

CASTLEMAINE TOWN CENTRE
TOWNSCAPE IMPROVEMENT PLAN

GUIDELINES FOR STREETScape ENHANCEMENT OF
INDIVIDUAL BUILDINGS

EXPLANATION OF THE DATA SHEETS

Each building or site in the central area is covered on a separate data sheet which includes descriptive material and recommendations in outline form which are relevant to the streetscape enhancement policies of the Townscape Improvement Plan.

From top to bottom of the sheets the notes are explained as follows:

Street and Number

The postal address where known.

Type

The physical type or use for the building.

Name of Building or business

Identification by name of building or occupying business or organisation.

Photograph

Colour photograph of relevant facade.

Arch. & Hist. Study No.

Refers to the number identifying the building in the City of Castlemaine Architectural and Historical Study 1981 (Perrot, Lyon Matheson Pty Ltd).

Plan Scheme Area Special Signif.

Refers to the relevant area of Special Significance of the City of Castlemaine Planning Scheme 1986 (Clause 49) in which the building is included.

In fact the only area of special significance involved is Area of Special Significance 1 (The Central Conservation Area).

All buildings and sites, except for those on the South side of Forest Street, are included in this area.

Listings

Listings refer to the inclusion or recommended inclusion of the building or site on the following heritage registers:
HBC - Historic Buildings Council (Victoria)
Nat. Estate - Australian Heritage Commission
Nat. Trust - National Trust of Australia

It should be noted that whilst inclusion on the register of the Historic Buildings Council involves statutory obligations on owners, inclusions on the registers of the National Estate and the National Trust only identify the building or site as having cultural significance.

Early Photo. Ref.

The early photograph reference is to the photographs numbered 1-25 included and listed in the following section of the guidelines.

Add to C1 48 Plan. Scheme

This comment is a recommendation that the building or site should be added to the Table to Clause 48 of the Planning Scheme which identifies "Buildings, Objects, Works and Sites as being of Architectural, Historical or Scientific Interest".

Plan Scheme C1 48 No.

The number given refers to the Item number given in Column 1 of the above Table and the Planning Scheme Map for a building or site which is already included in the Table.

Site Value

Site value refers to the importance and contextual characteristics of the site in streetscape terms. Sites which are of high value and are focal, on corners or adjacent significant buildings, warrant special attention.

Building Value

Building value refers to the value of the building for the city in streetscape terms arising from its individual value.

Significant buildings are those which make a notable contribution to the character of the city.

Contributory buildings are those which match and generally contribute to the dominant pre-war character of the city but which do not stand out as notable.

Sympathetic buildings are those which, whilst they do not exactly fit the dominant pre-war character of the city, reflect the limited later development in a relevant way and are generally sympathetic.

Obtrusive buildings (relatively few in number and hence even more noticeable) are those which are in distinct and uncomfortable conflict with the general (not necessarily the dominant) character of the city. They are buildings which could be described as insensitive to and thus intrusive within their environment.

Appropriate or Inappropriate Use

Refers to the suitability of the use (rather than the building) to the general environment in which it is located.

Building Integrity

Integrity refers to the relative "intactness" of the building in terms of its original form and composition and the extent to which its character has been degraded by later alteration. Integrity takes into account changes which have been made within the building's period of significance which do not necessarily reduce its integrity for the purposes of its streetscape value.

Building Condition

Condition refers to the general impression of the state of maintenance of the building as it presents to the street, but not to its structural condition or state of repair in other respects.

Value of Features

This section indicates the value of major visible features of the structure in streetscape and architectural terms. Thus those features given a positive rating contribute to the quality of the building and in turn the streetscape and should be preserved. Those with a negative rating detract from streetscape and architectural values and would ideally be the subject of modification to a more appropriate form.

Suggested alterations for streetscape/conservation enhancement

This section nominates desirable works to address the negative features described above. Specific detail is not given as this is the province of the City's Heritage Adviser who should be consulted prior to considering any works. It should be noted that under the Planning Scheme, all works within areas of Special Significance, including change of colours and signs, require a Planning Permit from the City. Both the Planning Officer and the Heritage Adviser should be consulted prior to determining any course of action.

Enhancement Potential

This refers to the potential of the building or site to make a positive contribution to the character of the city, given that appropriate work is undertaken.

Evidence

This indicates the likely source from which evidence for authentic restoration work might be obtained. The photographs included in these guidelines are only those which show broad streetscapes and many others exist which show individual buildings more clearly.

It is recommended that for all works and in particular those on significant and contributory buildings, a thorough search of early photographs should be made before determining what and how works are to be undertaken. The value of a genuine and authentic reinstatement far exceeds that of a conjectural one and is highly preferred from all points of view.

As photos will not show all, it is necessary when attempting authentic restoration to employ a skilled practitioner who will utilise both experience and the evidence provided by comparable existing examples to arrive at the most authentic detail which maintains the quality of the building.

HARGRAVES STREET
EAST SIDE

4

TOWN CENTRE BUILDING GUIDELINES

STREET: HARGRAVES NO: TYPE: HALL

NAME OF BUILDING/BUSINESS: ST MARY'S HALL

Arch. & Hist.
Study
No. Plan. Scheme
Area Special
Signif

Listings

HBC Recomm: Nat. Estate Recomm. Nat. Trust

Early Phot.

Ref.No. 4Neg File 2/06SITE VALUE: 1 ; 2 ; 3 ; Focal ; Corner ; Adj Signif Building ;
Part of Building Group ; General Context ; Isolated .BUILDING VALUE: Significant ; Contributory ; Sympathetic ;
Obtrusive . USE: Appropriate ; In-appropriate .BUILDING INTEGRITY: Exc ; Good ; Fair ; Poor .BUILDING CONDITION: Exc ; Good ; Fair ; Poor ; At risk .VALUE OF FEATURES: High value ; Contributory ; Neutral ;
Unsympathetic ; Obtrusive ; Not relevant .General form ; Materials ; Colours ; Signage ; Open space ;Vegetation ; Fence ; Ornamentation ; Parapet ; Verandah ;Windows ; Doors ; Shopfront ; Roof ; Upper level ;

SUGGESTED ALTERATIONS FOR STREETScape/CONSERVATION ENHANCEMENT.

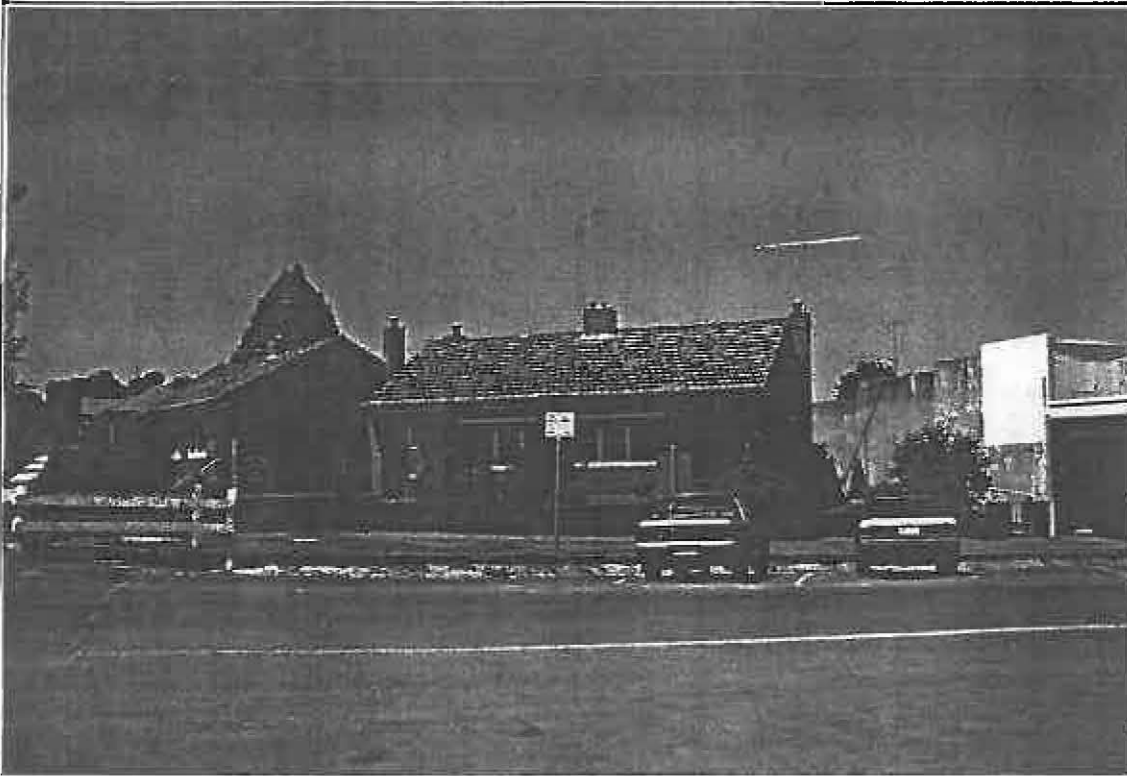
Paint appropriate colours ; Redesign signage ; Reconstruct parapet ;
Construct post verandah ; Reconstruct shopfront ; General repairs ;
Replace missing verandah detail .ENHANCEMENT POTENTIAL: Excellent ; Good ; Fair ; Minimal ; Screen EVIDENCE: On subject building ; On adj or similar building ; Photo To develop the above suggestions, consult the City of Castlemaine
Heritage Adviser for advice.Note that all alterations to external appearance including to colours
and signage may require a Planning Permit from the City of Castlemaine.

TREVOR WESTMORE, Design and Conservation Consultant. 054-752 850.

