former hotels, shops, banks and manufactories are constructed of brick, rendered brick and weatherboard. A number of the buildings feature parapets with hipped and/or gabled roof forms behind at a pitch between 25 and 35 degrees. Apart from the former National Bank of Australasia at the corner of Lyons and Hilliers Street, the Newstead Butter Factory in Tivey Street and the former mill in Panmure Street, the commercial buildings are single storey in height and modestly scaled. A number of the buildings feature front skillion verandahs that project over the footpaths, and are supported by timber posts. There are some minimal advertising hoardings.

Some commercial buildings have brick chimneys that adorn the rooflines, and all have corrugated steel roof cladding. Narrow overhangs are features of the eaves. Another feature to some buildings is the shopfronts, with ingoes and large glazed windows having stall boards and in others there are retained shop windows.

Signage is generally situated in the original/early parapet and verandah hoarding locations. There are various examples of advertising that are sympathetic and appropriate for the style of the building, such as the use of the gable apex in the former Nomens and Scheel Newstead Store in Lyons Street and in the parapets of the Crown Hotel and former Newstead General Store also in Lyons Street. Of special significance is the retained sign writing on the window of the former Newstead Boot Store in Lyons Street.

### **Other Buildings**

Within the western area of Lyons Street is a significant brick primary school building and in the eastern section is the former Newstead National School. Both buildings are of brick but differ in scale and illustrate the growth of education facilities in the town. There are a number of nineteenth century (and one early twentieth century) churches in Newstead, on both sides of the Loddon. These range from small timber buildings with a single steeply

pitched gable roof to larger brick buildings with intersecting steeply pitched gable roofs with porches. These single storey buildings have steeply pitched gabled roof forms clad in galvanised corrugated iron, most with steeply pitched gabled porches. There is also the significant brick court house in Canrobert Street with intersecting gable roofs clad in slate and granite sills and base. It is rare for a town to retain two post office buildings; the nineteenth century Post Office in Panmure Street and the early twentieth century Post Office in Lyons Street. These illustrate the effect of floods on the township. This is also illustrated by the two police residences; the nineteenth century building in flood prone Panmure Street and the early twentieth century building in Lyons Street on higher ground. Other significant buildings include the former Newstead Mechanics' Institute in Lyons Street, the former Newstead Shire Offices in Wyndham Street and the Newstead Railway Station which forms the centre of the Newstead East part of the precinct. All of these buildings are brick and retains many qualities of their nineteenth century designs.

### **C. Urban Design & Engineering Infrastructure**

The Newstead heritage precinct is especially characterised by its rural setting that substantially contributes to the overall visual quality of the Newstead township.

The allotment sizes within the precinct vary from large residential blocks to smaller commercial allotments. A notable feature is the substantial front setbacks to many of the houses, which range approximately between 5 and 15 metres. There is a range of narrow and wide side setbacks. Many of the houses are set within garden settings.

There are a number of significant views within the precinct to the nearby hills, along the Avenue of Honour, over the Loddon River plains and across the natural tree line of the Loddon River as it bisects the town. Other important foci within the township are the former National Bank of Australasia at the corner of Lyons and Wyndham Streets, the Newstead Butter Factory in Tivey Street with its dominant brick chimney, the bluestone mill building in Panmure Street and the landscaped area adjacent to the railway station with its edge planting of single and double rows of deciduous trees and plantings of Canary Island Palms. The Newstead War Memorial is an important element in this area which forms a forecourt to the railway station.

Some of the engineering infrastructure for the Newstead precinct also contributes to the rural character of the area. This infrastructure includes the gravelled verges to most of the roads. The early stone drains along the roadsides are also significant. The remains of the earlier bridge abutments at the Loddon River crossing also add to the heritage significance of the area.

### **D. Landscaping**

There is substantial avenue tree planting within the township including the elms along Lyons Street and along Panmure, Hilliers and Wyndham Street. At the western end of Tivey Street is a substantial *Eucalyptus camaldulensis*

tree that forms an important focus in the area. The views from the town to the natural tree line along the Loddon River are also significant.

The Newstead Avenue of Honour forms a significant gateway to the town from the west. The triangular landscaped area adjacent to the railway station with its edge planting of single and double rows of deciduous trees and plantings of Canary Island Palms is of note. This area forms a significant gateway element as the town is entered from the Daylesford Road. The park to the west of the town with its band rotunda and mature native plantings forms a significant gateway element at the entry to the town from the west.

The substantial private gardens are especially characterised by native and exotic trees, shrubs and flowers, together with open grassed areas. Some contain significant mature exotic trees which contribute significantly to the precinct.

#### **E. Statement of Cultural Significance**

The Newstead heritage precinct has significance as a predominantly intact 19<sup>th</sup> century township characterised by a collection of significant and contributory modestly scaled houses, civic and commercial buildings. These buildings reflect Newstead's importance as a service centre for the nearby quartz mines established at Welshmans Reef, Mia Mia and Green Gully from 1855. The predominantly Victorian styled houses have significance for their predominantly single storey height; hipped and gabled roofs clad in corrugated steel; brick, stone, render, fake timber ashlar and horizontal timber weatherboard wall construction; timber framed windows; narrow eaves; brick chimneys and front and/or return verandahs. The commercial buildings are also largely single storey, some feature parapets with hipped and/or gabled roof forms behind, brick, render or weatherboard wall construction, some with front projecting verandahs and shopfronts (some having ingoes and large windows with stall boards). Garaging and carports are located at the rear of the properties. Built mainly between the 1850s to 1910s, these houses and commercial buildings, together with the schools, halls, court house, railway station and churches throughout the precinct area, are an important legacy of the development of the township during this critical period.

The Newstead precinct is **architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates many original and early design qualities associated with the residential and commercial development of the Newstead township.

The original design qualities of the 19<sup>th</sup> and early twentieth century residential buildings include: predominantly single storey height; hipped and gabled roof forms (with a roof pitch between 25 and 40 degrees); modest eaves; corrugated steel roof cladding; horizontal timber weatherboard, fake timber ashlar, stone render or brick wall construction; timber framed windows (mainly double hung); brick chimneys; and front and/or return verandahs. The low height and visually permeability of some fencing also contributes to the significance of the area, as does the rear location of garaging and carports.

The original design qualities of the 19<sup>th</sup> century commercial buildings include: single or double storey height; brick or timber weatherboard wall construction; hipped and/or gabled roof forms (with a pitch between 25 and 35 degrees); narrow eaves, parapets on the main elevations (with signage); front skillion verandahs that project over the footpaths; shop windows, shopfronts with ingoes and stall boards and the brick chimneys. The 19<sup>th</sup> century primary school, court house, halls, railway station and churches also contribute to the architectural significance of the Newstead precinct.

The Newstead precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria E.1). The significant visual qualities include the important views to the nearby hills; Avenue of Honour over the Loddon River to the west; The views across the tree lined Loddon River, together with other important landmarks the former National Bank of Australasia at the corner of Lyons and Wyndham Streets, the Newstead Butter Factory in Tivey Street with its dominant brick chimney, the bluestone mill building in Panmure Street and the landscaped area adjacent to the railway station, represent other significant visual qualities.

The Newstead precinct is **historically** significant at a **LOCAL** level (AHC criterion A.4). It is associated with the development of the Newstead township from the 1850s, as a result of the goldrush when Newstead was conveniently located within a mining area and on the main road between the thriving goldfields at Ballarat and Castlemaine. The first land sale was held in 1856 and soon after there were a number of buildings that serviced the local area. The surviving 19<sup>th</sup> and early 20<sup>th</sup> century houses, commercial buildings, school, halls, railway station and churches, together with the layout of the town are a legacy of the goldrush era.

Overall, the Newstead precinct is of **LOCAL** significance.

## **NEWSTEAD PRECINCT: PLANNING SCHEME FORMAT**

### **Policy Basis**

The Newstead heritage precinct has significance for its collection of modestly scaled 19<sup>th</sup> century predominantly single storey Victorian styled houses, commercial buildings, primary school, railway station, halls and churches. These buildings reflect Newstead's importance as a service centre for the nearby quartz mines established at Welshmans Reef, Mia Mia and Green Gully from 1855. The area has a rural township setting on rising ground on either side of the Loddon River. Hills and river plains surround the township. Significant landmarks in Newstead that contribute to the visual amenity of the area include former Newstead Courthouse in Canrobert Street, the former National Bank of Australasia at the corner of Lyons and Wyndham Streets, the Newstead Butter Factory in Tivey Street with its dominant brick chimney, the bluestone mill building in Panmure Street, the landscaped area adjacent to the railway station, the Avenue of Honour and the *Eucalyptus camaldulensis* in Tivey Street. The significant and contributory houses and commercial buildings are largely modest in scale, predominantly single storey with hipped and/or gabled roofs (with a pitch between 25 and 40 degrees) clad in corrugated steel. The houses are predominantly single or double fronted, with front and/or return verandahs and many have substantial gardens, low, visually permeable front fences and rear garages. The commercial buildings mainly have distinctive parapets (used for signage) and some have projecting skillion verandahs over the footpaths. Other intact architectural qualities to the significant buildings include the narrow eaves, brick chimneys, brick, render and horizontal timber weatherboard wall construction, and the timber framed windows. Some commercial buildings also feature shop windows and shopfronts with early ingoes and stall boards and appropriately designed signage on parapets and verandah hoardings. Initially established in the early 1850s as an important service town within a mining area and on the main road between the goldfields at Ballarat and Castlemaine, the Newstead Precinct is an important legacy of this critical period.

### **Objectives**

- To ensure the conservation and enhancement of the individually significant and contributory 19<sup>th</sup> century houses, commercial buildings, school buildings, halls, railway station and churches situated within a rural townscape setting;
- To conserve and enhance the predominant single height within the Heritage Overlay Area;
- To conserve contextually substantial front and side setbacks, building separation and subdivision throughout the residential allotments of the Heritage Overlay Area;
- To promote and support the continuing, mixed residential and commercial use of the Heritage Overlay Area;

- To conserve and enhance the rural townscape setting, including the gravelled road verges, open grassed parkland near the railway station, and uninterrupted views to the nearby hills that form a picturesque backdrop within the town;
- To conserve and enhance the substantial private garden areas largely characterised by mature exotic and native trees, shrubs, perimeter gardens and open grassed areas;
- To conserve and enhance the significant predominantly uninterrupted views to important local landmarks including the former National Bank of Australasia at the corner of Lyons and Wyndham Streets, the Newstead Butter Factory in Tivey Street with its dominant brick chimney, the bluestone mill building in Panmure Street and the landscaped area adjacent to the railway station.
- To encourage the contemporary interpretation of 19<sup>th</sup> century building design within the Heritage Overlay Area;
- To encourage appropriately situated and proportioned signage, of complimentary designs and colours to the 19<sup>th</sup> century commercial buildings in the area;
- To encourage the use of appropriate front, visually permeable fence designs (with views of the front gardens and houses) within the Heritage Overlay Area;
- To encourage the appropriate rear location, development, form and scale of garages and/or carports;

## **Policy**

Where a permit is required for a proposal, it is policy to:

- Encourage the existing and intact individually significant and contributory buildings to be retained;
- Promote buildings that incorporate the following design characteristics:
  - Detached single or double fronted buildings with clear visual building separation;
  - Hipped and/or gabled roof forms (with a roof pitch between 25 and 40 degrees);
  - Non-Zincalume corrugated roof cladding;
  - Pressed brickwork;
  - Horizontal timber weatherboard, or painted brick or rendered wall finishes;
  - Modest eaves;
  - Timber framed windows and doors;
  - Front or side verandahs;

- Distinctive parapets (commercial buildings only);
- Shopfronts with ingoes and stall boards (commercial buildings only);
- Projecting front verandahs over the footpaths (commercial buildings only);
- Appropriately located signage on shopfronts, parapets and verandah hoardings that is of a design, form and colour that compliments the style of the building;
- Encourage the existing allotment configuration to be retained;
- Discourage buildings that are constructed boundary to boundary;
- Encourage the separation between buildings to be equivalent to neighbouring buildings;
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings;
- Encourage building heights to be single storey, depending on the following:
  - The highest point of the roof should not be greater than the highest adjacent individually significant or contributory building, whereby the height of the roof should not be greater than the main (overall) adjacent ridge line;
  - The proportion of building roof should not be greater than the proportion of roof to walls of the individually significant and contributory buildings visually connected to it;
  - 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 individually significant or contributory neighbouring buildings visually connected to it;
- Encourage new garages and/or carports to be located at the rear of existing buildings, or at the rear or side of infill buildings.
- Encourage new residential front fences to be no higher than 1200-1300 mm and to be visually permeable to allow views to the houses and their front garden settings;
- Retain the important rural townscape setting, including the gravelled road verges, and the uninterrupted views to the nearby hills that form a picturesque backdrop within the town;
- Retain the predominantly uninterrupted views to important local landmarks including the former Courthouse in Canrobert Street, the



former National Bank of Australasia at the corner of Lyons and Wyndham Streets, the Newstead Butter Factory in Tivey Street with its dominant brick chimney, the bluestone mill building in Panmure Street and the landscaped area adjacent to the railway station.

- Encourage the construction of buildings which are contemporary interpretations of 19<sup>th</sup> century building design within the Heritage Overlay Area rather than the relocation of nineteenth and early twentieth century buildings from elsewhere within Heritage Overlay Areas. These relocated buildings alter the heritage significance of a place as they are not readily discernable from the original building stock.
  
- Without prejudice to the above policy, consideration may be give to allowing the erection of a relocated building within a Heritage Overlay Area in accordance with the following general recommendations:
  - Encourage the front setback of the building to be at least one metre greater than the set back of the adjoining buildings to lessen the impact on the streetscape.
  - Encourage the siting of the building on the allotment to have similar side setbacks to the adjacent buildings.
  - Encourage the construction of a front fence which is compatible with adjacent fencing.
  - Encourage the labelling of the relocated building with the original address to allow it to be distinguished from the original building stock.

## **List of Significant and Contributory Places in the Newstead Heritage Precinct**

### Individually Significant Places (with individual citations)

(Places that are individually important places of state, regional or local cultural significance that make a contribution to the heritage values of the wider municipality. Retention of these places forms part of the objectives and policies in the Mount Alexander Planning Scheme).

- ND/04 Former Kinross Undertakers, Campbell Street, Newstead
- ND/05 Former Newstead National School, Campbell Street, Newstead
- ND/09 Horsefall House, 9 Campbell Street, Newstead
- ND/11 Former Newstead Courthouse, Canrobert Street, cnr. Wyndham Street, Newstead
- ND/12 Akin House, Canrobert Street, cnr. Wyndham Street, Newstead
- ND/16 Pair of Residences, Church Street, Newstead
- ND/19 Newstead War Memorial, Creswick Newstead Road, Newstead
- ND/20 Newstead Railway Station, Goods Shed and Platforms, Creswick Newstead Road, Newstead
- ND/21 Railway Hotel, Creswick Newstead Road, Newstead
- ND/26 Biddlestone House, 3 Hilliers Street, Newstead
- ND/28 Tankard House, 9 Hilliers Street, Newstead
- ND/29 Hartup House, Hilliers Street, Newstead
- ND/30 Former Nomens Residence, Hilliers Street, cnr. Lyons Street, Newstead
- ND/37 Former Newstead Bakery, 3 Lyons Street, Newstead
- ND/39 Former Newstead Boot Store, 5 Lyons Street, Newstead
- ND/40 Former Givoni Mills Factory, Lyons Street, Newstead
- ND/41 Crown Hotel, 8 Lyons Street, cnr. Panmure Street, Newstead
- ND/42 Former Newstead Mechanic's Institute, 9 Lyons Street, Newstead
- ND/43 Former Newstead General Store, 11 Lyons Street, cnr. Panmure Street, Newstead
- ND/44 Bills Horse Trough, Lyons Street, near corner of Panmure St, Newstead
- ND/45 Shop, Lyons Street, Newstead
- ND/46 Mackenzie Lodge, Lyons Street, Newstead
- ND/48 Miss Bonnin's Drapers Store, 14 Lyons Street, Newstead
- ND/49 House, 19 Lyons Street, Newstead
- ND/50 Former Nomens and Scheel Newstead Store, Lyons Street, Newstead
- ND/51 Former National Bank of Australasia, 27 Lyons Street, Newstead
- ND/52 Former Vitali's Boot Shop, Lyons Street, Newstead
- ND/53 'Melness', 31 Lyons Street, Newstead
- ND/54 Former Shamrock Hotel, Lyons Street, Newstead
- ND/56 Newstead Uniting Church, Lyons Street, cnr. Wyndham Street, Newstead
- ND/57 Police Residence, & Lock-up, Lyons Street, cnr. Wyndham Street, Newstead
- ND/58 'Loch Lomond', Lyons Street, Newstead
- ND/59 Newstead Post Office, 41 Lyons Street, Newstead
- ND/60 Jennings House, 43 Lyons Street, Newstead

