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# Pyrenees Shire Heritage Precinct Study



## Volume 1 The Report (Including Heritage Precincts)

Authentic Heritage Services Pty Ltd  
A.B.N. 81 088 389 851  
December 2001

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# Pyrenees Shire Heritage Precinct Study 2001

Volume 1 of 2

## The Report December 2001

Commissioned & Funded by the Pyrenees Shire Council

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The Heritage Places identified and documented in this study are predominantly privately owned, and therefore it should not be assumed that they are available for inspection. The privacy of the owners of these places should be respected.

# Table of Contents

Page

## Volume 1

<b>Executive Summary</b>	<b>5</b>
<b>1.0 Introduction to the Study</b>	<b>7</b>
1.1 The Study Team	8
1.2 Acknowledgments	8
1.3 Consultants Brief	8
1.4 Timing of the Study	10
1.5 Council Officers Responsible for the Study	10
1.6 The Study Area	11
1.7 Terminology	12
<b>2.0 Methodology</b>	<b>13</b>
2.1 Stage 1	14
2.2 Stage 2	14
2.3 Stage 3	16
<b>3.0 Scope of Works &amp; Assessment</b>	<b>17</b>
3.1 Heritage Precinct Development	18
3.2 Heritage Precincts	19
3.2.1 Beaufort Precinct	21
3.2.2 Snake Valley Precinct	49
3.2.3 Snake Valley Memorial Precinct	71
3.2.4 Waubra Precinct	90
3.2.5 Avoca Township Precinct	107
3.2.6 Moonambel Township Precinct	133
3.2.7 Landsborough Township Precinct	152
3.2.8 Landsborough Camp Hill Precinct	169
3.3 Potential Heritage Places in the southern half of the Shire	183
<b>4.0 Cultural Significance</b>	<b>197</b>
4.1 Basis of Assessment Criteria	198
4.2 The ICOMOS Burra Charter	198
4.3 Assessment Criteria Utilised in this Study	199
4.4 Levels of Significance	200
<b>5.0 Heritage Recommendations</b>	<b>201</b>
5.1 Introduction	202
5.2 Heritage Program Recommendations	202
5.2.1 High Priority (6-12 months)	207
5.2.2 Medium Priority (12-24 months)	207
5.2.3 Low Priority (24-26 months)	207

## 6.0 Appendices

208

- 6.01 The ICOMOS Burra Charter
- 6.02 Criteria for the Register of the National Estate
- 6.03 Pyrenees Shire Help Form
- 6.04 List of Heritage Places in the Beaufort Precinct
- 6.05 List of Heritage Places in the Snake Valley Precinct
- 6.06 List of Heritage Places in the Snake Valley Memorial Precinct
- 6.07 List of Heritage Places in the Waubra Precinct
- 6.08 List of Heritage Places in the Avoca Township Precinct
- 6.09 List of Heritage Places in the Moonambel Township Precinct
- 6.10 List of Heritage Places in the Landsborough Township Precinct
- 6.11 List of Heritage Places in the Landsborough Camp Hill Precinct
- 6.12 Draft Schedule to the Heritage Overlay (Pyrenees Planning Scheme)

## Volume 2

### Executive Summary

iv

- 1.0 Datasheets of Heritage Places in the Beaufort Precinct 1
- 2.0 Datasheets of Heritage Places in the Snake Valley Precinct 66
- 3.0 Datasheets of Heritage Places in the Snake Valley Memorial Precinct 80
- 4.0 Datasheets of Heritage Places in the Waubra Precinct 84
- 5.0 Datasheets of Heritage Places in the Avoca Precinct 103
- 6.0 Datasheet of Heritage Places in the Landsborough Precincts 268
- 7.0 Datasheets of Heritage Places in the Moonambel Precinct 308
- 8.0 List of Heritage Places in the Beaufort, Snake Valley, Snake Valley Memorial, Waubra, Avoca, Landsborough, and Moonambel Precincts. 334

## Executive Summary

### Introduction

The Pyrenees Shire Heritage Precinct Study was commissioned in three stages in December 2000 by the Pyrenees Shire Council. The study area for stages one and two covered the townships of Beaufort, Snake Valley, Lexton, Waubra and Amphitheatre, while stage 3 covered Avoca, Moonambel, and Landsborough. Subsequently, the project encompassed 6 townships in the Pyrenees Shire.

Dr David Rowe & Ms Lorraine Huddle of Authentic Heritage Services Pty Ltd were engaged by the Pyrenees Shire Council to undertake this study, which was managed by Dr Rowe. Stage 3 drew considerably on the work of the *Pyrenees Shire/ Avoca Shire Heritage Study* (1995) by W. Jacobs and K. Twigg. Stage 1 involved preliminary fieldwork in January 2001, while Stage 2 spanned from January to June 2001, and Stage 3 commenced in September 2001 and was completed in November 2001.