TOWN CENTRE BUILDING GUIDELINES

STREET: HARGRAVES NO: TYPE: RESIDENCE

NAME OF BUILDING/BUSINESS: ALEXANDER - MILBR HOMES



Arch. & Hist. Study No.

Plan. Scheme Area Special Signif

Listings

HBC

Recomm:

Nat. Estate

Recomm.

Nat. Trust

Early Phot. Ref. No.

3,4

21

Neg File 2/07

SITE VALUE: 1 ; 2 ; 3 ; Focal ; Corner ; Adj Signif Building ; Part of Building Group ; General Context ; Isolated .

BUILDING VALUE: Significant ; Contributory ; Sympathetic ; Obtrusive . USE: Appropriate ; In-appropriate .

BUILDING INTEGRITY: Exc ; Good ; Fair ; Poor . N/R

BUILDING CONDITION: Exc ; Good ; Fair ; Poor ; At risk .

VALUE OF FEATURES: High value ; Contributory ; Neutral ; Unsympathetic ; Obtrusive ; Not relevant .

General form ; Materials ; Colours ; Signage ; Open space ; Vegetation ; Fence ; Ornamentation ; Parapet ; Verandah ; Windows ; Doors ; Shopfront ; Roof ; Upper level ;

SUGGESTED ALTERATIONS FOR STREETScape/CONSERVATION ENHANCEMENT.

Paint appropriate colours ; Redesign signage ; Reconstruct parapet ; Construct post verandah ; Reconstruct shopfront ; General repairs ; Replace missing verandah detail .

INAPPROPRIATE BUILDINGS, IDEALLY REDEVELOP ALTERNATIVELY SCREEN WITH FENCE AND TREES (HEDGE)

ENHANCEMENT POTENTIAL: Excellent ; Good ; Fair ; Minimal ; Screen EVIDENCE: On subject building ; On adj or similar building ; Photo

To develop the above suggestions, consult the City of Castlemaine Heritage Adviser for advice.
Note that all alterations to external appearance including to colours and signage may require a Planning Permit from the City of Castlemaine.

TREVOR WESTMORE, Design and Conservation Consultant. 054-752 850.

TOWN CENTRE BUILDING GUIDELINES

STREET: HARGRAVES NO: 66 TYPE: SHOP

NAME OF BUILDING/BUSINESS: THE TENDER CHOOK

Arch. & Hist.
Study
No. Plan. Scheme
Area Special
Signif

Listings

HBC Recomm. Nat. Estate Recomm. Nat. Trust

Early Phot.

Ref. No. 4Neg File 2/08SITE VALUE: 1 ; 2 ; 3 ; Focal ; Corner ; Adj Signif Building ;
Part of Building Group ; General Context ; Isolated .BUILDING VALUE: Significant ; Contributory ; Sympathetic ;
Obtrusive . USE: Appropriate ; In-appropriate .BUILDING INTEGRITY: Exc ; Good ; Fair ; Poor .BUILDING CONDITION: Exc ; Good ; Fair ; Poor ; At risk .VALUE OF FEATURES: High value ; Contributory ; Neutral ;
Unsympathetic ; Obtrusive ; Not relevant .General form ; Materials ; Colours ; Signage ; Open space ;
Vegetation ; Fence ; Ornamentation ; Parapet ; Verandah ;
Windows ; Doors ; Shopfront ; Roof ; Upper level ;

SUGGESTED ALTERATIONS FOR STREETScape/CONSERVATION ENHANCEMENT.

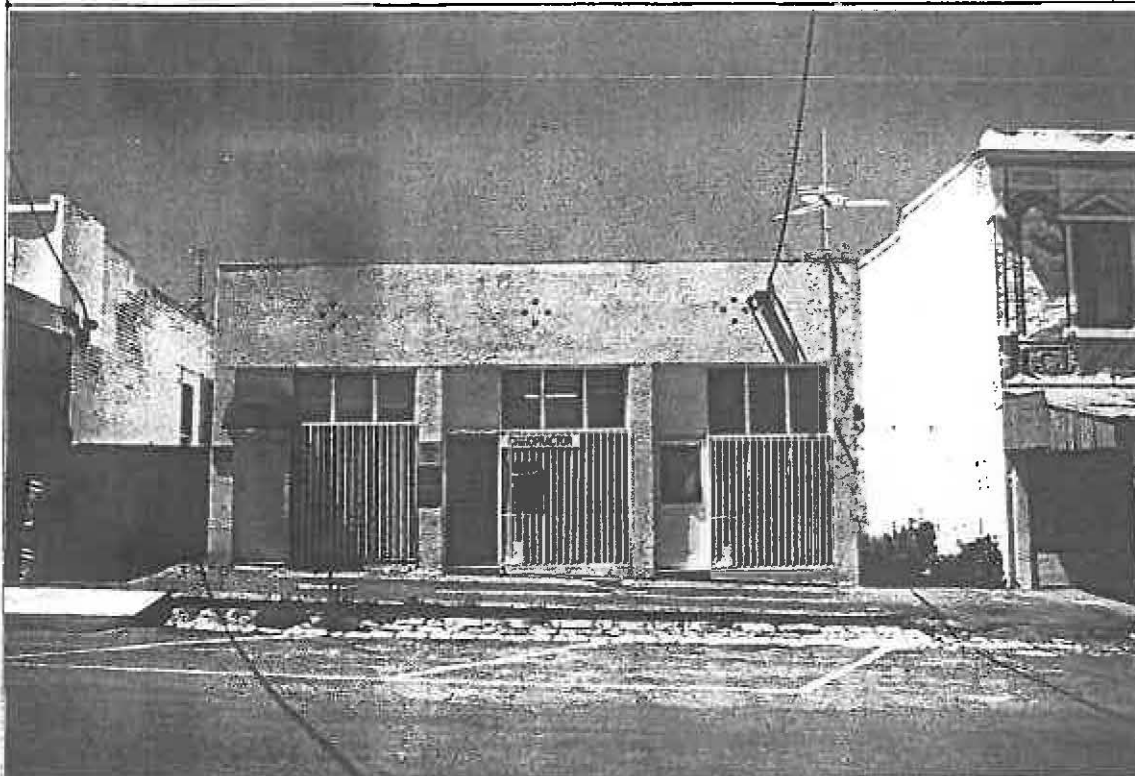
Paint appropriate colours ; Redesign signage ; Reconstruct parapet ;
Construct post verandah ; Reconstruct shopfront ; General repairs ;
Replace missing verandah detail ;REPLACE CANTILEVER WITH SIMPLE POST VERANDAH
REMOVE CASTLEMAINE SLATE FACING AND RENDERENHANCEMENT POTENTIAL: Excellent ; Good ; Fair ; Minimal ; Screen EVIDENCE: On subject building ; On adj or similar building ; Photo To develop the above suggestions, consult the City of Castlemaine
Heritage Adviser for advice.Note that all alterations to external appearance including to colours
and signage may require a Planning Permit from the City of Castlemaine.

TREVOR WESTMORE, Design and Conservation Consultant. 054-752 850.

TOWN CENTRE BUILDING GUIDELINES

STREET: HARGRAVES NO: 60-64 TYPE: SHOPS

NAME OF BUILDING/BUSINESS:

Arch. & Hist.
Study
No. Plan. Scheme
Area Special
Signif

Listings

HBC Recomm. Nat. Estate Recomm. Nat. Trust

Early Phot.

Ref. No. 4Neg File 2/09SITE VALUE: 1 ; 2 ; 3 ; Focal ; Corner ; Adj Signif Building ;
Part of Building Group ; General Context ; Isolated .BUILDING VALUE: Significant ; Contributory ; Sympathetic ;
Obtrusive . USE: Appropriate ; In-appropriate .BUILDING INTEGRITY: Exc ; Good ; Fair ; Poor .BUILDING CONDITION: Exc ; Good ; Fair ; Poor ; At risk .VALUE OF FEATURES: High value ; Contributory ; Neutral ;
Unsympathetic ; Obtrusive ; Not relevant .General form ; Materials ; Colours ; Signage ; Open space ;Vegetation ; Fence ; Ornamentation ; Parapet ; Verandah ;Windows ; Doors ; Shopfront ; Roof ; Upper level ;

SUGGESTED ALTERATIONS FOR STREETScape/CONSERVATION ENHANCEMENT.

Paint appropriate colours ; Redesign signage ; Reconstruct parapet ;
Construct post verandah ; Reconstruct shopfront ; General repairs ;
Replace missing verandah detail .NEED FOR SUN PROTECTION (LOUNRES) WOULD BE OVIATED BY
CONSTRUCTION OF POST VERANDAHENHANCEMENT POTENTIAL: Excellent ; Good ; Fair ; Minimal ; Screen EVIDENCE: On subject building ; On adj or similar building ; Photo To develop the above suggestions, consult the City of Castlemaine
Heritage Adviser for advice.Note that all alterations to external appearance including to colours
and signage may require a Planning Permit from the City of Castlemaine.

TREVOR WESTMORE, Design and Conservation Consultant. 054-752 850.

TOWN CENTRE BUILDING GUIDELINES

STREET: HARGRAVES NO: 58 TYPE: SHOP

NAME OF BUILDING/BUSINESS: CENTRAL VICTORIAN NEWS & REVIEW

Arch. & Hist.
Study
No. Plan. Scheme
Area Special
Signif

Listings

HBC Recomm: Nat. Estate Recomm. Nat. Trust

Early Phot.