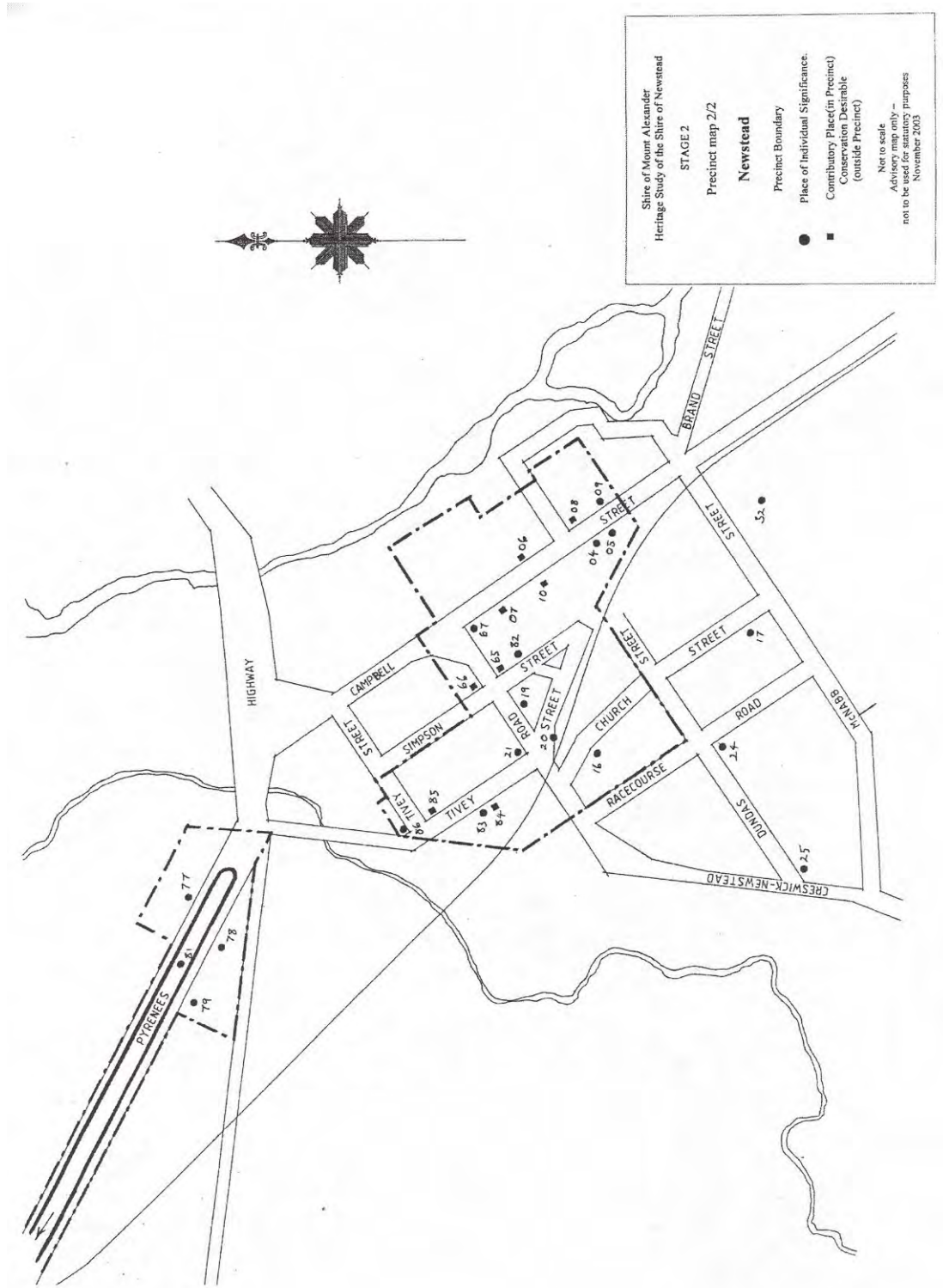
- ND/61 Newstead Primary School No.452, Lyons Street, Newstead
- ND/63 Major Mitchell Memorial Cairn, Lyons Street, Newstead
- ND/64 Band Rotunda, Lyons Street, Newstead
- ND/67 Butler House, Main Road, cnr. Campbell Street, Newstead
- ND/69 Former Richard Rowe Residence, 9 Panmure Street, Newstead
- ND/70 Former Newstead Post and Telegraph Office, Panmure Street, Newstead
- ND/71 All Saints Church and Hall, Panmure Street, Newstead
- ND/72 Former Police Residence, 32 Panmure Street, Newstead
- ND/77 Former Martin's Smithy and House, Pyrenees Highway, Newstead
- ND/78 Former Kyd and Mackie Store, Pyrenees Highway, Newstead
- ND/79 "Byron" Former McKay Residence, Pyrenees Highway, Newstead
- ND/81 Newstead Avenue of Honour, Pyrenees Highway, Newstead
- ND/82 St Anne's Catholic Church, Simpson Street, Newstead
- ND/83 Former Newstead Co-Operative Butter Factory, 2 Tivey Street, Newstead
- ND/86 Tree (*Eucalyptus camaldulensis*) and Memorial Plaque, Tivey Street, Newstead
- ND/88 Williams House, 1 Wyndham Street, Newstead
- ND/89 Clarke House, Wyndham Street, Newstead
- ND/91 Former Parsonage for Methodist (now Uniting) Church, Wyndham Street, Newstead
- ND/92 Former Newstead Shire Hall, Wyndham Street, Newstead
- ND/93 Former Newstead Shire Secretaries' House, 23 Wyndham Street, cnr. Canrobert Street, Newstead
- ND/94 "Wendron", Wyndham Street, cnr. Canrobert Street, Newstead

### **Contributory Places**

(Places that are representative places that contribute to the significance of the heritage precinct. Through restoration or reconstruction they may be brought back to a condition that enables the place to achieve individual cultural significance. Retention of these places forms part of the objectives and policies in the Mount Alexander Planning Scheme).

- ND/01 House, Adair Street, cnr. Wyndham Street, Newstead
- ND/06 "Villa Rosa", 5 Campbell Street, Newstead
- ND/07 Biddlestone House, 6 Campbell Street, Newstead
- ND/08 Millview, 7 Campbell Street, Newstead
- ND/10 House, 12 Campbell Street, Newstead
- ND/27 Newstead Croquet Club, Hilliers Street, Newstead
- ND/38 Former Fire Station, 4 Lyons Street, Newstead
- ND/47 Shop, Lyons Street, Newstead
- ND/55 Residence, 33 Lyons Street, Newstead
- ND/65 Residence, Main Road, corner Simpson Street, Newstead
- ND/66 Atherton House, Main Road, corner Simpson Street, Newstead
- ND/84 Former Butter Factory Manager's Residence, 6 Tivey Street, Newstead
- ND/85 Residence, Tivey Street, Newstead
- ND/90 Elshaugh House, 10 Wyndham Street, Newstead





### **3.3.6 Vaughan Heritage Precinct**

#### **A. Historical Overview**<sup>7</sup>

A township emerged as if ‘overnight’ during the 1853 rush to The Junction where there was a tremendous concentration of diggers. Three years later government surveyors named it after Melbourne businessman and parliamentarian Charles Vaughan, a prominent Victorian Baptist.

The Bank of Victoria built a branch in brick. In 1855, a busy year for builders at Vaughan, gold buyers C. Ball and his nephew W.H. Welch began a drapery shop in Burgoyne Street for which Mrs Ball imported frocks from London. The business prospered; ‘women for miles around would drive into Vaughan to patronise the Store.’ The Junction Hotel opened in a calico tent until it was replaced by a weatherboard building. Two other hotels were the Union and the Mont Belot. Rodgers’ Aerated Water Factory was in a sandstone building demolished only in the late twentieth century. A cordial factory was near the bridge and a bakery adjacent to Ball & Welch’s shop. Vaughan’s Wesleyan community built a stone church on the hillside above the town in 1858 where today it survives as ‘a picturesque ruin’.

After the first rush Vaughan’s population declined dramatically to 169 in 1861 with over five hundred in the immediate vicinity. This doubled after tunnelling began for the deep leads beneath Table Hill and Bald Hill. By 1865, the ‘village’ had a police court and court of petty sessions, a post office, a bank, two hotels and a regular coach service to Castlemaine. Local residences doubled to about three hundred. They were built from local materials: log huts with chimneys made of clay or bark and cottages of mud brick.

Vaughan’s population might have been considered small, but its central location in the United Shire of Mount Alexander was ideal as the Shire’s headquarters and, in 1871, the courthouse became the Shire Hall. As well, the township serviced a populous district. At Bald Hill, James Sinclair opened a store and, in 1856, Benjamin Edhouse a brewery. Nearby was a large and allegedly ‘filthy’ Chinese camp where the ‘stench arising from the heaps of offal’ was ‘quite intolerable’. The Waterloo Hotel opened in 1857 and held lavish banquets and concerts. The same year, half a mile east of Vaughan and past quartz-rich Red Hill, the Shamrock Hotel was built in a locality known as Irishtown. The district’s sole Roman Catholic Church was consecrated there in June 1865. Built of brick it could accommodate a congregation of four hundred.

Vaughan had relied on its alluvial gold and deep leads and when these were gone the diggers departed. Sinclair sold his store at Bald Hill in 1861 and moved to Guildford where he opened his London House drapery business. In 1882, Ball & Welch transferred their business to Castlemaine. The township population in 1891 was just 24 and there were 13 inhabited dwellings. Clara Ely’s recollection of Vaughan about 1905, however, is valuable not only as a personal reminiscence, but also because it retains memories she inherited.

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<sup>7</sup> This history has been taken from Phil Taylor, *Newstead Heritage Study Environmental History*

Here fifty years are compressed into a single nostalgic view:

From the top of [Bald Hill] you had a splendid view of Vaughan. On the right hand side you could see Cornish town. There were homes and little gardens right along the side of the hill, and houses seemed to be dotted everywhere. Then you came across the road from Tarilta to Vaughan. There were many houses on either side, and Middleton's Grocery Shop, which was burned down. Crossing the bridge on the left hand side, was the Loddon, until you came to a bridge where Fryer's Creek flowed into the Loddon. On the other side of the Creek, and still on your left was Belot's bakery. Next was Merrin's Store, and then, I think, Ball & Welch's. At one time there was a shop where people from the 'Maine could get afternoon tea when tired after shopping at Ball & Welch's. Further on there were more houses and the post office. On the hill behind was the Bible Christian Chapel and the Primitive Methodist Chapel, surrounded by homes. A little further on was the Common School, a good substantial building. Just in front was the Wesleyan Chapel, and then there were homes to the top of the hill. The Roman Catholic Church was a little further on, between Vaughan and Fryerstown. On our right hand coming away from Vaughan, we could see — where the Chinese Cemetery is now — headstones and some white fences. But there were houses everywhere along the sides of the hills, along the Loddon and in the gullies. Roger's Bakery and store were near the bank of the Loddon. There were some good homes along the bank of the Fryer's Creek, and facing the Loddon. There was also the Chinese Camp, with many two-storied Chinese shops. Richards' General Store was near the bridge. ... I think it was destroyed by fire [about 1917] and with it all the Chinese buildings. Across the bridge were Spurling's Butcher shop and the police station, and Mr. Barker's Chemist shop. ... Then there were the Bank and Dr. Malcolm's house, almost opposite Ball & Welch. Further on there were Rodda's Butcher shop, Jackson the Dairyman, the Registrar of Births and Deaths, and an undertaker's and more homes to the top of the hill. Behind there were houses everywhere.

Development of Vaughan's mineral springs in the twentieth century made the township a tourist stop and weekend holiday retreat.

## **B. Description**

**Precinct Boundaries** (refer to precinct plan at the rear of this section)

The Vaughan heritage precinct is a remnant of a significant residential, commercial and cultural area within a picturesque rural setting. The main central road, Vaughan Springs Road, runs parallel to the valley of the Loddon River and dips down from the surrounding hills to the west to the junction of the Loddon River and Fryers Creek and then rises again to the east. The area also includes the Vaughan Tarilta Road from its intersection with the Vaughan Springs Road to the top of the rise to the south. Much of the area to the south and south east of the precinct forms part of the Castlemaine Diggings National Heritage Park and land to the north west is also included within the park. The remaining buildings are a combination of modestly scaled individually significant and contributory predominantly single storey houses, former commercial buildings, ruins and archaeological sites. Central features of the precinct are the junction of the two waterways and the bridges and the Vaughan Mineral Springs reserve.

### **Buildings & Significant Details**

The Vaughan heritage precinct is especially characterised by its collection of significant and contributory, predominantly detached residential and former commercial buildings that have largely been built in the 19<sup>th</sup> century, as part of the early gold rushes and as a consequence of the town status as the

headquarters of the United Shire of Mount Alexander from 1871. There are also a number of early to mid twentieth century holiday houses which are significant as part of the later use of the precinct as a holiday destination.

The area is also significant for its high potential for archaeological investigation with a number of identified ruins and many indications of former habitations and other buildings.

### **Houses**

Most of the significant and contributory houses are designed in a Victorian or Late Victorian style, articulated with either a double front composition and being single storey in height. These modestly scaled houses have gabled roof forms with a roof pitch between 25 and 40 degrees. The bulk of the houses feature narrow eaves, brick chimneys and front or return verandahs (either as simple skillions or convex forms). These buildings are of horizontal timber weatherboard construction, with timber framed windows (predominantly double hung). All the houses have corrugated steel roof cladding.

Generally, the front fencing to the houses is low and visually permeable with vegetation behind. These fences do not necessarily have heritage value and allow views to the buildings and vegetation and include open cyclone wire and woven wire construction.

Garaging (including carports), sheds and other outbuildings are generally located towards the rear of the properties.

The other type of housing within the precinct is the holiday house constructed in the twentieth century. The most prominent of these structures is the highly unusual house formed of railway carriages joined under a gable roof clad in corrugated steel. This building is set in a grassed area having no front fence. Two other holiday type places are within the precinct. Both have corrugated steel roofs, one is curved and the other is gabled. Both have weatherboard wall construction.

### **Commercial Building**

There is only one intact commercial buildings have been built in the 19<sup>th</sup> century which survives, although now altered. It is constructed of brick and now features a parapet with a skillion roof form behind. The building has brick chimneys that adorn the roofline, and a corrugated steel roof cladding. The building retains its central doorway and door and flanking timber framed, double hung windows.

### **Other Buildings**

Within the area of the precinct are two significant ruins, dating from the 19<sup>th</sup> century; one is the stone ruin of the Wesleyan Methodist Church and the other the footings of the former Ball and Welch Store. There are a number of smaller ruins and land forms indicating footings and former buildings within the precinct. These archaeological sites are significant components of the Vaughan heritage precinct.



**C. Urban Design & Engineering Infrastructure**

The Vaughan heritage precinct is especially characterised by its rural setting that substantially contributes to the overall visual quality of the Vaughan township.

The allotment sizes within the precinct vary from large residential blocks to smaller commercial allotments. A notable feature is the varying front setbacks to the houses. There is a range of narrow and wide side setbacks. Some of the houses are set within garden settings.

There are a number of significant views from within the precinct to the nearby encircling hills which form an important visual backdrop to the township and to the valley of the Loddon River and the valley of Fryers Creek with their tree lined banks.

The two bridges crossing the waterways contribute to the significance of the area. Although both have been rebuilt, they retain the form and materials of the original bridges.

Other engineering infrastructure for the Vaughan precinct also contributes to the rural character of the area. This infrastructure includes the gravelled verges to the roads and the remaining stone street gutters and cross overs which mark the entrance to properties.

**D. Landscaping**

The dominant significant, landscape features of the precinct is the Vaughan Springs Reserve with its exotic tree planting, stone walling and structures. The tree lined banks of the Loddon River and Fryers Creek are also significant. The indigenous planting in the Vaughan Chinese cemetery is also a significant area of landscaping within the precinct.

The private gardens are especially characterised by native and exotic trees, shrubs and flowers, together with open grassed areas.

**E. Statement of Cultural Significance**

The Vaughan heritage precinct has significance as a remnant 19<sup>th</sup> century township characterised by a collection of significant and contributory modestly scaled houses and a smaller number of ruins and a commercial building. The township of Vaughan grew from the gold rush of 1853 and as the headquarters of the United Shire of Mount Alexander from 1871. The Victorian styled houses have significance for their single storey height, gabled roofs clad in corrugated steel, horizontal timber weatherboard wall construction, timber framed windows, narrow eaves, brick chimneys and front and/or return verandahs. The twentieth century holiday homes also have corrugated steel roofs, gabled and curves, horizontal weatherboard wall construction and timber frames windows. The commercial building is also largely single storey, features a parapet with a skillion roof form behind, brick wall construction and is sited on the street boundary. Garaging and carports are located at the rear of the properties. Built mainly between the 1850s to 1890s and in the early twentieth century, these houses and commercial

building, together with the ruins and other archaeological sites of the precinct area, are an important legacy of the development of the precinct during the mining period and the later use of the place as a holiday destination.

The Vaughan precinct is **architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates many original and early design qualities associated with the residential and commercial development of the Vaughan precinct.

The original design qualities of the 19<sup>th</sup> century residential buildings include: single storey height; gabled roof forms (with a roof pitch between 25 and 40 degrees); modest eaves; corrugated steel roof cladding; horizontal timber weatherboard, wall construction; timber framed windows (mainly double hung); brick chimneys; and front and/or return verandahs. The low height and visually permeability of some fencing also contributes to the significance of the area, as does the rear location of garaging and carports.

The original design qualities of the early 20th century residential buildings include: single storey height; gabled and curved roof forms; modest eaves; corrugated steel roof cladding; horizontal timber weatherboard, wall construction; timber framed windows (mainly double hung) and brick chimneys.

The Vaughan precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria E.1). The significant visual qualities include the important uninterrupted views to the nearby encircling hills the tree lined banks of the Loddon River and Fryers Creek; the exotic planting, stone walls and structures of the Vaughan Mineral Springs Reserve and the native plantings of the Vaughan Chinese Cemetery represent other significant visual qualities.

The Vaughan precinct is **historically** significant at a **LOCAL** level (AHC criterion A.4). It is associated with the development of the Vaughan township from the 1850s, as a result of the goldrush when Vaughan was located within a mining area. The surviving 19<sup>th</sup> century houses, commercial building, church and other ruins, together with the layout of the town are a legacy of the goldrush era. The location of the Mineral Springs and their use for recreational and health reasons also add to the historic significance of the precinct.

Overall, the Vaughan precinct is of **LOCAL** significance.

## **VAUGHAN PRECINCT: PLANNING SCHEME FORMAT**

### **Policy Basis**

The Vaughan heritage precinct has significance for its scattering of modestly scaled 19<sup>th</sup> century single storey Victorian styled houses, early 20<sup>th</sup> century holiday houses, surviving commercial building, ruins and sites with archaeological potential. The Vaughan township grew from the gold rush from 1853 and as the headquarters of the United Shire of Mount Alexander from 1871. The area has a rural setting on undulating land generally paralleling the nearby the Loddon River. Hills surround the precinct. Significant landmarks in Vaughan that contribute to the visual amenity of the area include the two timber bridges, the Vaughan Mineral Springs Reserve and the Chinese Cemetery. The significant and contributory houses and commercial building are modest in scale, single storey with gabled roofs (with a pitch between 25 and 40 degrees) clad in corrugated steel. The houses are predominantly double fronted, with front and/or return verandahs and many feature substantial private gardens with low, visually permeable front fencing. The commercial building has distinctive parapet (used for signage). Other intact architectural qualities to the significant buildings include the narrow eaves, brick chimneys, horizontal timber weatherboard wall construction, and the timber framed windows. Another important feature of the area are the ruinous sites which relate to the gold mining era. The rural character of the area is also further identified by the gravel verges, stone street gutters and cross overs and views to the nearby hills and water course valleys. Initially established in the early 1850s as an important mining area, the Vaughan Precinct is an important legacy of this critical period.

### **Objectives**

- To ensure the conservation and enhancement of the individually significant and contributory 19<sup>th</sup> century houses, 20<sup>th</sup> century holiday houses, commercial building, ruins and sites with archaeological potential situated within a rural townscape setting;
- To conserve and enhance the predominant single height within the Heritage Overlay Area;
- To conserve contextually substantial front and side setbacks, building separation and subdivision throughout the residential allotments of the Heritage Overlay Area;
- To promote and support the continuing, mixed residential and commercial use of the Heritage Overlay Area;
- To conserve and enhance the rural townscape setting, including the gravelled road verges, low density of development, and uninterrupted views to the nearby hills that form a picturesque backdrop within the town;

- To conserve and enhance the substantial private garden areas largely characterised by mature exotic and native trees, shrubs, perimeter gardens and open grassed areas;
- To conserve and enhance the significant predominantly uninterrupted views to the ridgelines of the surrounding hills;
- To encourage the retention of the existing ruins and the areas of archaeological potential;
- To encourage the contemporary interpretation of 19<sup>th</sup> century and early 20<sup>th</sup> century building design within the Heritage Overlay Area;
- To encourage appropriately situated and proportioned signage to retain the rural and uncluttered character of the area;
- To encourage the use of appropriate front, visually permeable fence designs (with views of the front gardens and houses) within the Heritage Overlay Area;
- To encourage the appropriate rear location, development, form and scale of garages and/or carports;

### **Policy**

Where a permit is required for a proposal, it is policy to:

- Encourage the existing and intact individually significant and contributory buildings to be retained;
- Promote buildings that incorporate the following design characteristics:
  - Detached single or double fronted buildings with clear visual building separation;
  - Gabled roof forms (with a roof pitch between 25 and 40 degrees);
  - Non-Zincalume corrugated roof cladding;
  - Horizontal timber weatherboard,
  - Modest eaves;
  - Timber framed windows and doors;
  - Front or side verandahs;
  - Distinctive parapets (commercial buildings only);
  - Appropriately located signage on shopfronts, parapets and verandah hoardings that is of a design, form and colour that compliments the style of the building;
- Encourage the existing allotment configuration to be retained;
- Discourage buildings that are constructed boundary to boundary;

- Encourage the separation between buildings to be equivalent to neighbouring buildings;
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings;
- Encourage building heights to be single storey, depending on the following:
  - The highest point of the roof should not be greater than the highest adjacent individually significant or contributory building, whereby the height of the roof should not be greater than the main (overall) adjacent ridge line;
  - The proportion of building roof should not be greater than the proportion of roof to walls of the individually significant and contributory buildings visually connected to it;
  - 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 individually significant or contributory neighbouring buildings visually connected to it;
- Encourage new garages and/or carports to be located at the rear of existing buildings, or at the rear or side of infill buildings;
- Encourage new residential front fences to be no higher than 1200-1300 mm and to be visually permeable to allow views to the houses and their front garden settings;
- Retain the important rural townscape setting, including the gravelled road verges, stone street gutters and cross overs, views to the nearby hills and into the watercourse valleys that form a picturesque backdrop within the town;
- Retain the predominantly uninterrupted views to the surrounding ridgelines;
- Retain the existing ruins and the areas of archaeological potential.