### Project Objectives

**The objectives of Stage 1** were to: conduct preliminary fieldwork in the towns of Snake Valley, Lexton, Amphitheatre, Waubra and Beaufort, to identify and subsequently determine whether any or all of these towns met the criteria as Heritage Precinct areas;

**The objectives of Stage 2** were to: undertake detailed fieldwork in those towns identified as having potential as Heritage Precincts, recording on brief datasheets those physical places of cultural significance;

**The objectives of Stage 3** were to: reformat and re-evaluate the heritage precincts developed in the *Pyrenees Shire/Avoca Shire Heritage Study* (1995), to provide a consistency of approach for all heritage precinct policies and objectives in the Shire;

### Professional Criteria & Basis for Study

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

### Community Consultation

Community consultation for Stages 1 and 2 formed an essential part of this project, with public consultations held in Snake Valley, Waubra, and Beaufort. The consultations were open to all residents of these towns as well as residents from Lexton and Amphitheatre. Help Pages were also developed and distributed throughout the Shire, as a means of obtaining the community's interest and assistance for the study. Numerous individual conversations, telephone calls and letters formed another component of the consultative process. These community consultations were in accordance with Section 22.06-05 Heritage Policy Basis in the Pyrenees Shire *Local Planning Policy Framework* (LPPF).

### Results of the Study

Stages 1 and 2 identified **4** heritage precincts, with an additional **4** heritage precincts reviewed and prepared in Stage 3. All of these heritage areas have been recommended for inclusion on the Pyrenees Shire Planning Scheme. Two precincts were developed in Snake Valley: known as the Snake Valley and Snake Valley Memorial Heritage Precincts respectively; one precinct in Beaufort known as the Beaufort Heritage Precinct, one in Waubra known as the Waubra Heritage Precinct; one precinct in Avoca known as the Avoca Township Heritage Precinct, another in Moonambel known as the Moonambel Township Heritage Precinct; and two precincts in Landsborough, called

the Landsborough Township Heritage Precinct and the Landsborough Camp Hill Heritage Precinct respectively. Within these precincts, a total of **238** combined individual, potential individual and contributory heritage places have been identified. The breakdown of places in each precinct is as follows:

Precinct Name	Individually Significant Places	Potential Individually Significant Places	Contributory Places	List of Places for each Precinct:
Beaufort	-	40	19	Appendix 6.04
Waubra	-	13	4	Appendix 6.07
Snake Valley	-	7	7	Appendix 6.05
Snake Valley Memorial	-	4	0	Appendix 6.06
Avoca Township	37	-	71	Appendix 6.08
Moonambel Township	8	-	4	Appendix 6.09
Landsborough Township	7	-	10	Appendix 6.10
Landsborough Camp Hill	3	-	4	Appendix 6.11

In addition, several potential heritage places have been identified by the community representatives and listed in this Report as evidence of further much-needed heritage work in Lexton and Amphitheatre in particular, as well as in Beaufort, Waubra and Snake Valley.

A range of Heritage Recommendations were also developed: in relation to the implementation of the Heritage Precincts; the amendment process; further work that has been suggested to Section 22 Heritage Policies of the Local Planning Policy Framework (LPPF); and public awareness programs.

### Study Format

The study document is comprised of 2 volumes, with Volume 1 being The Report (including the heritage precincts and related policies and objectives). Volume 2 encompasses the datasheets to all the individual and contributory heritage places within the four precincts identified in Stages 1 and 2.

## **1.0 Introduction**

## **1.0 Introduction to the Study**

The Pyrenees Shire Council commissioned Authentic Heritage Services Pty Ltd to undertake a Heritage Precinct Study between December 2000 and December 2001. The study included the identification and preparation of 4 heritage precincts in 3 towns in the southern half of the Shire, together with the review and further development of 4 heritage precincts previously identified in the Avoca Shire/Pyrenees Shire Heritage Study by Wendy Jacobs and Karen Twigg.

### **1.1 The Study Team**

#### **Authentic Heritage Services Pty Ltd**

##### **Director**

- **Dr David Rowe:** Project Manager & Author;

##### **Staff**

- Mrs Elizabeth Kraus, Research Assistant;

##### **Other Contributor**

- **Ms Lorraine Huddle, Lorraine Huddle Pty Ltd (Heritage Advisor):** Preliminary fieldwork assessment, some community consultation & Heritage Advisor to the Pyrenees Shire Council

### **1.2 Acknowledgments**

The Consultants sincerely appreciated the assistance and support shown by the Officers of the Pyrenees Shire Council, notably: Mr Stephen Cornish, Chief Executive Officer; Mr Kevin Porter, Town Planner; and the administrative staff. Assistance and support was also provided by Council's Planning Consultant, Mr Ian d'Oliveyra. Wendy Jacobs, Architect and Heritage Consultant and co-author of the Avoca Heritage Study (1995) also provided valuable support.

The Snake Valley and District Historical Society, and in particular Mrs Pat Yeoman and Ms Lysette Ashford are thanked for their excellent assistance and support.