Ref. No. 4Neg File 2/10SITE VALUE: 1 ; 2 ; 3 ; Focal ; Corner ; Adj Signif Building ;
Part of Building Group ; General Context ; Isolated .BUILDING VALUE: Significant ; Contributory ; Sympathetic ;
Obtrusive . USE: Appropriate ; In-appropriate .BUILDING INTEGRITY: Exc ; Good ; Fair ; Poor .BUILDING CONDITION: Exc ; Good ; Fair ; Poor ; At risk .VALUE OF FEATURES: High value ; Contributory ; Neutral ;
Unsympathetic ; Obtrusive ; Not relevant .General form ; Materials ; Colours ; Signage ; Open space ;
Vegetation ; Fence ; Ornamentation ; Parapet ; Verandah ;
Windows ; Doors ; Shopfront ; Roof ; Upper level ;

SUGGESTED ALTERATIONS FOR STREETScape/CONSERVATION ENHANCEMENT.

Paint appropriate colours ; Redesign signage ; Reconstruct parapet ;
Construct post verandah ; Reconstruct shopfront ; General repairs ;
Replace missing verandah detail .

FACADE MURAL IN THE FORM OF A CLASSICAL ARCADE HAS MERIT AS ART & COMMENT BUT ONLY A SHORT POTENTIAL LIFE AS PAINT DETERIORATES. PEDIMENTS OVER WINDOWS ALSO FAUSE. SUGGEST REMOVAL OF PAINT FROM BRICKWORK IN DUE COURSE. RECENT SIGNS MOST NEGATIVE ELEMENT

ENHANCEMENT POTENTIAL: Excellent ; Good ; Fair ; Minimal ; Screen
EVIDENCE: On subject building ; On adj or similar building ; Photo

To develop the above suggestions, consult the City of Castlemaine Heritage Adviser for advice.

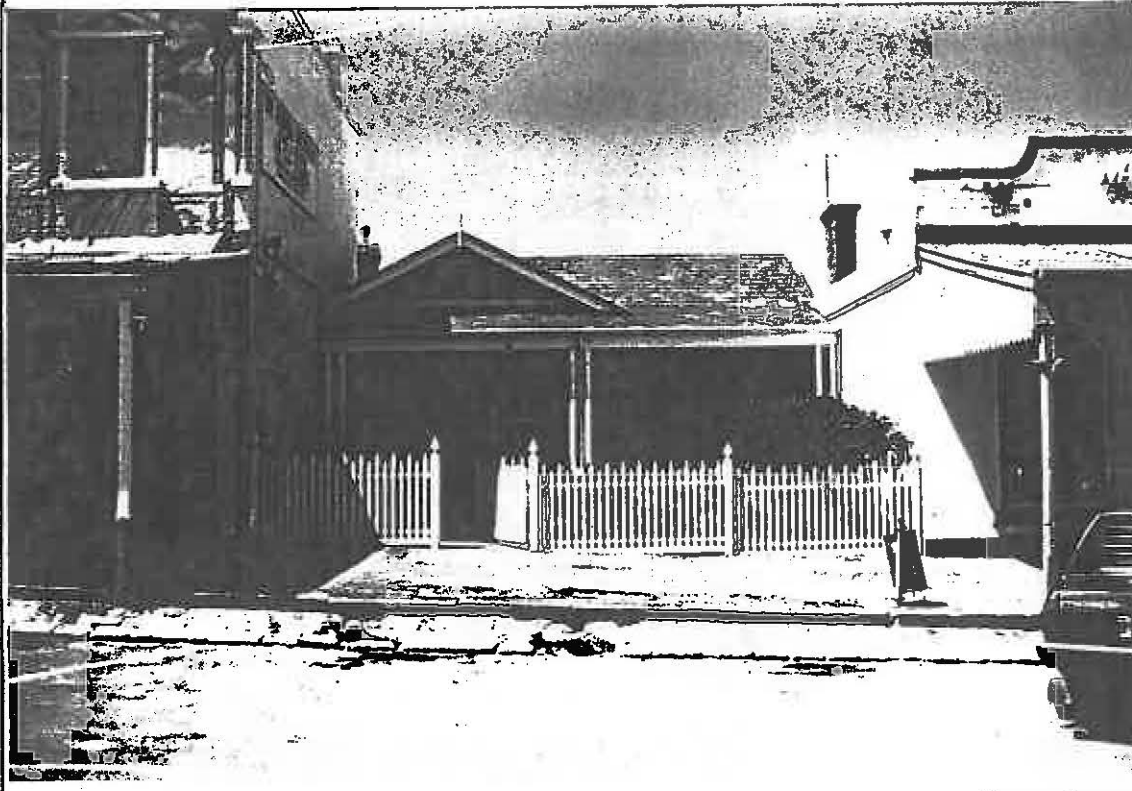
Note that all alterations to external appearance including to colours and signage may require a Planning Permit from the City of Castlemaine.

TREVOR WESTMORE, Design and Conservation Consultant. 054-752 850.

TOWN CENTRE BUILDING GUIDELINES

STREET: HARGRAVES NO: 56 TYPE: RESIDENCE

NAME OF BUILDING/BUSINESS: DENTIST SURGERY

Arch. & Hist.
Study
No. Plan. Scheme
Area Special
Signif

Listings

HBC Recomm. Nat. Estate Recomm. Nat. Trust Early Phot.
Ref. No. 4Neg File 2/1SITE VALUE: 1 ; 2 ; 3 ; Focal ; Corner ; Adj Signif Building ;
Part of Building Group ; General Context ; Isolated .BUILDING VALUE: Significant ; Contributory ; Sympathetic ;
Obtrusive . USE: Appropriate ; In-appropriate .BUILDING INTEGRITY: Exc ; Good ; Fair ; Poor .BUILDING CONDITION: Exc ; Good ; Fair ; Poor ; At risk .VALUE OF FEATURES: High value ; Contributory ; Neutral ;
Unsympathetic ; Obtrusive ; Not relevant .General form ; Materials ; Colours ; Signage ; Open space ;
Vegetation ; Fence ; Ornamentation ; Parapet ; Verandah ;
Windows ; Doors ; Shopfront ; Roof ; Upper level ;

SUGGESTED ALTERATIONS FOR STREETScape/CONSERVATION ENHANCEMENT.

Paint appropriate colours ; Redesign signage ; Reconstruct parapet ;
Construct post verandah ; Reconstruct shopfront ; General repairs ;
Replace missing verandah detail ;DECORATIVE ELEMENTS HISTORICALLY CONFUSED
SUGGEST REINFORCE BUNGALOW CHARACTERENHANCEMENT POTENTIAL: Excellent ; Good ; Fair ; Minimal ; Screen
EVIDENCE: On subject building ; On adj or similar building ; Photo To develop the above suggestions, consult the City of Castlemaine
Heritage Adviser for advice.Note that all alterations to external appearance including to colours
and signage may require a Planning Permit from the City of Castlemaine.

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TOWN CENTRE BUILDING GUIDELINES

STREET: HARGRAVES NO: 54 TYPE: SHOP

NAME OF BUILDING/BUSINESS: WALLACE BROS GALLERY

Arch. & Hist.
Study
No. Plan. Scheme
Area Special
Signif

Listings

HBC Recomm. Nat. Estate Recomm. Nat. Trust Early Phot.
Ref. No. 4Neg File 2/12SITE VALUE: 1 ; 2 ; 3 ; Focal ; Corner ; Adj Signif Building ;
Part of Building Group ; General Context ; Isolated .BUILDING VALUE: Significant ; Contributory ; Sympathetic ;
Obtrusive . USE: Appropriate ; In-appropriate .BUILDING INTEGRITY: Exc ; Good ; Fair ; Poor .BUILDING CONDITION: Exc ; Good ; Fair ; Poor ; At risk .VALUE OF FEATURES: High value ; Contributory ; Neutral ;
Unsympathetic ; Obtrusive ; Not relevant .General form ; Materials ; Colours ; Signage ; Open space ;
Vegetation ; Fence ; Ornamentation ; Parapet ; Verandah ;
Windows ; Doors ; Shopfront ; Roof ; Upper level ;

SUGGESTED ALTERATIONS FOR STREETScape/CONSERVATION ENHANCEMENT.