## **List of Significant and Contributory Places in the Vaughan Heritage Precinct**

### **Individually Significant Places (with individual citations)**

(Places that are individually important places of state, regional or local cultural significance that make a contribution to the heritage values of the wider municipality. Retention of these places forms part of the objectives and policies in the Shire of Mount Alexander Planning Scheme).

- VN/02 Rail Carriage Residence, Vaughan Springs Road, Vaughan
- VN/05 Bridge over Fryers Creek, Vaughan Springs Road, Vaughan
- VN/09 Former Bank of Victoria, Vaughan Springs Road, Vaughan
- VN/11 Ruins, Wesleyan Methodist Church, Vaughan Springs Road, Vaughan

### **Contributory Places**

(Places that are representative places that contribute to the significance of the heritage precinct. Through protection, interpretation, restoration or reconstruction they may be brought back to a condition that enables the place to achieve individual cultural significance. Retention of these places forms part of the objectives and policies in the Mount Alexander Planning Scheme).

- VN/04 Residence, Vaughan Springs Road, Vaughan
- VN/06 Ball and Welch Site Ruins, Vaughan Springs Road, cnr. Ball and Welch Lane, Vaughan
- VN/07 Residence, Vaughan Springs Road, Vaughan
- VN/08 Rodda Residence, Vaughan Springs Road, Vaughan
- VN/10 Residence, Vaughan Springs Road, Vaughan
- VN/14 'Sunnybrook', Vaughan Tarilta Road, Vaughan
- VN/15 Residence, Vaughan Tarilta Road, Vaughan
- VN/16 Residence, Vaughan Tarilta Road, Vaughan
- VN/17 Residence, Vaughan Tarilta Road, Vaughan



## 4.0 Assessment of Significance

### 4.1 Basis of Assessment Criteria

This study has used the principles of the *Australia ICOMOS Burra Charter* (November 1999) and its Guidelines as the basis to all of the assessments in this study. The Burra Charter defines cultural significance by aesthetic, historic, scientific, social and spiritual values. These values are also largely prescribed in the *VPP Practice Note: Applying the Heritage Overlay* (Appendix 6.07) that states:

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

### 4.2 The Australia ICOMOS *Burra Charter*

The concept of cultural significance for this study is defined by four heritage values listed in the Burra Charter as follows:<sup>8</sup>

**Article 2.2:** **Aesthetic (architectural) value:** includes aspects of sensory perception for which criteria can and should be stated. Such criteria may include consideration of the form, scale, colour, texture and material of the fabric; the smells and sounds associated with the place and its use.

[Places of aesthetic value may:

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

**Article 2.3:** **Historic value:** encompasses the history of aesthetics, science and society, and therefore to a large extent underlies all of the terms set out in this section.

[A place may have historic value because:

- it is of importance for its association with events, developments or cultural phases which have had a significant role in the occupation and evolution of the community;

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<sup>8</sup> The use of square brackets [ ] for the further dot point explanations to the *Australia ICOMOS Burra Charter* (November 1999) Articles have been added by the authors and is based on the Criteria for the Register of the National Estate administered by the Australian Heritage Commission, Canberra.



- it illustrates part of the evolution or pattern of the cultural heritage;
  - it is an example of rare, endangered or uncommon aspects of the cultural heritage;
  - it has a strong association with the life or work of a person or group of people of significance to the cultural heritage;
  - it is an important representative of the range of places which make up the cultural heritage of a community;
- it has been influenced by an historic figure, event, phase or activity.]

**Article 2.4: Scientific value:** or research value of a place will depend upon the importance of the data involved, on its rarity, quality or representativeness, and on the degree to which the place may contribute further substantial information.

[A place may have scientific value because:

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

**Article 2.5: Social value:** embraces the qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group.

[A place may have social value because:

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

### **4.3 Assessment Criteria Utilised in this Study**

The Criteria for the Assessment of Cultural Heritage Significance of the Register of the National Estate was used to determine the significance of the heritage precincts in this study. Refer to Appendix 6.03 for a copy of the abbreviated version of the Assessment Criteria.

### **4.4 Levels of Significance**

The definitions for each significance level adopted for each heritage place and precinct are as follows:

#### **Individual Significance Status**

##### **State**

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

These places meet the Criteria of the Heritage Council of Victoria and the Criteria for the Register of the National Estate. These places are recommended for inclusion onto the Victorian Heritage Register;

##### **Local**

**Heritage places that are considered significant to the local area (whether individually significant or as a contributor to the character and/or heritage value of the area).**

These places meet the Criteria for the Register of the National Estate. These places are recommended for inclusion onto the Mount Alexander Planning Scheme.

#### **Contributory Significance Status (Precinct Significance)**

Representative places that contribute to the significance of a heritage precinct (heritage area). Through restoration or reconstruction they may be brought back to a condition that enables the place to achieve individual cultural significance.

These places are not individually significant, but are significant contributors to the streetscape and visual amenity of the precinct (a significant heritage overlay area). As part of the supporting background to the heritage precinct, these places meet the Criteria for the Register of the National Estate.

#### **Conservation Desirable**

Places listed as Conservation Desirable contribute to the character of the study area. Some have not been researched due to the constraints of the study brief and therefore there is insufficient information to assess if they demonstrate the required criteria for inclusion in the planning scheme as individual places. Further investigation of these sites may result in their inclusion as places of individual significance within the planning scheme heritage overlay.

Other places are of lower integrity, in poor condition or are ruins but still contribute to the heritage of the area.

It is recommended that places marked as Conservation Desirable be the subject of further research to ascertain their heritage significance and may be suitable for inclusion under the planning scheme heritage overlay in the future.

## 5.0 Heritage Program

### 5.1 Introduction

The Study Area comprises the former Shire of Newstead prior to its amalgamation into the Shire of Mount Alexander in 1995. It includes the towns and rural localities of Campbells Creek, Campbelltown, Fryerstown, Glenluce, Green Gully, Guildford, Irishtown, Joyces Creek, Muckleford South, Newstead, Sandon, Spring Gully, Strangways, Strathlea, Tarlita, Vaughan, Welshmans Reef, Werona, Yandoit Hills and Yapeen. Individual, contributory and conservation desirable heritage places together with archaeological sites and mining sites were identified and assessed.

The study also proposed five heritage precincts in Campbells Creek, Fryerstown, Guildford, Newstead and Vaughan.

Reference to the Municipal Strategic Statement (MSS) and Local Policy in the Mount Alexander Planning Scheme has also been made as part of the following recommendations.

### 5.2 Heritage Program Recommendations

#### 5.2.1. Statutory Registers

- **It is recommended that the heritage places identified, assessed and documented according to the ICOMOS Burra Charter (November 1999) and the Criteria for the Register of the National Estate (as prescribed in the VPP Practice Note: Applying the Heritage Overlay) be nominated for the following statutory registers:**
  - 116 additional places of individual significance for the Mount Alexander Planning Scheme (outside of heritage precincts). These are in addition to the places already on the Planning Scheme.
  - 10 places for the Victorian Heritage Register. These are in addition to the places already on the Register.
  - 31 places for the Victorian Heritage Inventory. These are in addition to the places already on the Inventory.
  
- **It is recommended that the heritage precincts identified, researched, assessed and documented according to the ICOMOS Burra Charter (November 1999) and the Criteria for the Register of the National Estate (as prescribed in the VPP Practice Note: Applying the Heritage Overlay) be nominated for inclusion:**
  - Campbells Creek Heritage Precinct
  - Fryerstown Heritage Precinct
  - Guildford Heritage Precinct
  - Newstead Heritage Precinct
  - Vaughan Heritage Precinct

### 5.2.2. Mount Alexander Shire Policy Review & Implementation

- It is recommended that that an amendment to the Mount Alexander Planning Scheme be prepared that makes changes and/or additions to the following municipal heritage policies, as outlined below:
- Municipal Strategic Statement- Heritage (Clause 21.11);
- Local Planning Policy Framework-
  - Local Planning Policies (Clause 22)
    - Heritage
      - Local Heritage Policy;  
Campbells Creek Heritage Precinct  
Fryerstown Heritage Precinct  
Guildford Heritage Precinct  
Newstead Heritage Precinct  
Vaughan Heritage Precinct
- **Heritage Overlay**
  - Incorporation of five (5) nominated precinct areas;
  - Incorporation of 120 nominated additional individual heritage places identified in the former Newstead Shire (including those individual heritage places within heritage precincts where controls other than those provided for the precinct are recommended);

#### 5.2.2.1 Municipal Strategic Statement

- It is recommended that Council review the current Municipal Strategic Statement (MSS) to reflect the outcomes of the Heritage Study of the Shire of Newstead. When preparing amendments to this scheme and before making decisions about permit applications, the responsible authority must take the MSS into account. It is therefore essential that the MSS reflect the Shire's Vision, Objectives and Strategies regarding cultural heritage. The revised MSS should be in accordance with the *VPP Practice Note: Format of Municipal Strategic Statements*.

It is recommended that the revised Municipal Profile include a brief overview of the extent, type and location of the heritage places of cultural significance within the Shire.

It is recommended that the Key Influences section of the MSS briefly examine the potential impacts of commercial, residential, rural, tourism and other developments on cultural heritage in the Shire, and the importance of retaining, enhancing and managing the Shire's cultural heritage as part of its identity. The Key Influences section may also briefly explain the importance of the Heritage Study of the Shire of Newstead as a critical tool in providing an understanding and appreciation of the Shire's heritage assets, together with the importance of continuing the Shire's Heritage Advisory Service to assist both the Shire and owners/managers/occupiers of heritage places with conservation and new development. Additional funding requirements may also be stipulated.

It is recommended that the Objectives, Strategies and Implementation section of the MSS:

- Promote the conservation and enhancement of places of individual or contributory cultural heritage significance within the Shire;
- Promote the conservation and enhancement of those identified heritage areas of cultural heritage significance within the Shire;
- Discourage demolition of heritage places;
- Promote other measures of conserving and understanding the significance of heritage places through the preparation of Conservation Management Plans and community awareness programs;
- Promote new work for sites and buildings in heritage areas that responds to the character, form, scale and context of its surroundings through innovative design;

#### **5.2.2.2 Local Planning Policy Framework**

- It is recommended that a Local Heritage Policy in Clause 22: Local Planning Policies in the Local Planning Policy Framework (LPPF) of the Mount Alexander Planning Scheme be reviewed... This policy should be reviewed in accordance with the *VPP Practice Note: Writing a Local Planning Policy* and divided into an overall Heritage Policy with objectives and policy statements, and 5 proposed individual policies that apply specifically to those heritage areas within the Municipality. Each individual policy to have its own objectives and policy statements;
- These objectives set out how Council will exercise its discretion in the consideration of planning permit applications. Additional objectives should ensure appropriate protection and control of the significant individual and contributory heritage places and should include (but not be limited to):
  - An explanation of the number of individual heritage policies and the extent of the heritage policies and objectives (as an introduction);
  - A cross reference to the Municipal Strategic Statement in the policy basis, to reinforce the Shire's commitment to cultural heritage;
  - More comprehensive policy basis, based on the information of this Report;
  - Objectives and policies that encourage the retention of significant individual and contributory heritage places;
  - Specific detailed policies on the conservation and retention of contributory places within heritage overlay precincts. An overriding policy could read as follows:  
"All heritage places of contributory significance which have been identified and assessed as part of a Heritage Overlay Precinct through a process of public consultation should be subject to a Heritage Overlay control in the Planning Scheme.

- These places have local heritage significance within the heritage area and assist in defining the character of the area”;
- A specific policy on archaeological places, which are automatically protected under the Heritage Act 1995;
  - A reference to all new developments within heritage overlays to be carried out in accordance with the ICOMOS Burra Charter as part of the objectives;
  - Objectives and policies on the conservation and enhancement of heritage places, engineering and street works infrastructure and landscapes;
  - A Demolition Policy that considers the processes required and establishes guidelines for demolition proposals of heritage places;

These additional heritage policies and objectives are required to support the conservation and retention of both the individual and contributory heritage places of cultural significance within the Shire, especially at VCAT hearings. The additional policies and objectives will also compliment and reinforce the specific policies and objectives for each heritage precinct.

#### **5.2.2.3 Specific Policies for heritage precincts (heritage overlay areas)**

- It is recommended that the specific objectives and policies provided for each of the nominated heritage precincts (heritage overlay areas) be considered by Council and implemented. The policy basis for each of these policies has been formed from the supporting background information for each precinct (including the statement of significance). Together with the policy basis, the objectives and policies (which set out how Council will exercise discretion) are derived from sound conservation principles.

#### **5.2.3. Recommended Planning Scheme Amendment Process**

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

- Implementation of policies and objectives as set out above.
- After careful review of the final draft of the Report, the Council should form an independent opinion of the study, consider any alterations deemed necessary and subsequently proceed to public exhibition. It is suggested that an informal exhibition of the Study be undertaken prior to the formal planning scheme amendment under the Planning and Environment Act 1987.
- Under the formal planning scheme amendment, if no objections have been received and Council agrees with the Study recommendations, Council should forward the exhibited amendment to the Minister for Planning requesting approval;

- If Council does receive submissions objecting to the planning scheme amendment, it is recommended that Council should not automatically remove the particular heritage place/s from the proposed precinct, but where appropriate, negotiate with the objector. Council should refer objecting submissions to the Heritage Advisor for review and to make comment where appropriate. If an objecting submission cannot be accommodated to the satisfaction of the objector and Council in the Amendment, then the submission should be referred to an Independent Panel (appointed by the Minister for Planning) for assessment. Council will then consider the Panel's recommendations and decide to change the Amendment, adopt it unchanged or abandon it. Unless Council decides to abandon the proposal, the amendment is then sent to the Minister for Planning and Local Government requesting approval;
- It is recommended that the individual heritage places and the five heritage precincts (including the heritage places of individual and contributory significance within them), which have been researched, assessed and developed according to: the ICOMOS Burra Charter (November 1999) and the Criteria for the Register of the National Estate (as prescribed in the *VPP Practice Note: Applying the Heritage Overlay*), be nominated for inclusion onto the Mount Alexander Planning Scheme), subject to the normal statutory amending processes provided under the Planning and Environment Act 1987;
- It should be noted that the Schedule to the Heritage Overlay in the new format Planning Scheme does not specifically indicate the significance of specific individual and contributory places or list every individual and contributory place. Rather, the Schedule to the Heritage Overlay identifies each of the heritage precincts, together with individual heritage places outside the precincts and individual heritage places within the precincts that may have a varying planning control (ie. external or internal paint controls, tree controls, etc.). Reference to the Heritage Study of the Shire of Newstead for information about each individual and contributory place will be required. This situation is currently evolving and may change in the near future.
- It is recommended that the extent of heritage controls to all objects & monuments (but not buildings) also apply to an area of 5-10 metres from the object or monument. The extent of the heritage overlay for heritage places ie buildings should be carefully assessed particularly for places in rural areas. Views of the place from the street are important and should be included as part of the heritage overlay where possible.
- It is recommended that the Planning Officer make use of aerial photographs (cross referenced to the heritage citation sheet) to assist in deciding the extent of designation of a property, especially in rural areas.

- It is recommended that a Schedule to the Heritage Overlay be prepared, in accordance with the adopted VPP format (to Clause 43.01), for the 5 heritage precincts, individual heritage places outside the heritage precincts and individual heritage places within the heritage precincts where the planning controls may vary (reference to each of the heritage citations in the Heritage Study of the Shire of Newstead is required to determine those places to be included on the Schedule). The Schedule should be prepared in accordance with the *VPP Practice Note: Applying the Heritage Overlay*;

#### **5.2.4. Additional Planning Issues to be considered by Council**

- It is recommended that a briefing paper be prepared (by Council officers) for the consideration of Council. This paper should outline the recommendations of the Study and direction to be undertaken;
- It is recommended that the Town Planner notify the relevant Council staff effected by the outcomes of the Heritage Study of the Shire of Newstead including (but not limited to):
  - Rates and revenue (with regard to identifying the heritage property on the rate data);
  - Engineering (particularly with regard to the recommendations on bridges and street construction details);
  - Council's Building Officer (particularly in regard to Council owned and managed buildings)
- It is recommended that a workshop be provided about the Study and its outcomes, for the benefit of Councillors and key Council officers;

#### **5.2.5. Council Heritage Incentives**

- It is recommended that the Mount Alexander Shire Council retain and support the role of the Council's Heritage Advisers.
- It is recommended that the Mount Alexander Shire Council consider developing financial and other incentives to assist owners of places within heritage precincts. These incentives may include (but are not limited to):
  - Promote further awareness of the availability of Council's Heritage Advisor, to assist owners of heritage properties with basic advice on restoration, reconstruction, and alteration;

The Heritage Adviser can provide information to property owners, assist property owners with advice regarding maintenance, restoration and re-use of buildings, to assist Council with the management of Council owned and controlled heritage sites, and to assist Council in the administration of the heritage provisions of the Town Planning Scheme.

The provision of free specialist service assists property owners with advice about their buildings, understanding the



recommended town planning objectives and assistance with the preparation of town planning submissions.

Heritage Victoria can assist municipalities with advice regarding the administration of such services and information about access to funding which may be available to assist with the employment of a Heritage Adviser and the revolving heritage fund.

- Develop a discount rates scheme for owners of heritage properties. This scheme could be used to encourage restoration, reconstruction or refurbishment of heritage places (buildings, streetscapes and areas). It could be the basis of townscape improvement schemes in the towns which form heritage precincts, whereby local traders are actively involved in the process of contributing funds for distribution on appropriate restoration and improvement projects, such as painting shopfronts, improving signage on buildings, and introducing street furniture appropriate to the period and character of the precinct;
- It is recommended that the Mount Alexander Shire Council retain and develop a revolving heritage fund, administered by Council staff and community representatives, following advice from Council's Heritage Advisor. Small low interest loans for modest restoration works to improve the visual amenity of the streetscapes within heritage precincts could be one of the primary aims. These low interest loans can act as incentives to achieve works that would not otherwise be considered by owners of heritage properties, and may include painting, roof repairs and other urgent works;

#### **5.2.6. Public Awareness Program**

- In addition to the exhibition of the Heritage Study of the Shire of Newstead to the public and the formal notification to effected owners it is recommended that the Mount Alexander Shire Council conduct local information sessions.
- Council may wish to have an official launch of the study. Presenting the study to residents can allow them to fully understand the Heritage Study objectives and recommendations and give feedback to the Council about residents' requirements for the protection of the Shire's heritage
- It is recommended that the Mount Alexander Shire Council develop Heritage and Design Guidelines to assist owners and potential owners of appropriate restoration, additions, infill development, fence designs, etc. in heritage precincts;
- It is recommended that the Mount Alexander Shire Council consider other ways of promoting the heritage values within the Shire. Types of promotion include (but are not limited to):

- Heritage restoration or garden competitions;
  - Development of heritage walks;
  - Annual heritage awards for appropriately restored and reconstructed heritage places;
  - Inclusion of heritage precincts and places (heritage citations) on the Shire's website;
- The Shire may wish to publish, or support community organisations to publish parts of the study or walking tours and information booklets based on the information gathered in the Heritage Study for use by residents and visitors.