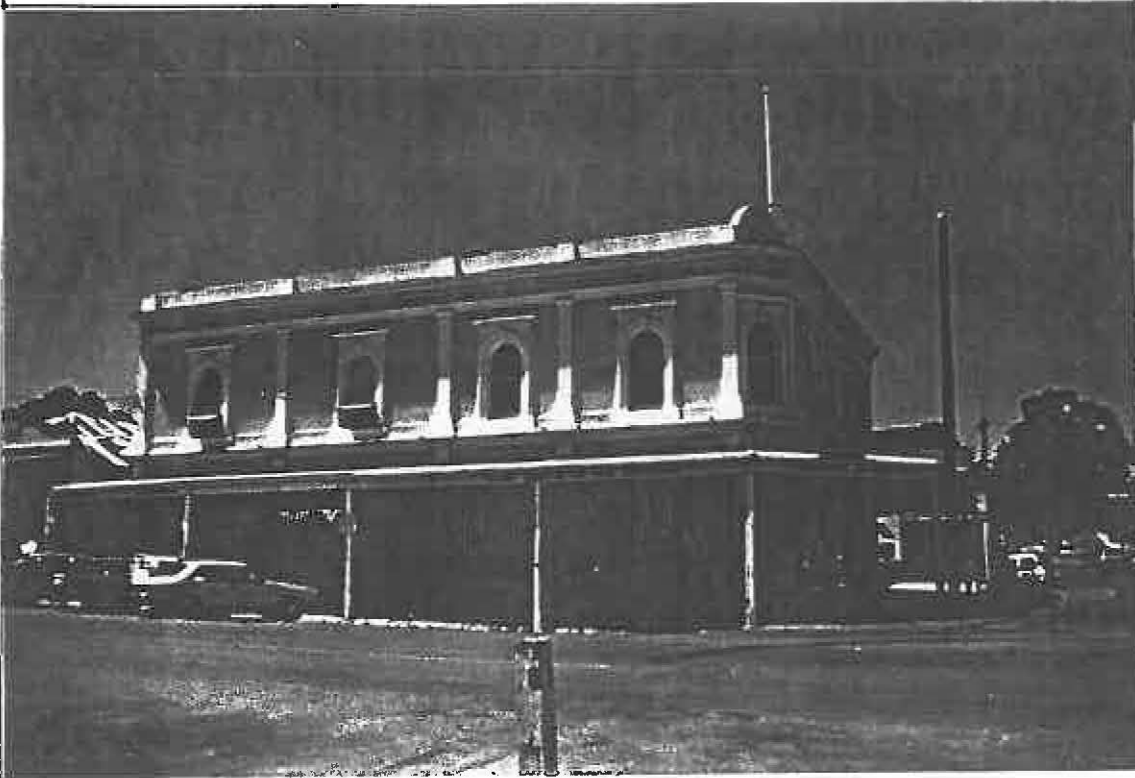
Paint appropriate colours ; Redesign signage ; Reconstruct parapet ;
Construct post verandah ; Reconstruct shopfront ; General repairs ;
Replace missing verandah detail ; (?)ENHANCEMENT POTENTIAL: Excellent ; Good ; Fair ; Minimal ; Screen
EVIDENCE: On subject building ; On adj or similar building ; Photo To develop the above suggestions, consult the City of Castlemaine
Heritage Adviser for advice.Note that all alterations to external appearance including to colours
and signage may require a Planning Permit from the City of Castlemaine.

TREVOR WESTMORE, Design and Conservation Consultant. 054-752 850.

TOWN CENTRE BUILDING GUIDELINES

STREET: HARGRAVES NO: 52 TYPE: SHOP

NAME OF BUILDING/BUSINESS: STONEMAN'S BOOK ROOM 1 (WILLIAM'S BUILDINGS)

Arch. & Hist.
Study
No. 53Plan. Scheme
Area Special
Signif

Listings

HBC Recomm. Nat. Estate Recomm. Nat. Trust

Early Phot.

Ref. No. 2,4

11,12

14,15

PLAN SCHEME
CL 48 No 98Neg File 2/13SITE VALUE: 1 ; 2 ; 3 ; Focal ; Corner ; Adj Signif Building ;
Part of Building Group ; General Context ; Isolated .BUILDING VALUE: Significant ; Contributory ; Sympathetic ;
Obtrusive . USE: Appropriate ; In-appropriate .BUILDING INTEGRITY: Exc ; Good ; Fair ; Poor .BUILDING CONDITION: Exc ; Good ; Fair ; Poor ; At risk .VALUE OF FEATURES: High value ; Contributory ; Neutral ;
Unsympathetic ; Obtrusive ; Not relevant .General form ; Materials ; Colours ; Signage ; Open space ;
Vegetation ; Fence ; Ornamentation ; Parapet ; Verandah ;
Windows ; Doors ; Shopfront ; Roof ; Upper level ;

SUGGESTED ALTERATIONS FOR STREETScape/CONSERVATION ENHANCEMENT.

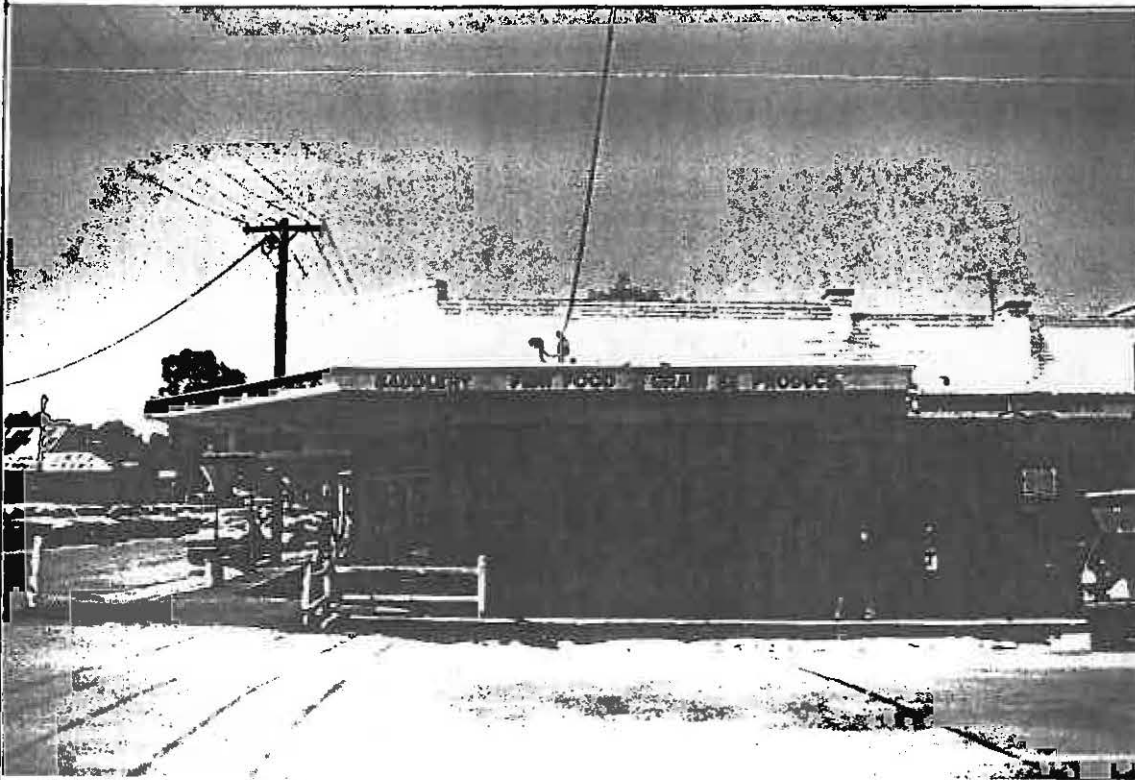
Paint appropriate colours ; Redesign signage ; Reconstruct parapet ;
Construct post verandah ; Reconstruct shopfront ; General repairs ;
Replace missing verandah detail ;? URNS MISSING FROM PARAPET
REPLACE SIDE DOORENHANCEMENT POTENTIAL: Excellent ; Good ; Fair ; Minimal ; Screen ;
EVIDENCE: On subject building ; On adj or similar building ; Photo To develop the above suggestions, consult the City of Castlemaine
Heritage Adviser for advice.Note that all alterations to external appearance including to colours
and signage may require a Planning Permit from the City of Castlemaine.

TREVOR WESTMORE, Design and Conservation Consultant. 054-752 850.

TOWN CENTRE BUILDING GUIDELINES

STREET: HARGRAVES NO: TYPE: SHOP

NAME OF BUILDING/BUSINESS: MIDLAND STOCK & POULTRY



Arch. & Hist. Study No.

Plan. Scheme Area Special Signif

Listings

HBC

Recomm.

Nat. Estate

Recomm.

Nat. Trust

Early Phot. Ref. No. 4

Neg File 2/14

SITE VALUE: 1 ; 2 ; 3 ; Focal ; Corner ; Adj Signif Building ; Part of Building Group ; General Context ; Isolated .

BUILDING VALUE: Significant ; Contributory ; Sympathetic ; Obtrusive . USE: Appropriate ; In-appropriate .

BUILDING INTEGRITY: Exc ; Good ; Fair ; Poor .

BUILDING CONDITION: Exc ; Good ; Fair ; Poor ; At risk .

VALUE OF FEATURES: High value ; Contributory ; Neutral ; Unsympathetic ; Obtrusive ; Not relevant .

General form ; Materials ; Colours ; Signage ; Open space ; Vegetation ; Fence ; Ornamentation ; Parapet ; Verandah ; Windows ; Doors ; Shopfront ; Roof ; Upper level ;

SUGGESTED ALTERATIONS FOR STREETScape/CONSERVATION ENHANCEMENT.

Paint appropriate colours ; Redesign signage ; Reconstruct parapet ; Construct post verandah ; Reconstruct shopfront ; General repairs ; Replace missing verandah detail .

REPLACE MOSAIC TILE FRONT WITH CEMENT RENDER
REPLACE CANTILEVER WITH SIMPLE POST VERANDAH

ENHANCEMENT POTENTIAL: Excellent ; Good ; Fair ; Minimal ; Screen EVIDENCE: On subject building ; On adj or similar building ; Photo .

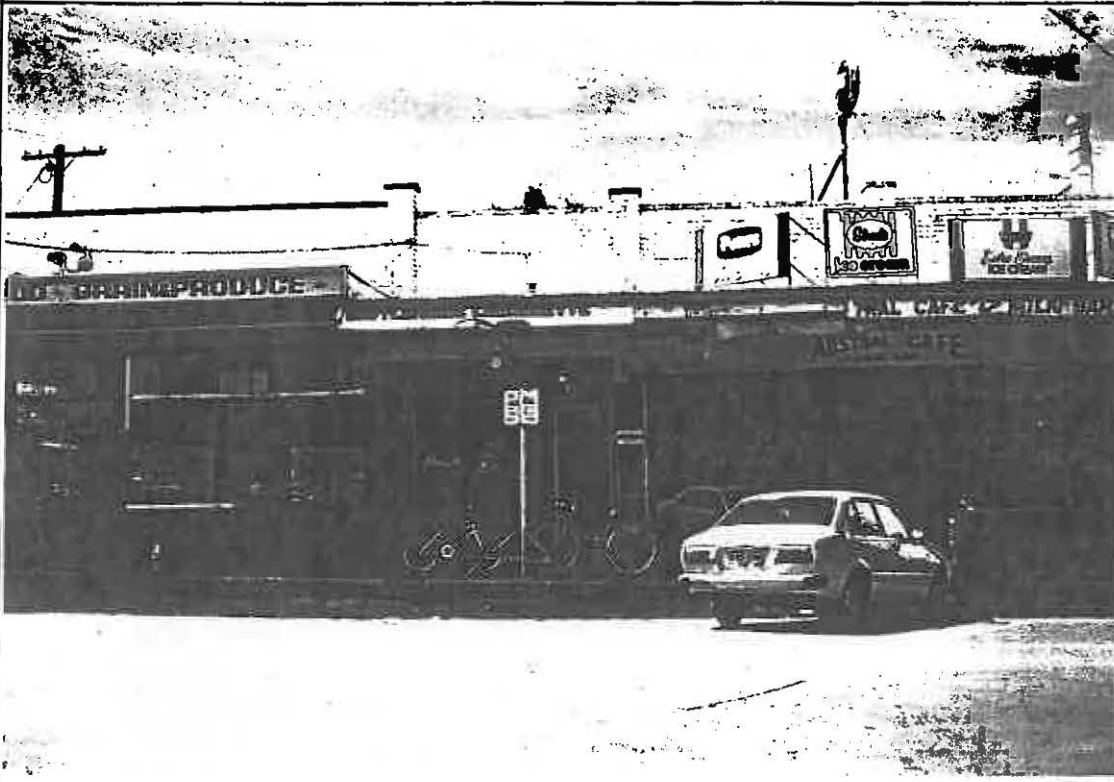
To develop the above suggestions, consult the City of Castlemaine Heritage Adviser for advice.
Note that all alterations to external appearance including to colours and signage may require a Planning Permit from the City of Castlemaine.

TREVOR WESTMORE, Design and Conservation Consultant. 054-752 850.

TOWN CENTRE BUILDING GUIDELINES

STREET: HARGRAVES NO: TYPE: SHOP

NAME OF BUILDING/BUSINESS: CASTLEMAINE LAUNDRY

Arch. & Hist.
Study
No. Plan. Scheme
Area Special
Signif 7

Listings

HBC Recomm. Nat. Estate Recomm. Nat. Trust Early Phot.
Ref. No. 4Neg File 10/22SITE VALUE: 1 ; 2 ; 3 ; Focal ; Corner ; Adj Signif Building ;
Part of Building Group ; General Context ; Isolated .BUILDING VALUE: Significant ; Contributory ; Sympathetic ;
Obtrusive . USE: Appropriate ; In-appropriate .BUILDING INTEGRITY: Exc ; Good ; Fair ; Poor .BUILDING CONDITION: Exc ; Good ; Fair ; Poor ; At risk .VALUE OF FEATURES: High value ; Contributory ; Neutral ;
Unsympathetic ; Obtrusive ; Not relevant .General form ; Materials ; Colours ; Signage ; Open space ;
Vegetation ; Fence ; Ornamentation ; Parapet ; Verandah ;
Windows ; Doors ; Shopfront ; Roof ; Upper level ;

SUGGESTED ALTERATIONS FOR STREETScape/CONSERVATION ENHANCEMENT.

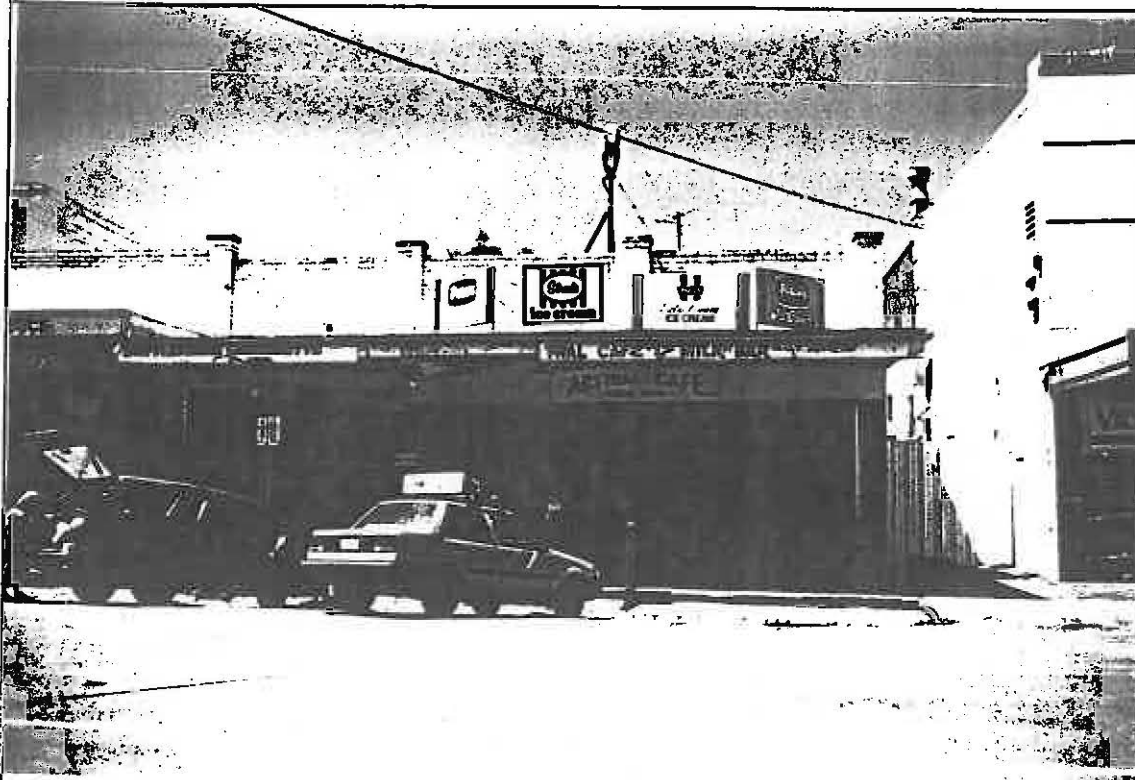
Paint appropriate colours ; Redesign signage ; Reconstruct parapet ;
Construct post verandah ; Reconstruct shopfront ; General repairs ;
Replace missing verandah detail ;REPLACE TILES WITH CEMENT RENDER / SIGN BOARD
CONSTRUCT SIMPLE VERANDAH WITH BUILDINGS EITHER SIDEENHANCEMENT POTENTIAL: Excellent ; Good ; Fair ; Minimal ; Screen
EVIDENCE: On subject building ; On adj or similar building ; Photo To develop the above suggestions, consult the City of Castlemaine
Heritage Adviser for advice.Note that all alterations to external appearance including to colours
and signage may require a Planning Permit from the City of Castlemaine.

TREVOR WESTMORE, Design and Conservation Consultant. 054-752 850.

TOWN CENTRE BUILDING GUIDELINES

STREET: HARGRAVES NO: TYPE: CAFE

NAME OF BUILDING/BUSINESS: HARGRAVES CAFE

Arch. & Hist.
Study
No. Plan. Scheme
Area Special
Signif

Listings

HBC Recomm. Nat. Estate Recomm. Nat. Trust

Early Phot.

Ref.No. 4Neg File 2/5SITE VALUE: 1 ; 2 ; 3 ; Focal ; Corner ; Adj Signif Building ;
Part of Building Group ; General Context ; Isolated .BUILDING VALUE: Significant ; Contributory ; Sympathetic ;
Obtrusive . USE: Appropriate ; In-appropriate .BUILDING INTEGRITY: Exc ; Good ; Fair ; Poor .BUILDING CONDITION: Exc ; Good ; Fair ; Poor ; At risk .VALUE OF FEATURES: High value ; Contributory ; Neutral ;
Unsympathetic ; Obtrusive ; Not relevant .General form ; Materials ; Colours ; Signage ; Open space ;
Vegetation ; Fence ; Ornamentation ; Parapet ; Verandah ;
Windows ; Doors ; Shopfront ; Roof ; Upper level ;

SUGGESTED ALTERATIONS FOR STREETScape/CONSERVATION ENHANCEMENT.

Paint appropriate colours ; Redesign signage ; Reconstruct parapet ;
Construct post verandah ; Reconstruct shopfront ; General repairs ;
Replace missing verandah detail .