These publications are very powerful in interpreting the Shire's heritage and can assist with community awareness of the history and heritage in the Shire.

- A recommendation *that* the historic names in an area should be retained is well made by David Bannear and Robyn Annear in their *Assessment of Historic Mining Sites in the Castlemaine - Chewton Area*.

The area's historic place names (virtually every bump or hollow in the landscape was named) provide one of the sturdiest links with its early and ongoing history. People and events that were never recorded on paper live on in the names of creeks, gullies, flats, hills, reefs, roads and tracks. These names have largely survived, despite some massive changes in the actual landscape. Retention of these historic names should be promoted - in the form of appropriate street names where new housing estates are established on old flats and hills, where new roads are cut, where name changes are proposed for roads with existing historic names, or when mining operations are proposed.

An awareness of historic names could be even more actively promoted by a campaign of signposting, directing residents' and visitors' attention to the location of historic mining localities throughout the district.

- It is recommended that the information regarding areas and individual sites gathered during the study be made available to owners and ratepayers. Understanding the history and significance of a building or place can assist owners to retain and protect the site.

This can be done by making copies of the study available at the Council, library, historical societies, and other local interest groups. A précis of the information in the study or select parts of the study such as the history section could be provided at cost to interested people.

Council should prepare a policy regarding the Information Sheets on the individual sites so that copies can be made available to owners at no cost or for a small copying fee. The Council may wish to send a copy of the relevant Information Sheet to each owner.

- Recently many excellent books on building styles and restoration have been published. It is suggested that the Shire purchase a selection of these for use by building owners and Council officers. These could be kept at the Council or be made available through the Shire library system. A list of restoration publications follows. This list is not exhaustive as suitable books are being published regularly.

- Heritage Victoria, draft *Guidelines for the Assessment of Planning Applications*, August 2000

- National Trust of Australia (Victoria) Technical Bulletins  
This series provides technical information about the care and maintenance of many aspects of buildings and landscape. New titles are added regularly. The bulletins are available from the National Trust in Melbourne.

'Exterior Paint Colours for Buildings of the Victorian Period'

'Lettering and Signs on Buildings c1850-1900'

'Principles of Cleaning Masonry Buildings'

'Plantings c1850-1900'

'Damage to Buildings on Clay Soils'

'Decorating with Wallpapers c1840-1914'

'Wood deterioration in Buildings'

'Fences and Gates c1840-1925'

'Physical Investigation of Buildings'

'Our Inter-War Houses'

'Conservation of Roofs'

- Helen Lardner for the Historic Buildings Council, *Caring for Historic Buildings, guidelines for alterations and additions to historic buildings*, Melbourne, 1993
- Celestino Sagazio, editor, *The National Trust Research Manual, Investigating Buildings, Gardens and Cultural Landscapes*. Allen and Unwin 1992
- Ian Stapleton, *How to Restore the Old Aussie House*. John Fairfax Marketing, 1984
- Ian Evans, Clive Lucas and Ian Stapleton, *Colour Schemes for Old Australian Houses*, Flannel Flower Press.
- - Ian Evans, Clive Lucas and Ian Stapleton *More Colour Schemes for Old Australian Houses - Yeronga, Qld: Flannel Flower Press, 1992.*

- Ian Evans, *Restoring Old Houses*, Artarmon, 1979
- Ian Evans, *The Australian Old House Catalogue, The Complete Where to Get It Guide for the Home Restorer*.
- Ian Evans *The World of Old Houses – A guide to caring for and restoring your old house*. Website:[www.oldhouses.com.au](http://www.oldhouses.com.au)
- Department of Planning, NSW, *Getting the Details Right - Restoring Australian Houses 1890s -1920s*
- Peter Cuffley, *Cottage Gardens in Australia*, Five Mile Press, Melbourne 1983
- Peter Cuffley *Australian Houses of the 20s and 30s* - Fitzroy: Five Mile Press, 1989.
- Peter Cuffley *Australian Houses of the 40s and 50s* - Knoxfield, Vic: Five Mile Press, 1993.
- Des Regan and Kate Press, *How To Trace the History of Your House*, Penguin, 1990
- Robert Moore, Sheridan Bourke and Ray Joyce, *Australian Cottages*, J. Hamlyn, 1989
- Terence Lane and Jessie Serle *Australians at Home – a documentary history of Australian domestic furnishings 1788-1914* - Melbourne: Oxford University Press, 1990.
- Kevin Fahy and Andrew Simpson *Australian Furniture: Pictorial History and Dictionary 1788-1938*. Woollahra: Casuarina Press, 1998.
- Richard Apperly, Robert Irving, Peter Reynolds *A pictorial Guide Identifying Australian Architecture: - Styles and terms from 1788 to the present – Identifying Australian Architecture* - North Ryde, NSW: Angus & Robertson, 1989.
- Richard Aitken & Michael Looker *The Oxford Companion to Australian Gardens* - South Melbourne: Oxford University Press, 2002.

## **Electronic Information**

With the advent of easier access to the Internet, there is a vast array of information available regarding heritage, restoration and research information.

Some useful sites are:

Heritage Victoria – [www.heritage.vic.gov.au](http://www.heritage.vic.gov.au)

This site has downloadable technical advice sheets, Historic Gold Mining Sites, publications and updated information on funding programs.

Register of the National Estate – [www.heritage.gov.au](http://www.heritage.gov.au)

National Trust of Australia (Victoria) – [www.natrust.com.au](http://www.natrust.com.au)

International Commission on Monuments and Sites –  
[www.icomos.org/australia](http://www.icomos.org/australia)

This has updated copies of the Burra Charter.



# **Appendix 6.01**

## **The Project Brief**





## MOUNT ALEXANDER SHIRE HERITAGE STUDY

### BACKGROUND

The purpose of this heritage study is to identify, assess and document all post-contact places of cultural significance within the municipality and to make recommendations for their future conservation.

This heritage study is divided into two stages.

Stage One was completed in 1998 and involved the preparation of a thematic environmental history and the identification of all places of potential cultural significance across the study area. Stage One also involved an estimation of the time and resources required undertaking Stage Two of the study brief.

Stage Two involves the actual assessment of significance and documentation of those places that are identified to be of potential cultural significance in the Stage One survey.

The heritage study was commissioned in two stages

### Definitions:-

Place means site, area, building or other work, group of buildings or other works together with associated contents and surroundings. Place includes structures, ruins, archaeological sites and landscapes modified by human activity.

Post-contact means the period since first contact between aboriginal and non-aboriginal people.

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

## **MOUNT ALEXANDER SHIRE HERITAGE STUDY**

### **PLACE DOCUMENTATION AND ASSESSMENT AND DEVELOPMENT OF A HERITAGE PROGRAM**

#### **STAGE TWO - STUDY BRIEF**

#### **BACKGROUND**

This study is commissioned by Mount Alexander Shire Council.

#### **STUDY AREA**

The Study Area are those areas previously included in the former Newstead Shire, including the townships of Newstead, Campbells Creek, Fryerstown, Guildford, Strathloddan and Strangeways. Refer attached site plan figure 1.

#### **OBJECTIVES**

The purpose of Stage Two of the study is to:

- rigorously assess and document the identified places of post-contact cultural significance.
- provide recommendations for a heritage conservation program for the study area.

#### **REPORT METHODOLOGY**

The heritage study is to be prepared in accordance with the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) and its guidelines.

Criteria to be used in the identification and assessment of places of cultural significance are the Criteria adopted by the Australian Heritage Commission. Although the Australian Heritage Commission's criteria are to be adopted, the thresholds applied in the assessment of significance may include State Significance and Local Significance.

In formulating recommendations for planning scheme protection, the consultants shall have regard to the Department of Infrastructure's Victoria Planning Provisions Practice Note: *Applying the Heritage Overlay* (February 1991).

Other relevant references include:-

- Australian Heritage Commission - *Criteria for the Register of the National Estate - Application Guidelines*, April 1990.

## **TASKS**

The tasks shall be undertaken in the order that they appear below:

### **1.0 Research, documentation and assessment of places of Post-Contact cultural significance**

This aspect of the study shall address itself to the research, documentation and assessment of those places identified in Stage One of the heritage study project. A copy of those places previously identified form an attachment to this brief.

#### Assessment of cultural significance

Each place of potential significance identified in Stage One will be assessed against the Australian Heritage Commission's criteria. Comparative analysis and research will be required to substantiate the significance of each place. The assessment process is expected to be rigorous and analytical and require a strict application of the assessment criteria.

#### Documentation

The documentation of all identified places of cultural significance shall be undertaken on the pro-forma sheet that forms part of this brief.

#### Mapping

All identified places of cultural significance must be marked on the planning scheme base map(s) and provided as an attachment to the final report. Places shall be mapped as polygons on the planning scheme base maps.

#### Heritage areas

Where heritage areas are identified a conservation policy establishing specific policies for the conservation of the area and significant elements within the area should be provided. The policies shall be written in such a manner that they can be directly incorporated into Clause 22 of the Mount Alexander Planning Scheme.

Mapping of heritage areas shall conform to the following requirements:

1. The boundaries of heritage areas shall be identified on the same planning scheme base map referred to above.
2. A separate map shall be prepared which shows both the boundaries of heritage areas as well as the location of all significant contributory places within those heritage areas.

## 2.0 Review of the Thematic Environmental History

At the completion of Task 1.0 (Research, documentation and assessment of places of Post-Contact cultural significance), the draft thematic environmental history prepared during Stage One of the Study shall be reviewed. The emphasis, which is given to particular themes, may need to be amended in the light of the detailed work that has been undertaken.

## 3.0 A Heritage Program for the Study Area

The consultant will examine existing planning controls, local council policies and development pressures which may have an impact on the conservation of places identified in Task 1.0 and develop a comprehensive program of statutory and non-statutory measures to assist in the conservation of the heritage of the study area.

### Recommendations for Statutory Registers

The consultant must compile a schedule of:

- places recommended for nomination to the Register of the National Estate;
- places recommended for nomination to the Victorian Heritage Register;
- places for protection within the Mount Alexander Planning Scheme.

### Recommendations for the Heritage Overlay of the Mount Alexander Planning Scheme

The Consultant shall prepare a draft Heritage Overlay schedule to Clause 43.01 of the Mount Alexander Planning Scheme to incorporate those places that have been recommended by the consultants for planning scheme protection. In preparing the Heritage Overlay schedule, the consultants shall have regard to the existing Heritage Overlay schedule in the planning scheme and to the Department of Infrastructure's Victoria Planning Provisions Practice Note: *Applying the Heritage Overlay* (February 1991).

### Non-statutory recommendations

The consultant shall recommend non-statutory measures for the conservation of the heritage of the study area. Non-statutory measures may include but not be limited to:

- policies for the development of public understanding, awareness and appreciation of the cultural heritage of the study area;
- policies which would complement statutory measures to conserve the cultural heritage of the study area. This may include, but not be limited to, such matters as recommendations for the establishment of a local heritage advisory committee, a heritage advisory service, financial incentives for conservation (eg a restoration fund, rate relief programs) etc;
- suitable means of interpretation, to assist in making the significance of the places understood.

## **FORMAT**

### **Written material**

The written report shall be typed in an A4 vertical format and provided in Microsoft Word for Windows version 7.0

It should include:

- (a) name of the client;
- (b) names of all the practitioners engaged in the task, the work they undertook, and any separate reports they prepared;
- (c) authorship of the report;
- (d) date;
- (e) brief;
- (f) constraints on the task, for example, money, time, expertise;
- (g) sources;
- (h) a summary, index page (including a single, ordered index of all places of significance that are identified in the report and bibliography);
- (i) Terminology, analysis and plans shall be consistent with the Australia ICOMOS Guidelines for the conservation of Places of Cultural Significance (Burra Charter);

### **Graphic material**

- (a) Photographs, maps and drawings shall be provided in digitised format of suitable quality to enable reproduction (generally 600dpi X 600dpi and in jpeg file format). All graphic material shall be fully captioned including the source;
- (b) Drawings shall conform to accepted standards of drafting practice and shall be capable of reduction to A4 size. Drawings of a size larger than A3 shall be attached separately to the report and folded to A4 size.

### **Sources**

- (a) In all cases, sources of information shall be fully documented;
- (b) All sources of information, both documentary and oral, consulted during the task should be listed, whether or not they proved fruitful;
- (c) In respect of source material privately held, the name and address of the owner should be given, but only with the owner's consent.

**CONTRACT DETAILS STAGE TWO - PLACE DOCUMENTATION AND ASSESSMENT  
AND DEVELOPMENT OF A HERITAGE PROGRAM**

***Client***

The client for this study is Mount Alexander Shire Council.

***Services***

The client shall supply/provide the following services: desk and telephone at one of the Shire offices, photocopier, occasional use of a motor vehicle.

The appointment of the consultant shall be upon the recommendation of the Steering Committee. On appointment, the consultant shall provide the Steering Committee with an outline of the proposed method and approach to the study. The outline shall include a schedule of tasks and completion times, persons responsible and proposed reporting times.

***Supervision***

The consultant will report to a Steering Committee comprising:

- a representative of the Shire/Council/Heritage Advisory Committee;
- a representative of any other funding agency;
- a representative of Heritage Victoria of the Department of Infrastructure.

General administration of the study will be by Mount Alexander Shire Council on behalf of the steering committee.

***Budget***

The total budget for Stage Two of the heritage study is \$ 47,500.

***Payment***

- 10% at commission
- 30% at an agreed time
- 30% at submission of first draft
- 30% at approval of final submission

***Timing***

Stage Two of the heritage study is to start no later than one month following commission, with the first draft being completed by six (six months might be more realistic) months following commission. The finished report for Stage Two of the Heritage Study is to be submitted by nine months following commission. Any change to this timetable is to be agreed to by the Steering Committee.

**Meetings**

The consultant shall meet with the Steering Committee as follows:

At commission  
Midway through Task 1.0  
Following submission of first draft.  
Following submission of final draft.

Further meetings may be scheduled with the agreement of both Steering Committee and consultant.

On the agreed date of completion for Stage Two of the heritage study 3 spiral bound copies of the report shall be submitted to the client. One of the copies must be the master copy including all originally researched documentation artwork and negatives.

**Computer disk**

A copy of the heritage study shall be supplied to the client on the agreed date for completion of the report in Microsoft Word for Windows version 7.0. This digitised version will include a copy of the report and scanned images of all accompanying photographs.

**Ownership and copyright**

Ownership and copyright of the Heritage Study including all reports, maps, plans, photographs and the like supplied to the Steering Committee by way of progress, draft, or final report or publication, (including the original of the final report) be vested in the Mount Alexander Shire Council and Department of Infrastructure.

The consultant(s), shall have a perpetual, free license to use the material for its own purposes at any time in the future.

The right to use any of the material from the study shall remain with the author, Mount Alexander Shire Council and Department of Infrastructure.

**Distribution**

On the agreed date of completion for Stage Two of the heritage study 3 spiral bound copies of the report shall be submitted to the client. One of the copies must be the master copy including all originally researched documentation, artwork, photographs and negatives.

***Dismissal***

Should progress of the work be considered unsatisfactory, the Steering Committee may recommend the dismissal of the consultant and the appointment of a further consultant to complete the work.

The grounds for dismissal shall only be:

- a) Repeated failure to meet agreed submission dates (or as reasonably extended) provided that such failure not be the fault of the Steering Committee; and/or;
- b) Deliberate failure to undertake the work (or portions of it) as agreed to on appointment.

***Changes to brief***

Where it becomes clear that some aspect of the task will require more investigation or more expertise than has been allowed within the budget or the terms of the agreement, the practitioner shall advise the client immediately.

***Insurance***

The consultant shall be fully responsible for obtaining all necessary insurance's.