RATIONALISE SIGNS

CONSTRUCT SIMPLE POST VERANDAH WITH ADJACENT SHOP

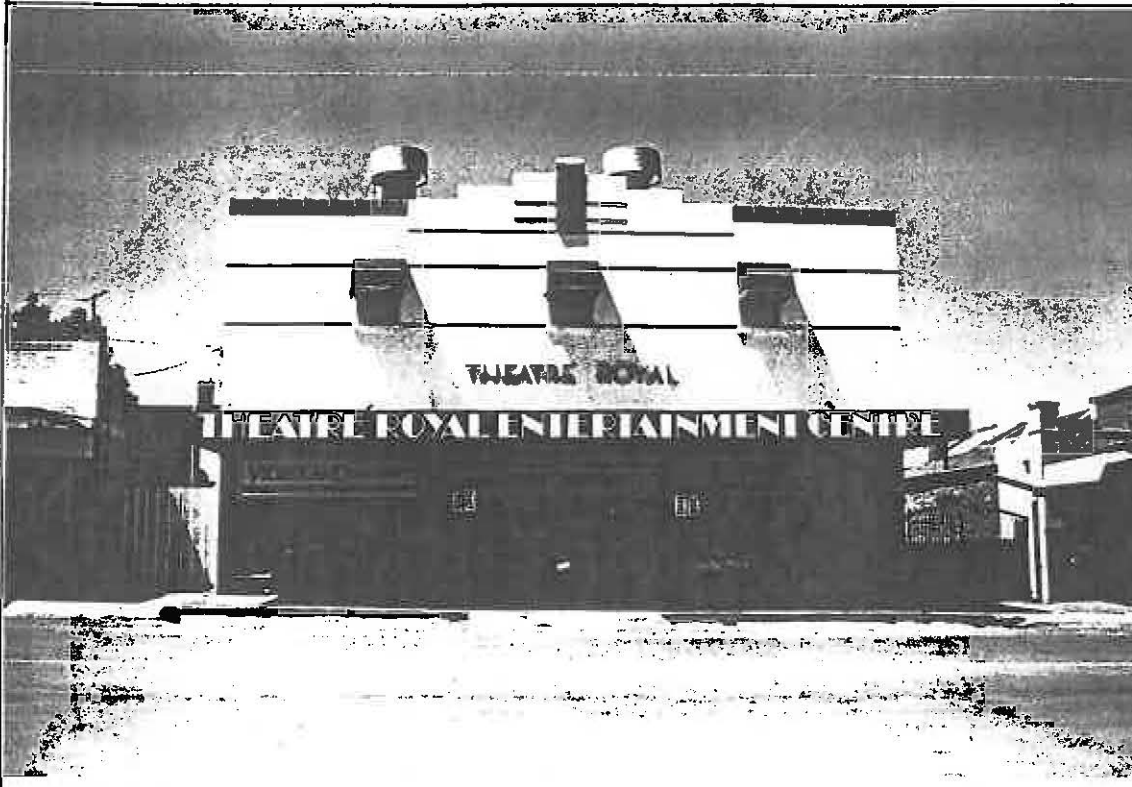
ENHANCEMENT POTENTIAL: Excellent ; Good ; Fair ; Minimal ; Screen EVIDENCE: On subject building ; On adj or similar building ; Photo To develop the above suggestions, consult the City of Castlemaine
Heritage Adviser for advice.Note that all alterations to external appearance including to colours
and signage may require a Planning Permit from the City of Castlemaine.

TREVOR WESTMORE, Design and Conservation Consultant. 054-752 850.

TOWN CENTRE BUILDING GUIDELINES

STREET: HARGRAVES NO: TYPE: THEATRE

NAME OF BUILDING/BUSINESS: THEATRE ROYAL



Arch. & Hist. Study No. 58

Plan. Scheme Area Special Signif

Listings

HBC

Recomm:

Nat. Estate

Recomm.

Nat. Trust

Early Phot.

Ref. No. 425

PLAN SCHEME CL 48 No 63

Neg File 2/16

SITE VALUE: 1 ; 2 ; 3 ; Focal ; Corner ; Adj Signif Building ; Part of Building Group ; General Context ; Isolated .

BUILDING VALUE: Significant ; Contributory ; Sympathetic ; Obtrusive . USE: Appropriate ; In-appropriate .

BUILDING INTEGRITY: Exc ; Good ; Fair ; Poor .

BUILDING CONDITION: Exc ; Good ; Fair ; Poor ; At risk .

VALUE OF FEATURES: High value ; Contributory ; Neutral ; Unsympathetic ; Obtrusive ; Not relevant .

General form ; Materials ; Colours ; Signage ; Open space ; Vegetation ; Fence ; Ornamentation ; Parapet ; Verandah ; Windows ; Doors ; Shopfront ; Roof ; Upper level ;

SUGGESTED ALTERATIONS FOR STREETScape/CONSERVATION ENHANCEMENT.

Paint appropriate colours ; Redesign signage ; Reconstruct parapet ; Construct post verandah ; Reconstruct shopfront ; General repairs ; Replace missing verandah detail .

REINSTATE FACADE AND 2 STOREY POST VERANDAH

ENHANCEMENT POTENTIAL: Excellent ; Good ; Fair ; Minimal ; Screen EVIDENCE: On subject building ; On adj or similar building ; Photo

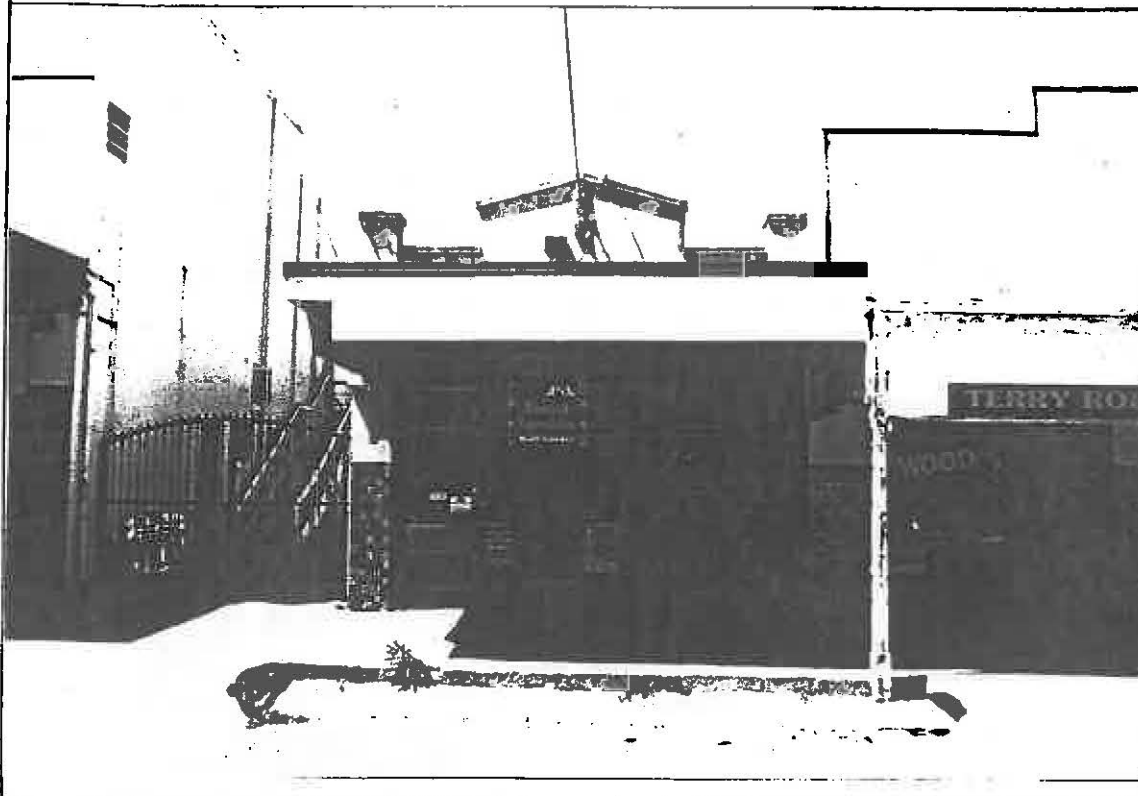
To develop the above suggestions, consult the City of Castlemaine Heritage Adviser for advice.
Note that all alterations to external appearance including to colours and signage may require a Planning Permit from the City of Castlemaine.

TREVOR WESTMORE, Design and Conservation Consultant. 054-752 850.

TOWN CENTRE BUILDING GUIDELINES

STREET: HAREGRAVES NO: 28 TYPE: SHOP

NAME OF BUILDING/BUSINESS: JOHANSON & RICHMOND ACCOUNTANTS

Arch. & Hist.
Study
No. Plan. Scheme
Area Special
Signif

Listings

HBC Recomm: Nat. Estate Recomm. Nat. Trust

Early Phot.

Ref.No. 4Neg File 2/17SITE VALUE: 1 ; 2 ; 3 ; Focal ; Corner ; Adj Signif Building ;
Part of Building Group ; General Context ; Isolated .BUILDING VALUE: Significant ; Contributory ; Sympathetic ;
Obtrusive . USE: Appropriate ; In-appropriate .BUILDING INTEGRITY: Exc ; Good ; Fair ; Poor .BUILDING CONDITION: Exc ; Good ; Fair ; Poor ; At risk .VALUE OF FEATURES: High value ; Contributory ; Neutral ;
Unsympathetic ; Obtrusive ; Not relevant .General form ; Materials ; Colours ; Signage ; Open space ;
Vegetation ; Fence ; Ornamentation ; Parapet ; Verandah ;
Windows ; Doors ; Shopfront ; Roof ; Upper level ;

SUGGESTED ALTERATIONS FOR STREETScape/CONSERVATION ENHANCEMENT.