## DOCUMENTATION PRO-FORMA

**NAME OF PLACE:** *Current name of place*

**OTHER NAME/S OF PLACE:** *Former or other names of the place (where relevant)*

**ADDRESS OF PLACE:** *Number and street, and corner street (where relevant), lot number, suburb/town/locality, State.*

**PROPERTY INFORMATION:** *Title/Block/Section details. This information is only required where there is no street number and address to assist in locating the property.*

**LOCATION/BOUNDARY:** *Provide details of the exact location of the place. Provide a description of the boundary (in words, or marked on a map). If a remote location note the nearest settlement, and distance and direction from the settlement.*

**MAP/PLAN:** *Include a plan or map showing the location. For places not in urban areas provide map grid co-ordinates. For heritage studies provide a base map with all items identified of heritage significance on it.*

**PHOTOGRAPH**  
Digitised format

**PHOTO DATE:**

**EXISTING LISTINGS:** *Note any heritage registers or listings, local, state or Commonwealth that the place is located on.*

**PHYSICAL DESCRIPTION:** *Provide a physical description of the place, its component elements, context, and any other characteristics of the place and its setting. Including the place type; period of construction; style; materials of construction; key designers or architect; alterations or additions; key owner's and occupiers; associated persons or historical events; and the details of the evolution of the site.*

**HISTORY:**

*Provide a brief history of the place relevant to its significance. Detail the historical evolution of the place and its components; including dates of importance; past and current uses, and people closely associated with the significance of the place.*

**THEMATIC CONTEXT:**

*The consultants should indicate the theme or themes which the place reflects as derived from the environmental history.*

**CONDITION:**

Excellent	[ ]
Good	[ ]
Fair	[ ]
Poor	[ ]
ruins	[ ]

**INTEGRITY:** *the degree to which the place meets the criteria, and the intactness of the significant elements and their ability to be restored or be read as significant.*

Substantially Intact	[ ]
Altered Sympathetically	[ ]
Altered Unsympathetically	[ ]
Damaged/Disturbed	[ ]

**SITE PLAN:**

*For large or complex places a site plan showing the relationship of elements to each other should be included.*

**GRAPHICS:**

*Provide visual material which illustrates the place and significant elements of it, of a suitable quality to enable reproduction.*

**STATEMENT OF SIGNIFICANCE:**

*The statement of cultural significance should set out concisely the reasons for the place's significance including the level of significance and the significance of any component parts.*

*The statement should be based on the analysis of the place against each of the Australian Heritage Commission Criteria for the Register of the National Estate. Where possible the statement should be cross referenced to supporting diagrams/figures/site plans included in the description of the place.*

**RECOMMENDATIONS:**

*This should indicate whether the place should be nominated for any of the statutory or non-statutory registers or for listing in the local planning scheme.*

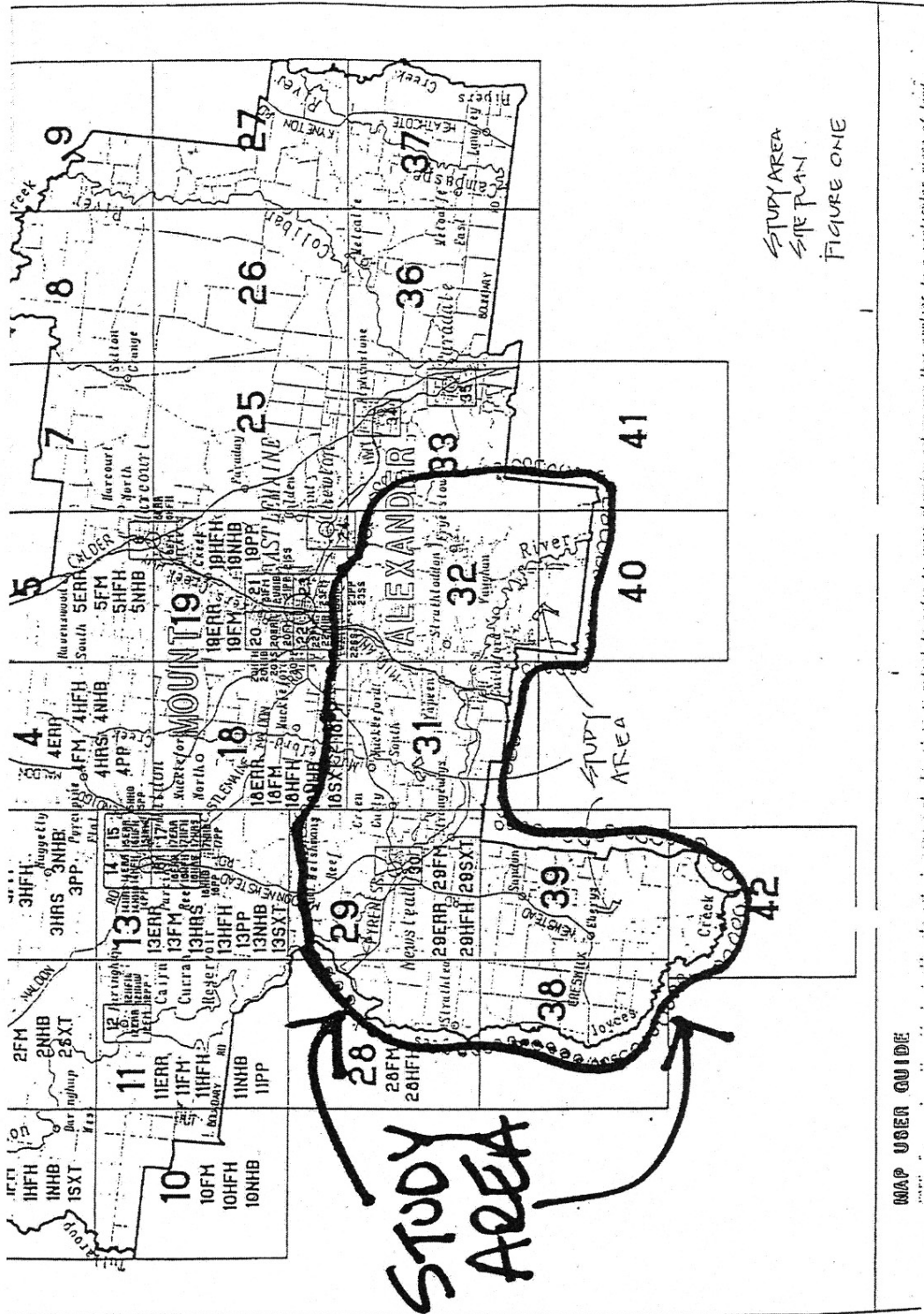
**REFERENCES:**

*References should include written records, oral sources, maps, plans, photographs and other sources relevant to the documentation and assessment of the place.*

**ASSESSED BY**

**ASSESSMENT DATE**

C:\Data Eric\Newstead Heritage Study\brief version3.doc





# **Appendix 6.02**

## **The Australian ICOMOS Burra Charter**

November 1999



# The Burra Charter

(The Australia ICOMOS Charter for Places of Cultural Significance)

## Preamble

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

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

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

## Who is the Charter for?

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

## Using the Charter

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

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

- Guidelines to the Burra Charter: Cultural Significance;

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

## What places does the Charter apply to?

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

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

## Why conserve?

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

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

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



## Articles

### Article 1. Definitions

For the purposes of this Charter:

- 1.1 *Place* means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.
- 1.2 *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.  
Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, records, *related places* and *related objects*.  
Places may have a range of values for different individuals or groups.
- 1.3 *Fabric* means all the physical material of the *place* including components, fixtures, contents, and objects.
- 1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*.
- 1.5 *Maintenance* means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves restoration or reconstruction.
- 1.6 *Preservation* means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.
- 1.7 *Restoration* means returning the existing *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
- 1.8 *Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material into the *fabric*.
- 1.9 *Adaptation* means modifying a *place* to suit the existing use or a proposed use.
- 1.10 *Use* means the functions of a place, as well as the activities and practices that may occur at the place.
- 1.11 *Compatible use* means a use which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.
- 1.12 *Setting* means the area around a *place*, which may include the visual catchment.
- 1.13 *Related place* means a place that contributes to the *cultural significance* of another place.

## Explanatory Notes

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

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

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

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

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

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

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

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

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

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



## Articles

- 1.14 *Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the place.
- 1.15 *Associations* mean the special connections that exist between people and a *place*.
- 1.16 *Meanings* denote what a *place* signifies, indicates, evokes or expresses.
- 1.17 *Interpretation* means all the ways of presenting the *cultural significance* of a *place*.

## Conservation Principles

### Article 2. Conservation and management

- 2.1 *Places* of *cultural significance* should be conserved.
- 2.2 The aim of *conservation* is to retain the *cultural significance* of a *place*.
- 2.3 *Conservation* is an integral part of good management of *places* of *cultural significance*.
- 2.4 *Places* of *cultural significance* should be safeguarded and not put at risk or left in a vulnerable state.

### Article 3. Cautious approach

- 3.1 *Conservation* is based on a respect for the existing *fabric, use, associations* and *meanings*. It requires a cautious approach of changing as much as necessary but as little as possible.
- 3.2 Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

### Article 4. Knowledge, skills and techniques

- 4.1 *Conservation* should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the *place*.
- 4.2 Traditional techniques and materials are preferred for the *conservation* of significant *fabric*. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

## Explanatory Notes

Associations may include social or spiritual values and cultural responsibilities for a place.

Meanings generally relate to intangible aspects such as symbolic qualities and memories.

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

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

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

## Articles

### Article 5. Values

- 5.1 *Conservation* of a *place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.
- 5.2 Relative degrees of *cultural significance* may lead to different *conservation* actions at a place.

### Article 6. Burra Charter process

- 6.1 The *cultural significance* of a *place* and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy.
- 6.2 The policy for managing a place must be *based* on an understanding of its *cultural significance*.
- 6.3 Policy development should also include consideration of other factors affecting the future of a *place* such as the owner's needs, resources, external constraints and its physical condition.

### Article 7. Use

- 7.1 Where the *use* of a place is of *cultural significance* it should be retained.
- 7.2 A *place* should have a *compatible* use.

### Article 8. Setting

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

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

## Explanatory Notes

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

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

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

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

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

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



Articles	Explanatory Notes
<b>Article 9. Location</b>	
9.1 The physical location of a <i>place</i> is part of its <i>cultural significance</i> . A building, work or other component of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival. 9.2 Some buildings, works or other components of <i>places</i> were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other components do not have significant links with their present location, removal may be appropriate. 9.3 If any building, work or other component is moved, it should be moved to an appropriate location and given an appropriate use. Such action should not be to the detriment of any <i>place</i> of <i>cultural significance</i> .	
<b>Article 10. Contents</b>	
Contents, fixtures and objects which contribute to the <i>cultural significance</i> of a <i>place</i> should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and <i>preservation</i> ; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.	
<b>Article 11. Related places and objects</b>	
The contribution which <i>related places</i> and <i>related objects</i> make to the <i>cultural significance</i> of the <i>place</i> should be retained.	
<b>Article 12. Participation</b>	
<i>Conservation, interpretation</i> and management of a <i>place</i> should provide for the participation of people for whom the place has special <i>associations</i> and <i>meanings</i> , or who have social, spiritual or other cultural responsibilities for the place.	
<b>Article 13. Co-existence of cultural values</b>	
Co-existence of cultural values should be recognised, respected and encouraged, especially in cases where they conflict.	For some places, conflicting cultural values may affect policy development and management decisions. In this article, the term cultural values refers to those beliefs which are important to a cultural group, including but not limited to political, religious, spiritual and moral beliefs. This is broader than values associated with cultural significance.

## Articles

# Conservation Processes

### Article 14. Conservation processes

*Conservation* may, according to circumstance, include the processes of: retention or reintroduction of a *use*; retention of *associations* and *meanings*; *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation* and *interpretation*; and will commonly include a combination of more than one of these.

### Article 15. Change

- 15.1 Change may be necessary to retain *cultural significance*, but is undesirable where it reduces cultural significance. The amount of change to a *place* should be guided by the *cultural significance* of the place and its appropriate *interpretation*.
- 15.2 Changes which reduce *cultural significance* should be reversible, and be reversed when circumstances permit.
- 15.3 Demolition of significant *fabric* of a *place* is generally not acceptable. However, in some cases minor demolition may be appropriate as part of *conservation*. Removed significant fabric should be reinstated when circumstances permit.
- 15.4 The contributions of all aspects of *cultural significance* of a *place* should be respected. If a place includes *fabric*, *uses*, *associations* or *meanings* of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

### Article 16. Maintenance

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

## Explanatory Notes

There may be circumstances where no action is required to achieve conservation.

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

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

## Articles

### Article 17. Preservation

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

### Article 18. Restoration and reconstruction

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

### Article 19. Restoration

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

### Article 20. Reconstruction

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

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

### Article 21. Adaptation

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

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

### Article 22. New work

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

22.2 New work should be readily identifiable as such.

## Explanatory Notes

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

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

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

Adaptation may involve the introduction of new services, or a new use, or changes to safeguard the place.

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



Articles	Explanatory Notes
<p><b>Article 23. Conserving use</b></p> <p>Continuing, modifying or reinstating a significant <i>use</i> may be appropriate and preferred forms of <i>conservation</i>.</p>	<p>These may require changes to significant fabric but they should be minimised. In some cases, continuing a significant use or practice may involve substantial new work.</p>
<p><b>Article 24. Retaining associations and meanings</b></p> <p>24.1 Significant <i>associations</i> between people and a <i>place</i> should be respected, retained and not obscured. Opportunities for the <i>interpretation</i>, commemoration and celebration of these associations should be investigated and implemented.</p> <p>24.2 Significant <i>meanings</i>, including spiritual values, of a <i>place</i> should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.</p>	<p>For many places associations will be linked to use.</p>
<p><b>Article 25. Interpretation</b></p> <p>The <i>cultural significance</i> of many places is not readily apparent, and should be explained by <i>interpretation</i>. Interpretation should enhance understanding and enjoyment, and be culturally appropriate.</p>	
<h2>Conservation Practice</h2>	
<p><b>Article 26. Applying the Burra Charter process</b></p> <p>26.1 Work on a <i>place</i> should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.</p> <p>26.2 Written statements of <i>cultural significance</i> and policy for the <i>place</i> should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.</p> <p>26.3 Groups and individuals with <i>associations</i> with a place as well as those involved in its management should be provided with opportunities to contribute to and participate in understanding the <i>cultural significance</i> of the place. Where appropriate they should also have opportunities to participate in its <i>conservation</i> and management.</p>	<p>The results of studies should be up to date, regularly reviewed and revised as necessary.</p> <p>Statements of significance and policy should be kept up to date by regular review and revision as necessary. The management plan may deal with other matters related to the management of the place.</p>
<p><b>Article 27. Managing change</b></p> <p>27.1 The impact of proposed changes on the <i>cultural significance</i> of a <i>place</i> should be analysed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes following analysis to better retain cultural significance.</p> <p>27.2 Existing <i>fabric</i>, <i>use</i>, <i>associations</i> and <i>meanings</i> should be adequately recorded before any changes are made to the <i>place</i>.</p>	

## Articles

### Article 28. Disturbance of fabric

- 28.1 Disturbance of significant *fabric* for study, or to obtain evidence, should be minimised. Study of a *place* by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the *conservation* of the place, or to obtain important evidence about to be lost or made inaccessible.
- 28.2 Investigation of a *place* which requires disturbance of the *fabric*, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the place. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

### Article 29. Responsibility for decisions

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

### Article 30. Direction, supervision and implementation

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

### Article 31. Documenting evidence and decisions

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

### Article 32. Records

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

### Article 33. Removed fabric

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

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

### Article 34. Resources

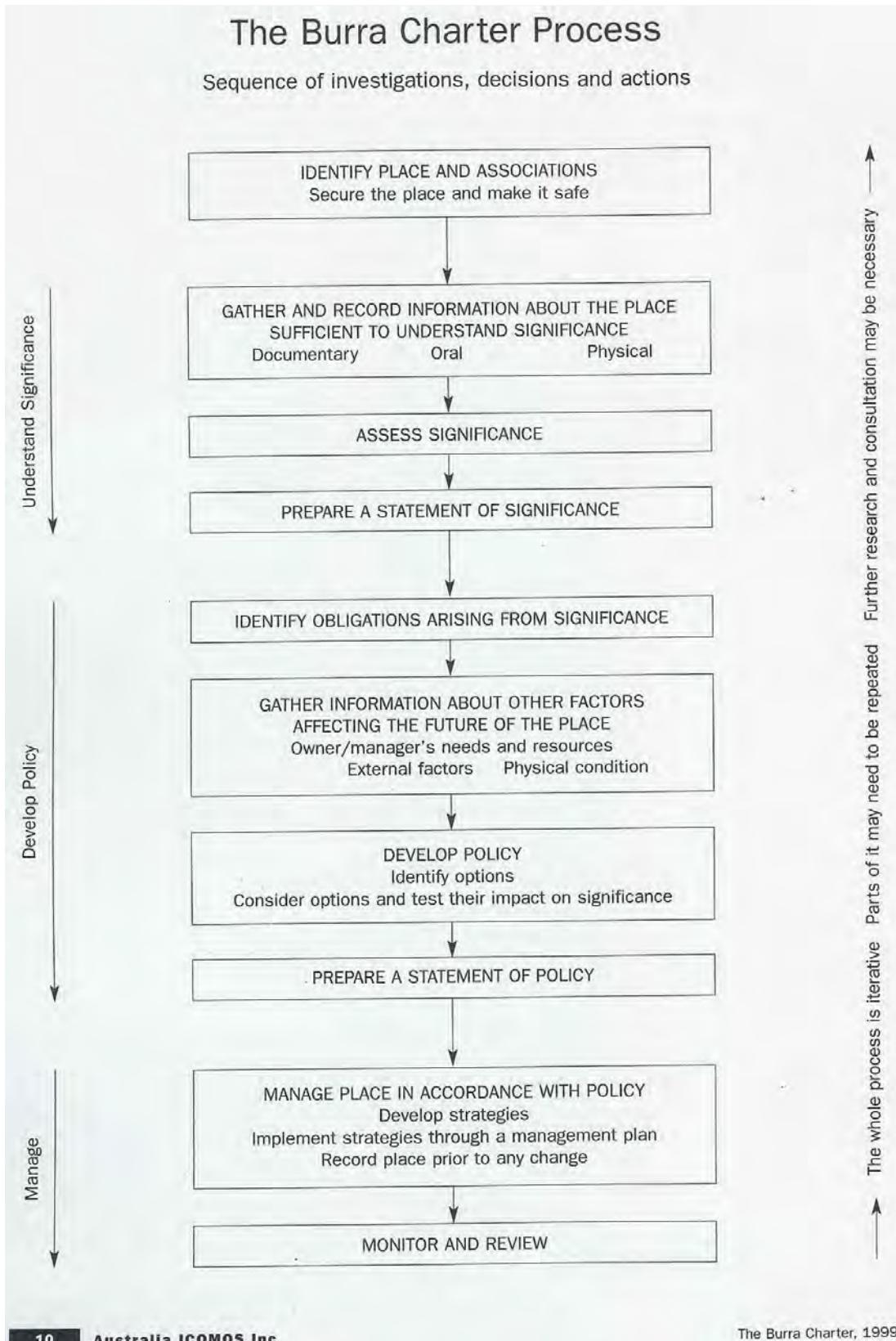
Adequate resources should be provided for conservation.

*Words in italics are defined in Article 1.*

## Explanatory Notes

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







# **Appendix 6.03**

## Criteria for the Register of the National Estate



## **CRITERIA FOR THE REGISTER OF THE NATIONAL ESTATE**

### **CRITERION A:**

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

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

### **CRITERION B:**

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

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

### **CRITERION C:**

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

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

**CRITERION D:**

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

D.1 Importance in demonstrating the principal characteristics of the range of landscapes, environments or ecosystems, the attributes of which identify them as being characteristics of their class.

D.2 Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, philosophy, custom, process, land use, function, design or technique).