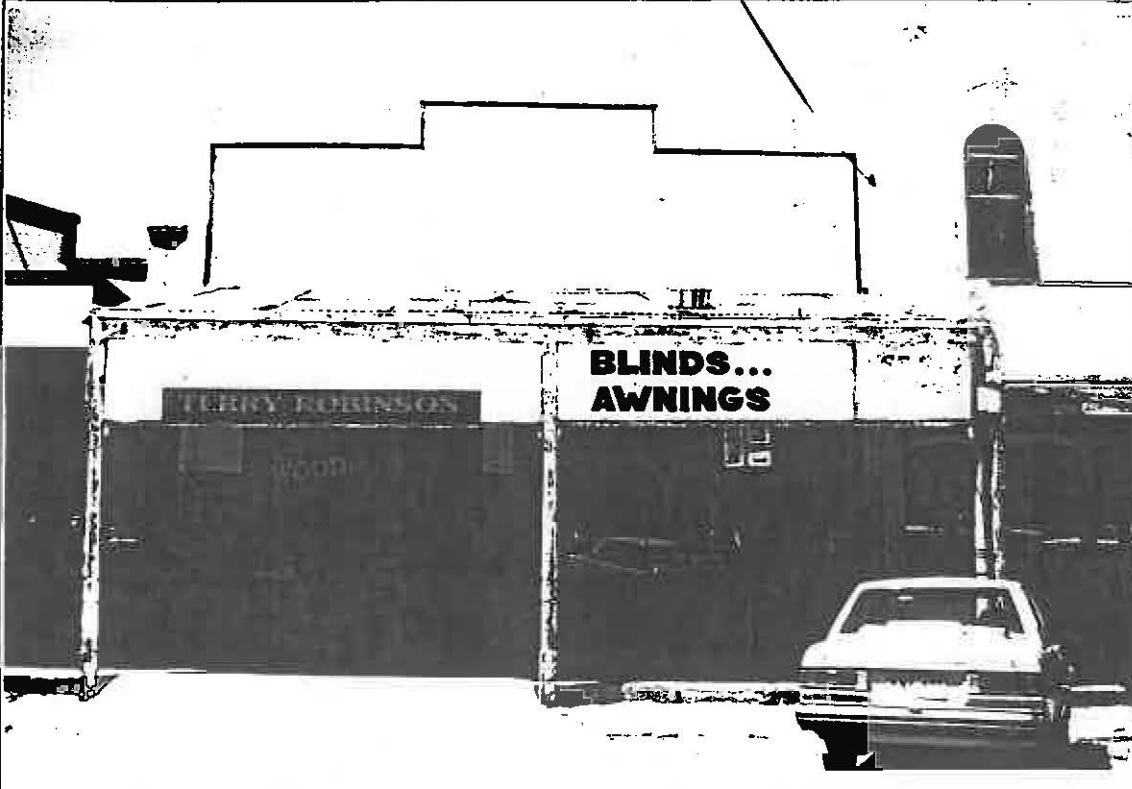
Paint appropriate colours ; Redesign signage ; Reconstruct parapet ;
Construct post verandah ; Reconstruct shopfront ; General repairs ;
Replace missing verandah detail ;CONSTRUCT SIMPLE POST VERANDAH
REPLACE TILES ON PIERS WITH MATCHING RENOV
RELOCATE SEC ENTRY POINTENHANCEMENT POTENTIAL: Excellent ; Good ; Fair ; Minimal ; Screen
EVIDENCE: On subject building ; On adj or similar building ; Photo .To develop the above suggestions, consult the City of Castlemaine
Heritage Adviser for advice.Note that all alterations to external appearance including to colours
and signage may require a Planning Permit from the City of Castlemaine.

TREVOR WESTMORE, Design and Conservation Consultant. 054-752 850.

TOWN CENTRE BUILDING GUIDELINES

STREET: HARBRAVES NO: 26 TYPE: SHOP

NAME OF BUILDING/BUSINESS: TERRY ROBINSON WINDOW FURNISHING

Arch. & Hist.
Study
No. Plan. Scheme
Area Special
Signif

Listings

HBC Recomm. Nat. Estate Recomm. Nat. Trust

Early Phot.

Ref. No. 4Neg File 2/18SITE VALUE: 1 ; 2 ; 3 ; Focal ; Corner ; Adj Signif Building ;
Part of Building Group ; General Context ; Isolated .BUILDING VALUE: Significant ; Contributory ; Sympathetic ;
Obtrusive . USE: Appropriate ; In-appropriate .BUILDING INTEGRITY: Exc ; Good ; Fair ; Poor .BUILDING CONDITION: Exc ; Good ; Fair ; Poor ; At risk .VALUE OF FEATURES: High value ; Contributory ; Neutral ;
Unsympathetic ; Obtrusive ; Not relevant .General form ; Materials ; Colours ; Signage ; Open space ;
Vegetation ; Fence ; Ornamentation ; Parapet ; Verandah ;
Windows ; Doors ; Shopfront ; Roof ; Upper level ;

SUGGESTED ALTERATIONS FOR STREETScape/CONSERVATION ENHANCEMENT.

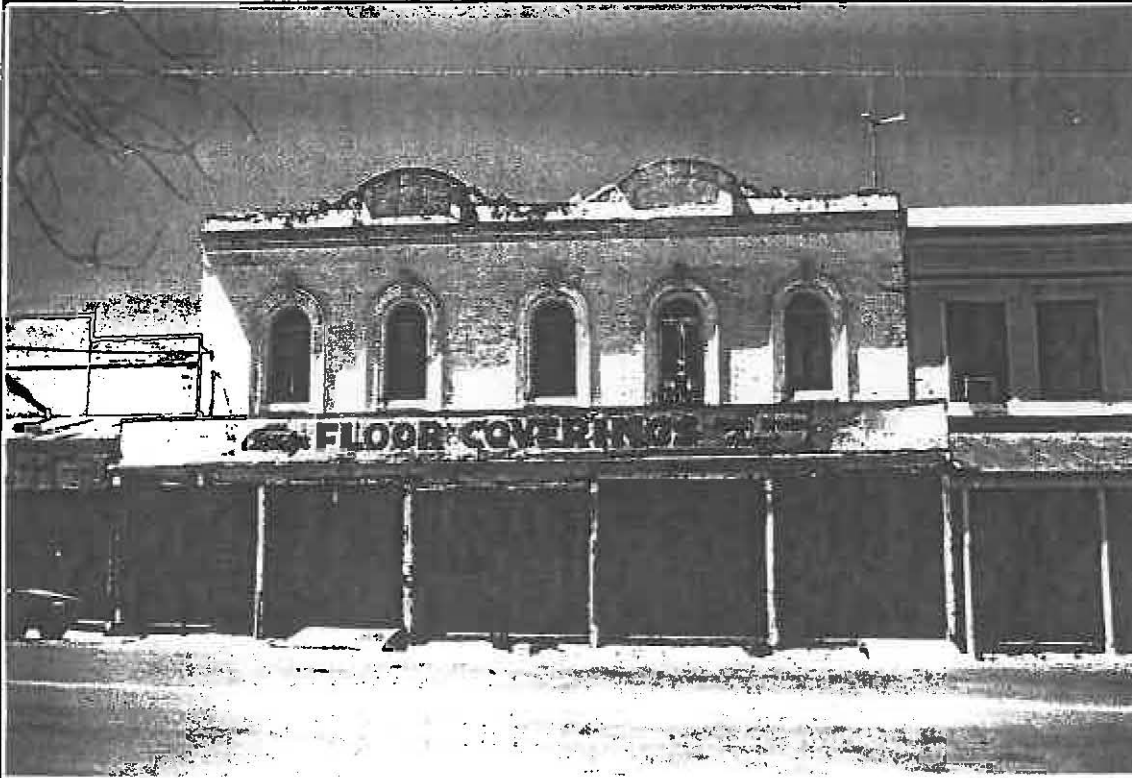
Paint appropriate colours ; Redesign signage ; Reconstruct parapet ;
Construct post verandah ; Reconstruct shopfront ; General repairs ;
Replace missing verandah detail ;COMPLETE SMALLER SHOP FRONT
RECONSTRUCT VERANDAH SKIRT OR REMOVE & REPLACE
SUITABLE DETAILENHANCEMENT POTENTIAL: Excellent ; Good ; Fair ; Minimal ; Screen EVIDENCE: On subject building ; On adj or similar building ; Photo To develop the above suggestions, consult the City of Castlemaine
Heritage Adviser for advice.Note that all alterations to external appearance including to colours
and signage may require a Planning Permit from the City of Castlemaine.

TREVOR WESTMORE, Design and Conservation Consultant. 054-752 850.

TOWN CENTRE BUILDING GUIDELINES

STREET: HARGRAVES NO: TYPE: SHOPS

NAME OF BUILDING/BUSINESS: MAX CASSIDY FLOOR COVERINGS

Arch. & Hist.
Study
No. Plan. Scheme
Area Special
Signif

Listings

HBC Recomm. Nat. Estate Recomm. Nat. Trust

Early Phot.

Ref. No. 4ADD TO TABLE
CL 48 PLAN SCHNeg File 2/19SITE VALUE: 1 ; 2 ; 3 ; Focal ; Corner ; Adj Signif Building ;
Part of Building Group ; General Context ; Isolated .BUILDING VALUE: Significant ; Contributory ; Sympathetic ;
Obtrusive . USE: Appropriate ; In-appropriate .BUILDING INTEGRITY: Exc ; Good ; Fair ; Poor .BUILDING CONDITION: Exc ; Good ; Fair ; Poor ; At risk .VALUE OF FEATURES: High value ; Contributory ; Neutral ;
Unsympathetic ; Obtrusive ; Not relevant .General form ; Materials ; Colours ; Signage ; Open space ;
Vegetation ; Fence ; Ornamentation ; Parapet ; Verandah ;
Windows ; Doors ; Shopfront ; Roof ; Upper level ;

SUGGESTED ALTERATIONS FOR STREETScape/CONSERVATION ENHANCEMENT.