**CRITERION E:**

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

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

**CRITERION F:**

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

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

**CRITERION G:**

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

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

**CRITERION H:**

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

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

# **Appendix 6.04**

## List of Heritage Places Recommended for Inclusion or Retention on the Victorian Heritage Register



**Heritage Places Recommended for Retention on the Victorian Heritage Register**

CC/12	Castlemaine Public Cemetery Cemetery Avenue, Campbells Creek
CC/41	Powell's Prefabricated House Main Road, Campbells Creek
CC/63	Former Campbells Creek Road Board Chambers, 118 Main Road, Campbells Creek
FR/28	Fryerstown Community Hall, Heron Street, Fryerstown
FR/37	The Duke of Cornwall Mine, Vaughan Chewton Road, Cattles Reef, Fryerstown
FR/41	Hérons Reef Historic Gold Diggings, Vaughan Chewton Road, Herons Reef (Fryers Road), Fryerstown
FR/42	The Castlemaine Diggings National Heritage Park, Fryerstown
GU/06	Guildford Primary School No. 264, Franklin Street, Guildford
GU/34	Guildford Family Hotel, Music Hall and Stables, cnr Templeton and Fryers Streets,
IR/02	Deadmans Gully Burial Ground, Campbells Creek Fryers Road, Bellevue, Irish Town
IR/04	Red Hill Hydraulic Sluicing Site, Campbells Creek Fryers Road, Irish Town
JC/02	Plaistow Homestead, Store and old Adelaide Road, Rodborough Road, Joyces Creek
MC/05	Former Muckleford South Common School No. 1124, Yapeen Muckleford Road, Muckleford South
ND/11	Former Newstead Courthouse Canrobert Street, cnr Wyndham Street, Newstead
SG/11	Eureka Reef Sites, Spring Gully
SG/12	Spring Gully Mining Site Group, Spring Gully
SG/13	Cobblers Gully Puddling Machine, Old Coach Road, Cobblers Gully, Castlemaine Historic Reserve, Spring Gully
SG/15	Cobblers Gully Quartz Roasting Works, Old Coach Road, Cobblers Gully, Castlemaine Historic Reserve, Spring Gully
SG/16	Spring Gully Gold Puddling Site, Spring Gully
VN/03	Vaughan Chinese Cemetery, Vaughan Springs Road, Vaughan
VN/18	Sailors Gully Gold Mining Precinct, Sailors Gully, Vaughan
WN/01	Thomas Smiths Good Bed Fossil Quarry, off Boundary Gully Road, Werona
YH/04	Former Carlo Gervasoni Old Stone House and outbuildings, Yandoit Creek Road, Yandoit Hills
YH/10	New Nuggetty Gully Alluvial Workings, Yandoit Werona Road, Yandoit Hills
YP/05	Marsh House, Midland Highway, Yapeen

**Heritage Places Recommended for Addition to the Victorian Heritage Register**

CC/01	Alexandra Bridge, Alexandra Street, Campbells Creek
CC/65	Campbells Creek Primary School No. 120, Main Road, Campbells Creek
CT/01	Glengower Homestead and Outbuildings, off Creswick Newstead Road, Campbelltown
FR/38	Powder Magazine, Vaughan Chewton Road, Fryerstown
GU/03	<i>Eucalyptus camaldulensis Dehnh</i> , intersection Ballarat and Fryers Streets, Guildford
JC/03	Sheep Dip (Plaistow), Rodborough Road, Joyces Creek
SD/05	Church of St Lawrence O'Toole and Catholic Cemetery, Creswick Newstead Road, Sandon
SG/14	Old Coach Road and Accommodation Paddock, Old Coach Road, Cobblers Gully, Castlemaine Historic Reserve, Spring Gully
YP/10	Mopoke Gully Waterwheel Ruins, Mopoke Gully, Yapeen



# **Appendix 6.05**

List of Heritage Places Recommended  
for Inclusion or Retention on  
the Victorian Heritage Inventory



**Heritage Places Recommended for Retention on the Victorian Heritage Inventory**

FR/37	The Duke of Cornwall Mine, Vaughan Chewton Road, Cattles Reef, Fryerstown
FR/42	The Castlemaine Diggings National Heritage Park, Fryerstown
GU/24	Guildford War Memorial and Avenue of Honour, Midland Highway, Guildford
IR/04	Red Hill Hydraulic Sluicing Site, Campbells Creek Fryers Road, Irish Town
SG/11	Eureka Reef Sites, Spring Gully
SG/12	Spring Gully Mining Site Group, Spring Gully
SG/16	Spring Gully Gold Puddling Site, Spring Gully
SN/09	Victorian Gold Dredging Company Terminus, Newstead Guildford Road, Strangways
SN/13	Golden Plateau Gold Mine, Strangways
TA/03	Tarilta Blacksmiths, Vaughan Tarilta Road (off), Tarilta
TA/04	Kangaroo Hill (Cement Workings), Vaughan Tarilta Road, Tarilta
TA/05	Vaughan Gold Mining Association, Kangaroo Creek, Tarilta (Kangaroo) Creek (at confluence with Loddon River), Tarilta
VN/03	Vaughan Chinese Cemetery, Vaughan Springs Road, Vaughan
VN/18	Sailors Gully Gold Mining Precinct, Sailors Gully, Vaughan
WN/01	Thomas Smiths Good Bed Fossil Quarry, off Boundary Gully Road, Werona
YH/10	New Nuggetty Gully Alluvial Workings, Yandoit Werona Road, Yandoit Hills
YP/04	Mein's Freehold Deep Lead Mine, Midland Highway, Yapeen
YP/10	Mopoke Gully Waterwheel Ruins, Mopoke Gully, Yapeen

## **Heritage Places Recommended for Addition to the Victorian Heritage Inventory**

CC/78	Stone Ruin, Moscript Street, Campbells Creek
CT/03	Stone Ruin, off Creswick Newstead Road, Campbelltown
FR/15	Stone Ruin, Castlemaine Street, Fryerstown
FR/40	Bridge Abutments, Vaughan Chewton Road (Fryers Creek), Fryerstown
GR/02	Stone Ruin, Cemetery Road, cnr McMillan Road, Green Gully
GU/22	Stone Ruin, Kemps Bridge Road, Guildford
GU/23	`Athlone' Ruins, Midland Highway, Guildford
GU/31	Former Passalaqua Homestead, Shicer Gully Road, Guildford
GU/32	Former Barassi Farmhouse Ruins, Shicer Gully Road, Guildford
IR/03	Ruins of Stone Store, Campbells Creek Fryers Road, Irish Town
MC/01	Bassett's Farm, Bassetts Drive, Muckleford South
MC/06	Farm Complex, Yapeen Muckleford Road, Muckleford South
ND/68	Ruin, Mia Mia Road, Newstead
SD/03	Ruins, Creswick Newstead Road, Sandon
SG/01	Former Emu Hotel and Store, Spring Gully
SG/03	Timber Bridge Remains, Spring Gully
SG/04	Stone Ruin, Spring Gully
SG/05	Stone Ruin, Spring Gully
SG/06	Stone Ruin, Spring Gully
SG/07	Stone Wall, Spring Gully
SG/08	Stone Ruins at Castlemaine Scout Group Camp, Spring Gully
SG/11	Eureka Reef Sites, Spring Gully
SG/13	Cobblers Gully Puddling Machine, Old Coach Road, Cobblers Gully, Castlemaine Historic Reserve, Spring Gully
SG/14	Old Coach Road and Accommodation Paddock, Old Coach Road, Cobblers Gully, Castlemaine Historic Reserve, Spring Gully
SG/15	Cobblers Gully Quartz Roasting Works, Old Coach Road, Cobblers Gully, Castlemaine Historic Reserve, Spring Gully
SN/04	Stone Ruin, Hepburn Newstead Road, Strangways
TA/01	Ruins, Vaughan Tarilta Road, Tarilta
TA/02	Ruins, Vaughan Tarilta Road, Tarilta
VN/06	Ball and Welch Site Ruins, Vaughan Springs Road, cnr Ball and Welch Lane, Vaughan"
VN/11	Ruins, Wesleyan Methodist Church, Vaughan Springs Road, Vaughan
VN/18	Sailors Gully Gold Mining Precinct, Sailors Gully, Vaughan
WE/03	Homestead Ruins, Lethbridge Road, Welshmans Reef
YH/07	Stone Stock Enclosure, Yandoit Creek Road, Yandoit Hills
YH/08	Former Gervasoni Farm Building Ruins, Yandoit Sandon Road, Yandoit Hills
YP/13	Faull House, Stutchbree Road, Yapeen

# **Appendix 6.06**

List of Heritage Places Recommended  
for Inclusion or Retention on  
the Mount Alexander Planning Scheme  
(listed alphabetically by town/area and by address)



**Heritage Places Recommended for Retention on the Mount Alexander Planning Scheme as Individual Places Outside of Heritage Precincts.**

CC/12	Castlemaine Public Cemetery, Cemetery Avenue, Campbells Creek
CC/41	Powell's Prefabricated House, Main Road, Campbells Creek
CC/63	Former Campbells Creek Road Board Chambers, 18 Main Road, Campbells Creek
FR/28	Fryerstown Community Hall, Heron Street, Fryerstown
FR/37	The Duke of Cornwall Mine, Vaughan Chewton Road, Fryerstown
FR/41	Hérons Reef Historic Gold Diggings, Vaughan Chewton Road, Fryerstown
GU/06	Guildford Primary School No. 264, Franklin Street, Guildford
GU/34	Guildford Family Hotel, Music Hall and Stables, NE cnr Templeton and Fryers Streets, Guildford
IR/02	Deadmans Gully Burial Ground, Campbells Creek Fryers Road, Irish Town
IR/04	Red Hill Hydraulic Sluicing Site, Campbells Creek Fryers Road, Irish Town
JC/02	Plastow Homestead, Store and old Adelaide Road, Rodborough Road, Joyces Creek
MC/05	Former Muckleford South Common School No. 1124, Yapeen Muckleford Road, Muckleford South
ND/11	Former Newstead Courthouse, Canrobert Street, cnr Wyndham Street, Newstead
SG/11	Eureka Reef Sites, Spring Gully
SG/12	Spring Gully Mining Site Group, Spring Gully
SG/13	Cobblers Gully Puddling Machine, Old Coach Road, Cobblers Gully, Castlemaine Historic Reserve, Spring Gully
SG/15	Cobblers Gully Quartz Roasting Works, Old Coach Road, Cobblers Gully, Castlemaine Historic Reserve, Spring Gully
SG/16	Spring Gully Gold Puddling Site, Spring Gully
VN/03	Vaughan Chinese Cemetery, Vaughan Springs Road, Vaughan
VN/18	Sailors Gully Gold Mining Precinct, Sailors Gully, Vaughan
WE/02	Cairn Curran Reservoir and Caravan Park, Fishermans Road, Welshmans Reef
WN/01	Thomas Smiths Good Bed Fossil Quarry. off Boundary Gully Road, Werona
YP/05	Marsh House, Midland Highway, Yapeen

**Heritage Places Recommended for Addition to the Mount Alexander Planning Scheme as Individual Places Outside of Heritage Precincts.**

**Campbells Creek**

CC/02	Penna House, 1 Bowyer Street, Campbells Creek
CC/06	Campbells Creek Reserve, Campbells Creek Fryers Road, Campbells Creek
CC/09	Stone House 153 Campbells Creek Fryers Road, Campbells Creek
CC/10	Armstrong House and Wattle & Daub Outbuilding, Campbells Creek Fryers Road, Campbells Creek
CC/11	Nuggetty Reef Sites, Campbells Creek Fryers Road, Campbells Creek
CC/13	Roberts House, Cemetery Avenue, Campbells Creek
CC/14	Fenton House, Cemetery Avenue, Campbells Creek
CC/17	Rendered Brick House, 4 Chapel Street, Campbells Creek
CC/21	Gilmore House and Outbuilding, Diamond Gully Road, Campbells Creek
CC/22	Sluiced Area, Diamond Gully Road, Campbells Creek
CC/24	Osborne House, 32 Elizabeth Drive, Campbells Creek
CC/28	Water Flume, Fords Road, Campbells Creek
CC/31	Plane House, 04 Lemon Street, Campbells Creek
CC/32	Trathen House, 9 Lemon Street, Campbells Creek
CC/75	House, Midland Highway, Campbells Creek
CC/77	Jones House, 23 Conscript Street, Campbells Creek
CC/89	Stone House, Sheehan's Lane, Campbells Creek
CC/90	Thomas House, 2 Simpson Street, Campbells Creek
CC/91	House, 15 Stephens Street, Campbells Creek
CC/92	Elvins House, 18 Stephens Street, Campbells Creek

**Campbelltown**

CT/01	Glengower Homestead and Outbuildings, off Creswick Newstead Road, Campbelltown
CT/02	Black Duck Hotel, Creswick Newstead Road, Campbelltown
CT/05	Pioneers Memorial, Strathlea Road, Campbelltown



## **Fryerstown**

FR/16	Fryerstown Cemetery, Cemetery Road, Fryerstown
FR/19	King House, Crocodile Reservoir Road, Fryerstown
FR/20	Crocodile Reservoir, Crocodile Reservoir Road, Fryerstown
FR/21	'Lambruk', Crocodile Reservoir Road, Fryerstown
FR/22	Culmer House, Crocodile Reservoir Road, Fryerstown
FR/23	Bridge, Crocodile Reservoir Road, Fryerstown
FR/24	White Quartz Bridge over Water Race, Fryers Creek Road (off), Fryerstown
FR/25	Bridge over Creek, Fryers Tunnel Hill Road, Fryerstown
FR/38	Powder Magazine, Vaughan Chewton Road, Fryerstown
FR/39	Former Duke of Cornwall Mine Manager's House, Vaughan Chewton Road (off), Fryerstown
FR/42	The Castlemaine Diggings National Heritage Park

## **Glenluce**

GL/01	Glenluce Mineral Spring, Drummond Vaughan Forest Road (off), Glenluce
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## **Green Gully**

GR/01	Stone House, Bodles Road, Green Gully
GR/05	McBain House, Stevens Road, Green Gully

## **Guildford**

GU/01	Stone Outbuilding (former dairy), Ballarat Street, Guildford
GU/24	Guildford War Memorial and Avenue of Honour, Midland Highway, Guildford
GU/25	Former St Marks Church of England, Midland Highway, Guildford
GU/27	Former Guildford Railway Station, off Midland Highway, Guildford
GU/29	Franzi Farm Complex, Newstead Guildford Road, Guildford
GU/31	Former Passalaqua Homestead, Shicer Gully Road, Guildford
GU/37	Guildford Cemetery, Turner Street, Guildford

## **Joyces Creek**

JC/01	McDermott House, Annands Lane, Joyces Creek
JC/03	Sheep Dip (Plaistow), Rodborough Road, Joyces Creek
JC/04	Joyces Creek Cemetery, Rodborough Road, Joyces Creek

**Heritage Places Recommended for Addition to the Mount Alexander Planning Scheme as Individual Places Outside of Heritage Precincts. (cont.)**

**Muckleford South**

MC/01	Bassett's Farm, Bassetts Drive, Muckleford South
MC/02	Eldorado, Fords Road, Muckleford South
MC/03	Farmhouse, North Muckleford Road, Muckleford South
MC/04	Timber Bridge, Rilens Road, Muckleford South
MC/06	Farm complex, Yapeen Muckleford Road, Muckleford South

**Newstead**

ND/02	Sluice Gate and Levee Bank, end Adair Street, Newstead
ND/13	'Joyce's Park', Captains Gully Road, Newstead
ND/14	Bridge, Cemetery Road, Newstead
ND/15	Newstead Cemetery, Cemetery Road, Newstead
ND/17	Former St Andrews Presbyterian Church, 26 Church Street, Newstead
ND/18	Byron Reef Quartz Mines, Clarke Lane, Newstead
ND/22	Atkin House & Outbuilding, Creswick Newstead Road, cnr Atkins Road, Newstead
ND/23	Loddon Grange Farm Residence and Stone Outbuilding, Daylesford Newstead Road, Newstead
ND/24	Former Presbyterian Manse, Dundas Street, Newstead
ND/25	Former McNabb House, Dundas Street, cnr Creswick Newstead Road, Newstead
ND/32	Newstead Racecourse, Jockey Drive, Newstead
ND/33	Former Victoria Flour Mill, Layard Street, Newstead
ND/36	'The Cottage', Layard Street, Newstead
ND/62	Former Devonshire Store, 67 Lyons Street, Newstead
ND/75	'Willow Grange', Petersens Road, Newstead
ND/76	Thompson House, Pyrenees Highway, Newstead
ND/80	Former Newstead Biscuit Factory Residence, Pyrenees Highway, Newstead

**Sandon**

SD/02	Took House, Creswick Newstead Road, Sandon
SD/04	Former Farmer's Arms Hotel, Creswick Newstead Road, cnr Sandon Road, Sandon
SD/05	Church of St Lawrence O'Toole and Catholic Cemetery, Creswick Newstead Road, Sandon
SD/06	Former Sandon Tavern, Creswick Newstead Road, Sandon
SD/07	Former Sandon Primitive Methodist Church, Creswick Newstead Road, Sandon
SD/08	Rochford House, Creswick Newstead Road, Sandon
SD/09	'Osnaburgh', Creswick Newstead Road, Sandon
SD/10	Timber Shed, Yandoit Sandon Road, Sandon

**Heritage Places Recommended for Addition to the Mount Alexander Planning Scheme as Individual Places Outside of Heritage Precincts. (cont.)**

**Spring Gully**

SG/01	Former Emu Hotel and Store, Spring Gully
SG/02	Stone Residence, Spring Gully
SG/09	Stone Culvert, Vaughan Chewton Road, Spring Gully
SG/10	Escott Graves, Vaughan Chewton Road (off), Spring Gully

**Strangways**

SN/01	'Pleasant Grove', Claypit Road, Strangways
SN/03	Former Strangways Wesleyan Church, Hepburn Newstead Road, Strangways
SN/05	Railway Bridge, Newstead Guildford Road, Strangways
SN/06	Peterson House, Newstead Guildford Road, Strangways
SN/07	Trudgeon Farmhouse, Newstead Guildford Road, Strangways
SN/08	Johnson Farmhouse, Newstead Guildford Road, Strangways
SN/09	Victorian Gold Dredging Company Terminus, Newstead Guildford Road, Strangways
SN/10	Former Strangways School No. 1538, Strangways School Road, Strangways
SN/11	'Inverness', Strangways School Road, Strangways
SN/12	Mullock Heaps, Strangways School Road, Strangways
SN/13	Golden Plateau Gold Mine, Strangways

**Tarilta**

TA/04	Kangaroo Hill (Cement Workings), Vaughan Tarilta Road, Tarilta
TA/05	Vaughan Gold Mining Association, Kangaroo Creek, Tarilta (Kangaroo) Creek (at confluence with Loddon River), Tarilta

**Vaughan**

VN/01	Vaughan Mineral Springs, Caravan Park Road, Vaughan
VN/12	Vaughan Cemetery, Vaughan Springs Road, Vaughan
VN/13	Vaughan Loddon River Bridge, Vaughan Tarilta Road, Vaughan

**Welshmans Reef**

WE/01	Timber Bridge, Fishermans Road, Welshmans Reef
WE/05	Annand House, Maldon Newstead Road, Welshmans Reef
WE/06	'Llewellyn', Maldon Newstead Road, Welshmans Reef
WE/07	Rewell Residence, Maldon Newstead Road, and Welshmans Reef
WE/08	Mud and Timber Shed, Sandy Creek Road, Welshmans Reef
WE/09	'Tarawatta', Trudgeons Road, Welshmans Reef

**Werona**

WN/04	Longmire Farm Complex, Werona Kingston Road, Werona
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**Heritage Places Recommended for Addition to the Mount Alexander Planning Scheme as Individual Places Outside of Heritage Precincts. (cont.)**

**Yandoit Hills**

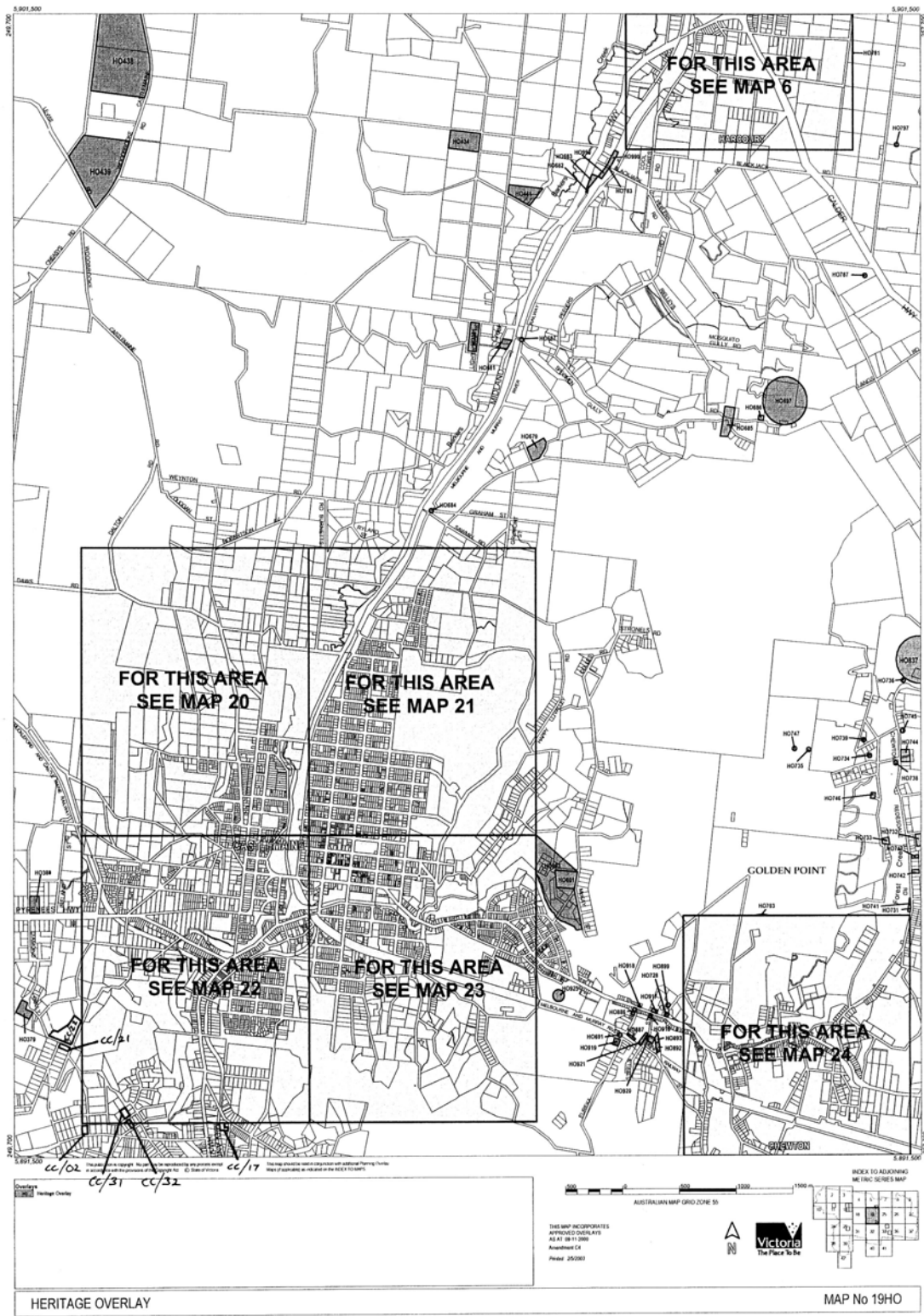
YH/01	Gervasoni Farm Buildings, Nevans Road, Yandoit Hills
YH/02	'Bergamo' farm complex, Nevans Road, Yandoit Hills
YH/03	'Pine View', Nevans Road, Yandoit Hills
YH/04	Former Carlo Gervasoni 'Old Stone House' and outbuildings, Yandoit Creek Road, Yandoit Hills
YH/05	Gervasoni House and stone outbuilding, Yandoit Creek Road, Yandoit Hills
YH/09	Stone house and outbuilding, Yandoit Werona Road (cnr Yandoit Creek Road), Yandoit Hills
YH/10	New Nuggetty Gully Alluvial Workings, Yandoit Werona Road, Yandoit Hills

**Yapeen**

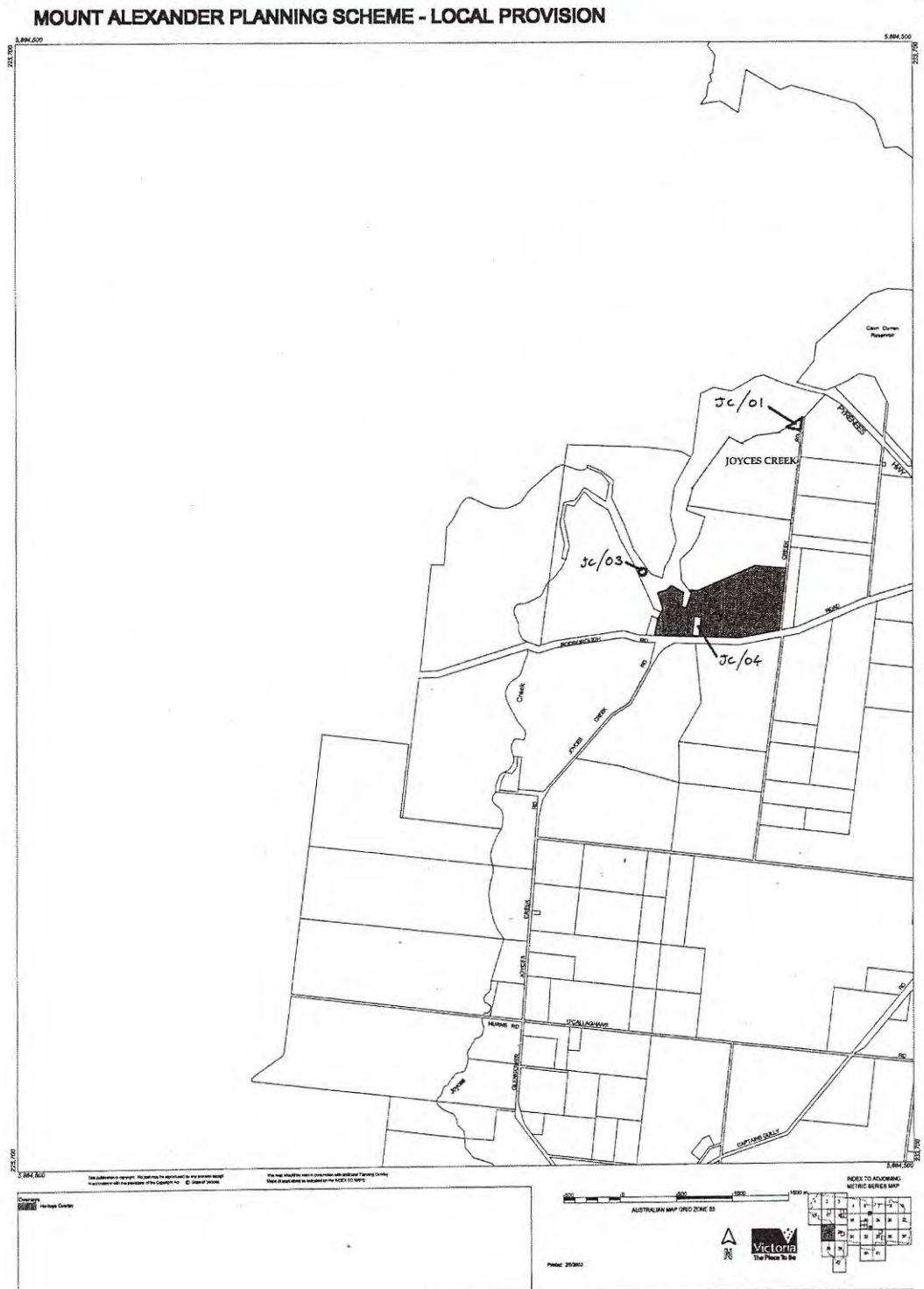
YP/01	Guildford Plateau Mullock Heaps, Castlemaine Airstrip Road, Yapeen
YP/02	Former Miners Arms Hotel, Donkey Gully Road, Yapeen
YP/03	Railway Bridge, Hutchinson Lane, Yapeen
YP/04	Mein's Freehold Deep Lead Mine, Midland Highway, Yapeen
YP/06	'Strathloddon', Midland Highway, Yapeen
YP/07	Former Yapeen Methodist Church, Midland Highway, Yapeen
YP/09	Jessie Kennedy Reserve and Memorial, Midland Highway, Yapeen
YP/10	Mopoke Gully Waterwheel Ruins, Mopoke Gully, Yapeen
YP/11	Former Brown's Store, Rabbages Road, Yapeen
YP/12	Residence, Rabbages Road (off), Yapeen
YP/14	Former Wood family residence, Vaughan Springs Road, Yapeen
YP/16	Stone Outbuilding, site of former Yapeen Hotel, Vaughan Springs Road, Yapeen
YP/17	Former Yapeen Store & Freemason's Hotel, Vaughan Springs Road, Yapeen
YP/19	Bridge over Mopoke Creek, Vaughan Springs Road (off) over Mopoke Creek, Yapeen
YP/20	Yapeen War Memorial, Bent Park, Vaughan Springs Road, Yapeen
YP/21	'Kirk Bank Cottage', Vaughan Springs Road, Yapeen
YP/22	Piele Residence, Vaughan Springs Road, Yapeen
YP/23	Stone Channel, Vaughan Springs Road, Yapeen
YP/24	'Strathloddon' Homestead, Yapeen Muckleford Road, Yapeen
YP/25	Residence, Yapeen Muckleford Road, Yapeen
YP/26	Yapeen Primary School No. 1903, Yapeen School Lane, Yapeen



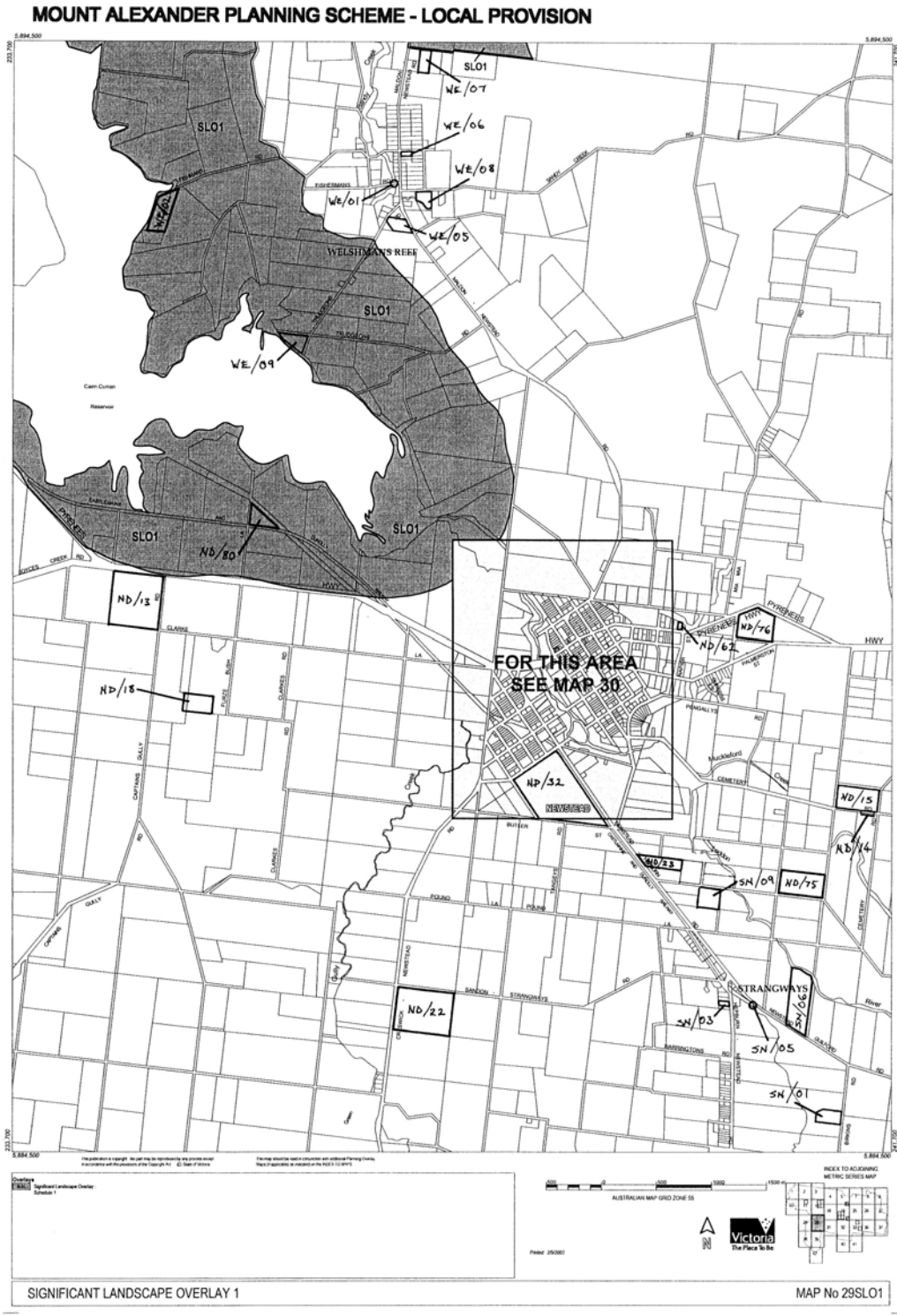
### MOUNT ALEXANDER PLANNING SCHEME - LOCAL PROVISION







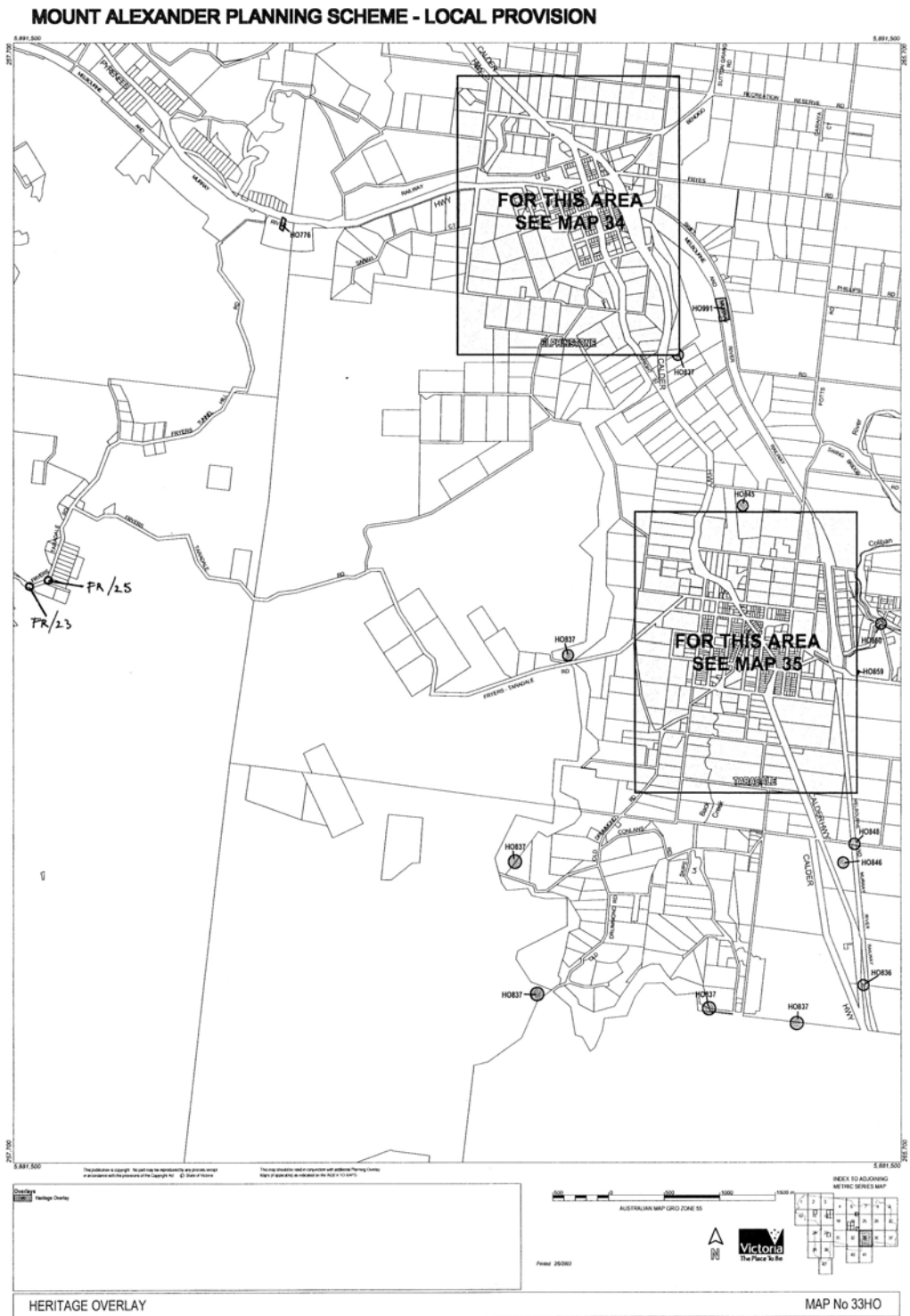


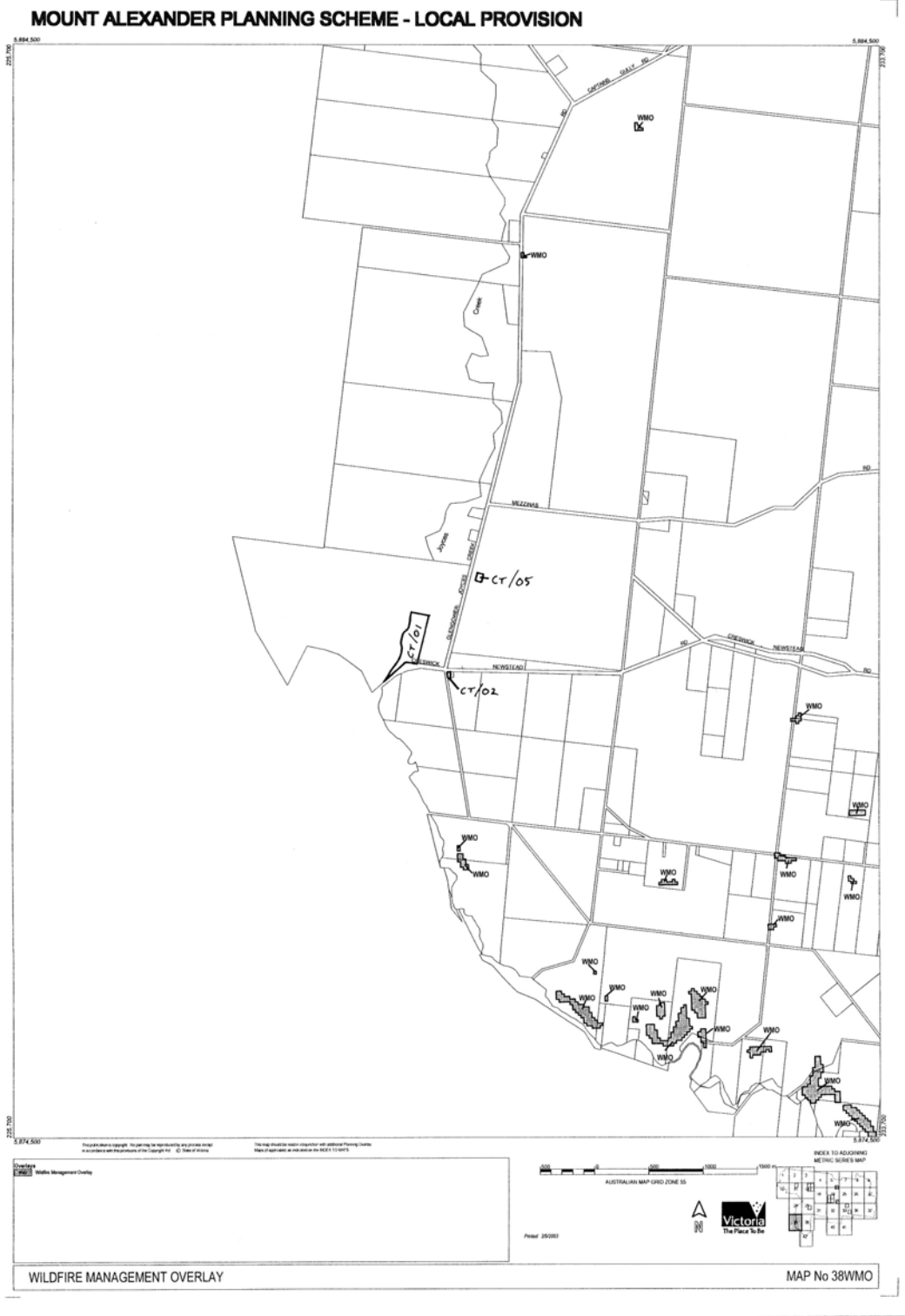






















# **Appendix 6.07**

## VPP Practice Note



February 1999

INFRASTRUCTURE

APPLYING THE HERITAGE OVERLAY

The purpose of this VPP Practice Note is to give guidance about the use of the Heritage Overlay in new format planning schemes.