Paint appropriate colours ; Redesign signage ; Reconstruct parapet ;
Construct post verandah ; Reconstruct shopfront ; General repairs ;
Replace missing verandah detail ;REMOVE PAINT FROM UPPER LEVEL BRICKWORK (CHEMICALLY)
REINSTATE FIRST FLOOR BALCONETTEENHANCEMENT POTENTIAL: Excellent ; Good ; Fair ; Minimal ; Screen EVIDENCE: On subject building ; On adj or similar building ; Photo To develop the above suggestions, consult the City of Castlemaine
Heritage Adviser for advice.Note that all alterations to external appearance including to colours
and signage may require a Planning Permit from the City of Castlemaine.

TREVOR WESTMORE, Design and Conservation Consultant. 054-752 850.

TOWN CENTRE BUILDING GUIDELINES

STREET: HARGRAVES NO: TYPE: HOTEL

NAME OF BUILDING/BUSINESS: COMMERCIAL HOTEL

Arch. & Hist.
Study
No. Plan. Scheme
Area Special
Signif

Listings

HBC Recomm: Nat. Estate Recomm. Nat. Trust

Early Phot.

Ref. No. 2,3,4ADD TO TABLE
CL 48 PLAN SCHNeg File 2/20SITE VALUE: 1 ; 2 ; 3 ; Focal ; Corner ; Adj Signif Building ;
Part of Building Group ; General Context ; Isolated .BUILDING VALUE: Significant ; Contributory ; Sympathetic ;
Obtrusive . USE: Appropriate ; In-appropriate .BUILDING INTEGRITY: Exc ; Good ; Fair ; Poor .BUILDING CONDITION: Exc ; Good ; Fair ; Poor ; At risk .VALUE OF FEATURES: High value ; Contributory ; Neutral ;
Unsympathetic ; Obtrusive ; Not relevant .General form ; Materials ; Colours ; Signage ; Open space ;
Vegetation ; Fence ; Ornamentation ; Parapet ; Verandah ;
Windows ; Doors ; Shopfront ; Roof ; Upper level ;

SUGGESTED ALTERATIONS FOR STREETScape/CONSERVATION ENHANCEMENT.

Paint appropriate colours ; Redesign signage ; Reconstruct parapet ;
Construct post verandah ; Reconstruct shopfront ; General repairs ;
Replace missing verandah detail ;SIGNAGE COULD BE IMPROVED IN QUALITY BUT LOCATION OK
QUERY DID VERANDAH EXTEND ROUND CORNER
ENLARGE DINING ROOM WINDOWS AND ENTRY
REPLACE SLATE DADO AT CORNER
CLEAN PAINT OFF STONE(?) PIERSENHANCEMENT POTENTIAL: Excellent ; Good ; Fair ; Minimal ; Screen
EVIDENCE: On subject building ; On adj or similar building ; Photo To develop the above suggestions, consult the City of Castlemaine
Heritage Adviser for advice.Note that all alterations to external appearance including to colours
and signage may require a Planning Permit from the City of Castlemaine.

TREVOR WESTMORE, Design and Conservation Consultant. 054-752 850.

HARGRAVES STREET
WEST SIDE

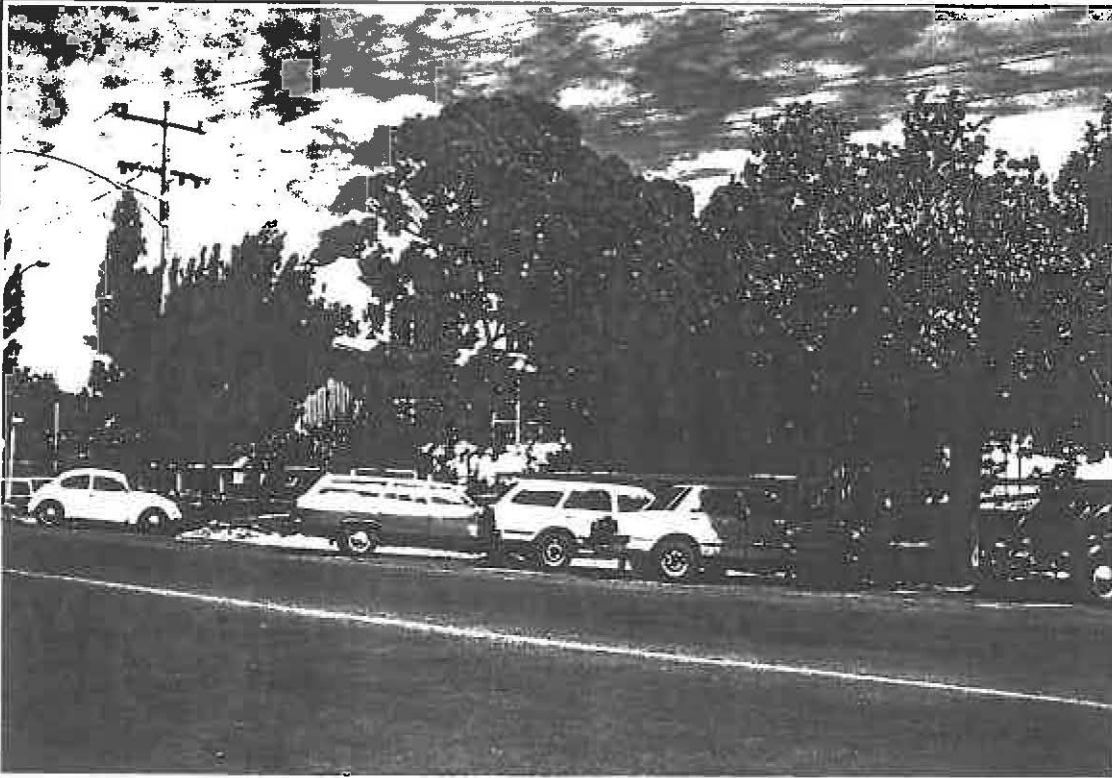
5

TOWN CENTRE BUILDING GUIDELINES

STREET: HARGRAVES NO:

TYPE: SCHOOL

NAME OF BUILDING/BUSINESS: FORMER TECHNICAL COLLEGE

Arch. & Hist.
Study
No. Plan. Scheme
Area Special
Signif

Listings

HBC Recomm. Nat. Estate Recomm. Nat. Trust Early Phot.
Ref. No. 4Neg File 10/21SITE VALUE: 1 ; 2 ; 3 ; Focal ; Corner ; Adj Signif Building ;
Part of Building Group ; General Context ; Isolated .BUILDING VALUE: Significant ; Contributory ; Sympathetic ;
Obtrusive . USE: Appropriate ; In-appropriate .BUILDING INTEGRITY: Exc ; Good ; Fair ; Poor . NOT APPROPRIATEBUILDING CONDITION: Exc ; Good ; Fair ; Poor ; At risk .VALUE OF FEATURES: High value ; Contributory ; Neutral ;
Unsympathetic ; Obtrusive ; Not relevant .General form ; Materials ; Colours ; Signage ; Open space ;Vegetation ; Fence ; Ornamentation ; Parapet ; Verandah ;Windows ; Doors ; Shopfront ; Roof ; Upper level ;

SUGGESTED ALTERATIONS FOR STREETScape/CONSERVATION ENHANCEMENT.

Paint appropriate colours ; Redesign signage ; Reconstruct parapet ;
Construct post verandah ; Reconstruct shopfront ; General repairs ;
Replace missing verandah detail ;REMOVE INAPPROPRIATE PREFAB STRUCTURES
REPLACE WITH NEW DEVELOPMENTENHANCEMENT POTENTIAL: Excellent ; Good ; Fair ; Minimal ; Screen EVIDENCE: On subject building ; On adj or similar building ; Photo To develop the above suggestions, consult the City of Castlemaine
Heritage Adviser for advice.Note that all alterations to external appearance including to colours
and signage may require a Planning Permit from the City of Castlemaine.

TREVOR WESTMORE, Design and Conservation Consultant. 054-752 850.

TOWN CENTRE BUILDING GUIDELINES

STREET: HARGRAVES NO:

TYPE: SCHOOL

NAME OF BUILDING/BUSINESS: FORMER TECHNICAL COLLEGE



Arch. & Hist. Study No.

Plan. Scheme Area Special Signif

Listings

HBC

Recomm.

Nat. Estate

Recomm.

Nat. Trust

Early Phot. Ref. No. 4

Neg File 10/20

SITE VALUE: 1 ; 2 ; 3 ; Focal ; Corner ; Adj Signif Building ; Part of Building Group ; General Context ; Isolated .

BUILDING VALUE: Significant ; Contributory ; Sympathetic ; Obtrusive . USE: Appropriate ; In-appropriate .

BUILDING INTEGRITY: Exc ; Good ; Fair ; Poor .

BUILDING CONDITION: Exc ; Good ; Fair ; Poor ; At risk .

VALUE OF FEATURES: High value ; Contributory ; Neutral ; Unsympathetic ; Obtrusive ; Not relevant .

General form ; Materials ; Colours ; Signage ; Open space ; Vegetation ; Fence ; Ornamentation ; Parapet ; Verandah ; Windows ; Doors ; Shopfront ; Roof ; Upper level ;

SUGGESTED ALTERATIONS FOR STREETScape/CONSERVATION ENHANCEMENT.

Paint appropriate colours ; Redesign signage ; Reconstruct parapet ; Construct post verandah ; Reconstruct shopfront ; General repairs ; Replace missing verandah detail ;

REPLACE EARLIER PICKET FENCE

ENHANCEMENT POTENTIAL: Excellent ; Good ; Fair ; Minimal ; Screen

EVIDENCE: On subject building ; On adj or similar building ; Photo

To develop the above suggestions, consult the City of Castlemaine Heritage Adviser for advice.

Note that all alterations to external appearance including to colours and signage may require a Planning Permit from the City of Castlemaine.

TREVOR WESTMORE, Design and Conservation Consultant. 054-752 850.