#### What places should be included in the heritage overlay?

- Any place that has been listed on the Australian Heritage Commission's *Register of the National Estate*.
- Any place that has been recommended for planning scheme protection by the Heritage Council.
- Places listed on the *National Trust Register* of the National Trust of Australia (Victoria), provided the significance of the place can be shown to justify the application of the overlay.
- Places identified in a local heritage study, provided the significance of the place can be shown to justify the application of the overlay.

All places that are proposed for planning scheme protection, including places identified in a heritage study, should be documented in a manner that clearly substantiates their scientific, aesthetic, architectural or historical interest or other special cultural or natural values.

Places listed on the *Register of the National Estate* (except Commonwealth places) or on the *National Trust Register* of the National Trust of Australia (Victoria) do not have statutory protection unless they are protected in the planning scheme.

The heritage process leading to the identification of the place should be undertaken with rigour. The documentation for each place should include a statement of significance that clearly establishes the importance of the place.

#### What are recognised heritage criteria?

Recognised heritage criteria should be used for the assessment of the heritage values of the heritage place. Heritage criteria which could be adopted for the assessment of heritage places include those adopted by the Australian Heritage Commission or Heritage Victoria. The Australian Heritage Commission's assessment criteria have the benefit of encompassing natural and cultural heritage places, including aboriginal places.

Under the Australian Heritage Commission's eight broad criteria, a place may possess significance or other special value for future generations as well as the present community because of:

- Criterion A:** its importance in the course, or pattern, of Australia's natural or cultural history
- Criterion B:** its possession of uncommon, rare or endangered aspects of Australia's natural or cultural history
- Criterion C:** its potential to yield information that will contribute to an understanding of Australia's natural or cultural history
- Criterion D:** its importance in demonstrating the principal characteristics of:
- (i) a class of Australia's natural or cultural places; or
  - (ii) a class of Australia's natural or cultural environments
- Criterion E:** its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group
- Criterion F:** its importance in demonstrating a high degree of creative or technical achievement at a particular period
- Criterion G:** its strong or special associations with a particular community or cultural group for social, cultural or spiritual reasons
- Criterion H:** its special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history.

The Australian Heritage Commission has adopted more specific sub-criteria for each of the above eight criteria.

Other heritage criteria exist for the assessment of heritage places and have been used over the years. They include the criteria used by the Victorian Heritage Council and those set out in the Department of Infrastructure's 1991 publication, *Local Government Heritage Guidelines*. These or other criteria sets may be acceptable. The most important thing is that the assessment of heritage places has been rigorous and that heritage controls are applied judiciously and with justification.

#### Additional resources may be required

When introducing the Heritage Overlay, councils should consider the resources required to administer the heritage controls and to provide assistance and advice to affected property owners. This might include providing community access to a heritage adviser or other technical financial assistance.

VPP PRACTICE NOTES

Victoria Planning Provisions

## Drafting the heritage overlay schedule

The example of a Heritage Overlay schedule, shows how the schedule is used.

### WHAT IS A HERITAGE PLACE?

A heritage place could include a site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, fossil site, habitat or other place of natural or cultural significance and its associated land. It cannot include movable or portable objects (such as machinery within a factory or furniture within a house).

### WHAT IS THE PLANNING SCHEME MAP REFERENCE NUMBER?

In column one of the schedule, the Planning Scheme Map Reference prefix should read HO1, HO2, HO3 etc. Each heritage place in the schedule will have its own identifying number. The planning scheme maps should also record these numbers as a cross reference between the maps and the schedule.

### STREET NUMBERS AND LOCATION DESCRIPTIONS

Street numbers and locality addresses should be included for properties wherever possible. Where a street address is not available, plan of subdivision details (for example, Lot 1 of P512345) should be used. Avoid using Crown Allotment details, Certificate of Title details or obscure location descriptions if possible.

### HOW SHOULD THE HERITAGE SCHEDULE BE ARRANGED?

There are two preferred options for arranging the schedule. Heritage places may be grouped according to their suburb, town or location and then arranged alphabetically by street address within each grouping. Alternatively, all places may be listed alphabetically by their street address irrespective of their location. Use the method which most assists users of the planning scheme to find the relevant property by a simple search through the schedule.

### APPLYING EXTERNAL PAINTING CONTROLS

Councils can nominate in the schedule whether they wish to apply external painting controls over particular heritage places. External painting controls are applied by including a 'yes' in the External Paint Controls Apply? column.

### APPLYING INTERNAL ALTERATIONS CONTROLS

The schedule can nominate whether internal alteration controls are to apply over specified buildings. External painting controls are implemented by including a 'yes' in the Internal Alteration Controls Apply? column. This provision should be applied sparingly and on a selective basis to special interiors of high significance. The statement of significance for the heritage place should explain what is significant about the interior and why it is important.

### APPLYING TREE CONTROLS

The schedule can apply tree controls over heritage places. The tree controls could apply to the whole of a heritage place (for example, over a house site or an area) or a tree or group of trees could be specifically nominated as the heritage place. Tree controls are applied by including a 'yes' in the Tree Controls Apply? column.

The control is designed to protect trees that are of intrinsic significance (such as trees that are included on the National Trust register or trees that contribute to the significance of a heritage place (for example, trees that contribute to the significance of a garden or area). The control is not meant to protect trees for their amenity value. See the VPP Practice Note *Vegetation Protection in Urban Areas* for alternative methods of vegetation protection.

## How should places on the Victorian Heritage Register be treated in the schedule?

Under Clause 43.01-3, places on the *Victorian Heritage Register* are subject to the requirements of the Heritage Act 1995 and not the planning provisions of the Heritage Overlay. Places included on the *Victorian Heritage Register* should be listed in the schedule.

A dash should be recorded in columns three (external paint controls), four (internal alteration controls), five (tree controls) and six (outbuildings and fences) to avoid any possible confusion as to whether planning controls apply to these properties. In column seven ('Included on the *Victorian Heritage Register* ...') the reference number of the property on the *Victorian Heritage Register* should be included as an aid to users of the planning scheme.

The *Government Buildings Register* was abolished in May 1998. Some buildings were removed from this register while others were automatically transferred onto the *Victorian Heritage Register*. If there is any uncertainty about which places were transferred to the *Victorian Heritage Register*, contact Heritage Victoria. A new register number will also apply to these places.

## Allowing a prohibited use of a heritage place

Specific places can be nominated in the schedule so that it is possible to apply for a permit for a prohibited use. To allow prohibited uses to be considered, include a 'yes' in the Prohibited uses may be permitted? column.

This provision should not be applied to significant areas as to do so might result in the de facto rezoning of a large area. The provision should only be applied to a limited range of places. For example, the provision might be used for redundant churches, warehouses or other large building complexes where it is considered that the existing uses will create difficulties for the future conservation of the building. Currently this provision applies in the metropolitan area of Melbourne to places that are included on the *Victorian Heritage Register*.

### Aboriginal heritage places

Scarred trees, stone arrangements and other places significant for their Aboriginal associations may also be included in the Heritage Overlay. Such places should be identified by including a 'yes' in the *Aboriginal Heritage Place?* column. As with any place to which the Heritage Overlay applies, it is expected that there will be supporting justification for the application of the control.

The standard permit requirements of Clause 43.01-1 of the Heritage Overlay apply to Aboriginal heritage places included in the schedule. In addition, Clause 43.01-7 reminds responsible authorities that the requirements of the *Archaeological and Aboriginal Relics Preservation Act 1972* and the *Commonwealth Aboriginal and Torres Strait Islander Heritage Protection Act 1984* also apply to these places.

It is recommended that planning authorities consult with the Aboriginal Heritage Services Branch of Aboriginal Affairs Victoria (Ph 9616 7777) prior to applying the Heritage Overlay to an Aboriginal heritage place.

### How are conservation precincts and areas treated?

Significant precincts and areas should be identified in the schedule as well as being mapped.

### How are individual buildings, trees or properties of significance located within significant areas treated?

As the controls applying to individual buildings and structures are the same as the controls applying to areas, there is no need to separately schedule and map a significant building, feature or property located within a significant area.

The Heritage Overlay map, like all overlay maps, is intended to show which places are subject to a control. The Heritage Overlay map is not intended to indicate those buildings, structures, trees or other features considered to be important within a significant area.

The only instance where an individual property within a significant area should be scheduled and mapped is in instances where it is proposed to trigger a variation to the control. For example, external painting controls may be justified over an individual building of significance but not over the heritage precinct in which the building is located. Alternatively, tree controls over a specific tree or property within a significant precinct but not over the precinct as a whole. In such situations the individual property or tree should be both scheduled and mapped.

If it is considered important to identify the significant buildings or structures within a significant precinct, this can be achieved through a local planning policy.

### How is a building, tree or feature on a large parcel of land listed and mapped?

The Heritage Overlay applies to both the listed heritage item and its associated land (refer Clause 43.01 - Scope). It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any new development does not adversely affect the setting or context of the significant feature. In most situations, the extent of the control will be the whole of the property (for example, a suburban dwelling and its allotment).

However, there will be occasions when the control should be reduced in its extent so that it does not apply to the whole of the property. Examples might include:

- a homestead on a large pastoral property where only the buildings and their immediate surroundings are important but not the remainder of the property
- a significant specimen tree on an otherwise unimportant property
- a horse-trough, fountain or monument in a road reservation
- a grandstand or shelter in a large but otherwise unimportant public park.

Where a heritage place does not encompass the whole of the property, care should be taken to show the most accurate parcel of land affected by the control. For instance, if a homestead is affected by the Heritage Overlay but not the whole of the farm, a polygon should be allocated to the area of affected buildings and associated land. The wording to describe the Heritage Place in the schedule should be specific to identify the area covered by the overlay control. (See the example of Heritage Place HO4 in the attached schedule.)

### Mapping Heritage places

All heritage places, both individual properties and areas, should be both scheduled and mapped.

However, mapping some heritage places may need to be undertaken in the long term as it is recognised that precise cadastral information for some places is currently not available. This is especially true of some places on the *Victorian Heritage Register*. The Heritage Overlay allows a heritage place to be included in the schedule without being mapped. Heritage places which are not mapped should be mapped as soon as practicable.



VPP PRACTICE NOTES

# Victoria Planning Provisions

### Schedule to the Heritage Overlay

The requirements of this overlay apply to both the heritage place and its associated land.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Are there subdivisions or fences which are not exempt under Clause 43.01-4?	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of incorporated Plan under Clause 43.01-2	Aboriginal Heritage place?
HO1	House 1 Albert Street, Belmont	yes	no	no	no	no	no		no
HO2	Attol House 57 Albert Street, Belmont	—	—	—	—	yes Ref No H456	yes		no
HO3	Jones Foundry 4 William Street, Breakwater	yes	no	no	no	no	yes		no
HO4	Moreton Bay Fig Tree 26 Bryant Street, Ceres The heritage place is the Moreton Bay Fig Tree and land beneath the canopy edge of the tree for a distance of five metres from the canopy edge.	no	no	yes	no	no	no		no
HO5	House 13 Albert Street, Geelong	yes	no	no	yes front fence	no	no		no
HO6	Bay Villa 172 Middle Street, Geelong	yes	yes	no	no	no	no		no
HO7	Barwon River Bridge Station Street, Geelong	—	—	—	—	yes Ref No H789	no		no
HO8	William Street Precinct William Street, Geelong	yes	no	no	no	no	no		no
HO 9	Mount Rothwell Stone Arrangement Mount Rothwell Station Little River-Ripley, Little River	no	no	no	no	no	no		yes



# **Appendix 6.08**

## **Heritage Places Recommended for Listing as Conservation Desirable**



## **Heritage Places Recommended for Listing as Conservation Desirable**

### **Campbells Creek**

- CC/04 Timber House, Campbells Creek Fryers Road, Campbells Creek  
CC/05 Timber House, Campbells Creek Fryers Road, Campbells Creek  
CC/07 Harry Hawkins House, Campbells Creek Fryers Road, Campbells Creek  
CC/08 Mrs. Glass's House, 40 Campbells Creek Fryers Road, Campbells Creek  
CC/15 Stevens House, 1 Chapel Street, Campbells Creek  
CC/16 `Tiber`, 2 Chapel Street, Campbells Creek  
CC/18 Morse House, 11 Chapel Street, Campbells Creek  
CC/19 Bowyer House, 15 Chapel Street, Campbells Creek  
CC/23 Johns House and Outbuildings, 10 Elizabeth Drive, Campbells Creek  
CC/25 `Wyldwood`, 41 Elizabeth Drive, Campbells Creek  
CC/26 House, 44 Elizabeth Drive, Campbells Creek  
CC/27 Ford House, Fords Road, Campbells Creek  
CC/29 Hawkins House and Outbuilding, Hawkins Road, Campbells Creek  
CC/30 Chenoweth House, 2 Lemon Street, Campbells Creek  
CC/33 Paul House, 19 Lemon Street, Campbells Creek  
CC/76 Showell's Farm and Outbuildings, Midland Highway, Campbells Creek  
CC/78 Stone Ruin, Moscript Street, Campbells Creek  
CC/79 Neate House, Neates Road, Campbells Creek  
CC/84 Gibson House, 23 Princess Street, Campbells Creek  
CC/87 Clarke House, 29-31 Princess Street, Campbells Creek  
CC/88 Paul House, 41 Princess Street, Campbells Creek  
CC/93 House, 26 Stephens Street, Campbells Creek  
CC/94 McDonald House, 36 Stephens Street, Campbells Creek

### **Campbelltown**

- CT/03 Stone Ruin, off Creswick Newstead Road, Campbelltown  
CT/04 Pearson Farm Complex, Deep Creek Road, Campbelltown  
CT/06 Farmhouse, Strathlea Road, Campbelltown

### **Fryerstown**

- FR/04 'Sage Cottage', Castlemaine Street, Fryerstown  
FR/18 Modesty Cottage, Church Street, Fryerstown  
FR/26 Residence and Outbuildings, Gainsborough Street, Fryerstown  
FR/40 Bridge Abutments, Vaughan Chewton Road (Fryers Creek), Fryerstown

### **Glenluce**

- GL/02 Glenluce Post Office, Drummond Vaughan Forest Road, Glenluce  
GL/03 'Loddonia', Drummond Vaughan Forest Road (off), Glenluce  
GL/04 Former Miller's Store and Hotel. Racecourse Hill, off Drummond Vaughan Forest Road, Glenluce

## **Heritage Places Recommended for Listing as Conservation Desirable (Cont.)**

### **Green Gully**

- GR/02 Stone Ruin, Cemetery Road, cnr McMillan Road, Green Gully
- GR/03 Former Bakery, Pyrenees Highway, cnr Cemetery Road, Green Gully
- GR/04 Roach House, Stevens Road, Green Gully

### **Guildford**

- GU/04 Former Farmers Arms Hotel, Fletcher Street, Guildford
- GU/05 Passalacqua House, Fletcher Street, Guildford
- GU/09 Drystone Wall, Franzi Road, Guildford
- GU/10 House, Franzi Road, Guildford
- GU/22 Stone Ruin, Kemps Bridge Road, Guildford
- GU/23 `Athlone' Ruins, Midland Highway, Guildford
- GU/26 Former Station Master's Residence, Midland Highway, Guildford
- GU/28 Franzi House, off Newstead Guildford Road, Guildford
- GU/32 Former Barassi Farmhouse Ruins, Shicer Gully Road, Guildford

### **Irish Town**

- IR/01 Miller House, Campbells Creek Fryers Road, Irish Town
- IR/03 Ruins of Stone Store, Campbells Creek Fryers Road, Irish Town
- IR/05 Miller House, Vaughan Chewton Road, Irish Town

### **Joyces Creek**

- JC/05 Atkin House, Strathlea Road, Joyces Creek

### **Newstead**

- ND/01 House, Adair Street, cnr Wyndham Street, Newstead
- ND/03 'Penrose', 58 Barkla Street, Newstead
- ND/06 `Villa Rosa', 5 Campbell Street, Newstead
- ND/07 Biddlestone House, 6 Campbell Street, Newstead
- ND/31 Residence, 42 Hilliers Street, Newstead
- ND/34 Former Mill Residence, Layard Street, Newstead
- ND/35 Residence, Layard Street, corner Fitzroy Street, Newstead
- ND/68 Ruin, Mia Mia Road, Newstead
- ND/73 Residence, 45 Panmure Street, Newstead
- ND/74 Residence, 3 Peel Street, Newstead
- ND/87 Residence, Wyndham Street, Newstead

### **Sandon**

- SD/01 Maher House, Creswick Newstead Road, Sandon
- SD/03 Ruins, Creswick Newstead Road, Sandon

## **Heritage Places Recommended for Listing as Conservation Desirable (Cont.)**

### **Spring Gully**

SG/03	Timber Bridge Remains, Spring Gully
SG/04	Stone Ruin, Spring Gully
SG/05	Stone Ruin, Spring Gully
SG/06	Stone Ruin, Spring Gully
SG/07	Stone Wall, Spring Gully
SG/08	Stone Ruins at Castlemaine Scout Group Camp, Spring Gully

### **Strangways**

SN/02	Kimpton House, Hepburn Newstead Road, Strangways
SN/04	Stone Ruin, Hepburn Newstead Road, Strangways

### **Strathlea**

ST/01	Bridge over Joyce's Creek, Hurns Road, and Strathlea
ST/02	Griggs House, Strathlea Road, Strathlea
ST/03	Residence, Strathlea Road, Strathlea
ST/04	Former Strathlea State School No. 4201, Strathlea Road, Strathlea

### **Tarilta**

TA/01	Ruins, Vaughan Tarilta Road, Tarilta
TA/02	Ruins, Vaughan Tarilta Road, Tarilta
TA/03	Tarilta Blacksmiths, Vaughan Tarilta Road (off), Tarilta

### **Welshmans Reef**

WE/03	Homestead Ruins, Lethbridge Road, Welshmans Reef
WE/04	Keidel House, Maldon Newstead Road, Welshmans Reef

### **Werona**

WN/02	'Glenwillow', Boundary Gully Road, Werona
WN/03	Residence, Creswick Newstead Road, Werona

### **Yandoit Hills**

YH/06	Stone Shed, Yandoit Creek Road (cnr Yandoit Werona Road), Yandoit Hills
YH/07	Stone Stock Enclosure, Yandoit Creek Road, Yandoit Hills
YH/08	Former Gervasoni Farm Building Ruins, Yandoit Sandon Road, Yandoit Hills

### **Yapeen**

YP/08	Modesty Cottage, Midland Highway, Yapeen
YP/13	Faull House, Stutchbree Road, Yapeen
YP/15	'Hollyhock Cottage', Vaughan Springs Road, Yapeen
YP/18	Galvanised Iron Store/ site of former Bakery, Vaughan Springs Road (off), Yapeen