The Beaufort & District Historical Society, particularly Mr Cecil and Mrs Lenore Keays are thanked for their time and considerable help. Special thanks are also extended to Mrs Margaret Clark of Waubra for her assistance and contacts on the history of Waubra, and to Mrs Margaret Outlon of Brighton for her valuable historical information on Lexton and surrounding areas.

Our sincere appreciation is also extended to: Leon Browne (Snake Valley), Kaylene Baird (Snake Valley), Maggie Boyle (Snake Valley), Kate Breen (Snake Valley), Jean Gardner (Snake Valley), Cr David Clark (Waubra), Max Hobson (Lexton), Tony and Anne Briody (Lexton), Deborah Barrarecchia (Lexton), Peter Cox (Waubra), Kay Rose (Waubra), Nancy Dowler (Waubra), Nancy Dean (Waubra), Mr Harrison (Waubra), Colin Gerrard (Beaufort), Aileen Muleaby (Beaufort), Dulcie Crick (Beaufort) and K. Russell (Beaufort).



## 1.3 Consultants Brief

The Pyrenees Shire commissioned the Heritage Precinct Study in December 2000, as a basis for providing protection to heritage places within the municipality. The study was funded entirely by the Council and the total budget was \$15,000 (plus GST) for Stages One and Two. The budget for Stage Three was \$4,760 (plus GST).

The objectives of the study were in three stages as follows:

### Stage 1

- Conduct preliminary fieldwork in the towns of Snake Valley, Beaufort, Waubra, Amphitheatre and Lexton, to identify and subsequently determine whether any or all of these towns met the criteria as potential Heritage Precincts (i.e. as having a number of significant *physical* historical, architectural, aesthetic and scientific characteristics);

### Stage 2

- Undertake detailed fieldwork in those towns identified as having potential as Heritage Precincts, recording on brief datasheets those places of cultural heritage significance and identifying other important historical and aesthetic characteristics of the towns;
- Carry out community consultations in those towns where potential Heritage Precincts exist, explaining the opportunities and constraints associated with Heritage Precincts, and obtain information and feedback from the community about significant places within the towns and the Shire in general;
- Conduct some brief research into the historical development of the towns identified as having potential as Heritage Precincts;
- Develop heritage precincts for those towns which meet the criteria of the National Estate established by the Australian Heritage Commission as well as other professional criteria, as prescribed in VPP: Applying the Heritage Overlay. The development of heritage overlay areas (precincts) is in accordance with the Municipal Strategic Statement, Section 22.06-05 Specific Purpose Heritage Policies and Section 43.01 Heritage Overlay Policies of the Shire of Pyrenees Local Planning Policy Framework;
- Develop a list of potential heritage places (both within and outside the heritage precincts) in the southern half of the Shire from information provided by members of the Community;

### Stage 3

- Reformat, re-evaluate and further develop the heritage precincts provided in the Avoca Heritage Study (notably the Avoca Township, Moonambel Township, Landsborough Township and Landsborough Camp Hill precincts), so that there is a consistency of approach in format, objectives and policies for all heritage precincts in the Shire. These precincts were also to be developed in accordance with the criteria listed above;
- Consult with Wendy Jacobs, Architect and Heritage Consultant, to ensure that the heritage precincts prepared from information in the Avoca Heritage Study (1995) and from site investigations was consistent with the findings of her work;

## 1.4 Timing of the Study

### Stage 1

The consultants carried out the preliminary fieldwork in January 2001.

## **Stage 2**

The consultants completed this stage between January and June 2001.

## **Stage 3**

The consultants completed this stage between September and November 2001.

The final draft for Stages 1-3 was completed in December 2001.

## **1.5 Council Officers Responsible for the Study**

The Consultants reported to the following Officers during the development of this study:

- Mr Stephen Cornish, Chief Executive Officer;
- Mr Kevin Porter, Town Planner;

Council's Planning Consultant, Mr Ian d'Oliveyra was also reported to during the development of the project.

## **1.6 The Study Area**

The Study Area is comprised of the towns of Beaufort, Snake Valley and Waubra, with preliminary fieldwork also conducted in the towns of Amphitheatre and Lexton (Stages 1 and 2). For Stage 3, the areas assessed were: Avoca, Landsborough, Landsborough Camp Hill and Moonambel. These areas are shown on the map below:

## 1.7 Terminology

The terminology of *The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter)* is used throughout this study. Refer to Appendix 6.01 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 together with associated contents and surroundings. Place includes structures, ruins, archaeological sites and landscapes modified by human activity.

Article 1.2: *Cultural significance* means aesthetic, historic, scientific or social value for past, present or future generations.

## **2.0 Methodology**

## 2.0 Methodology

### 2.1 Stage 1

- **Preliminary Fieldwork:** involved travelling to the towns of Snake Valley, Beaufort, Amphitheatre, Lexton and Waubra, and making a brief assessment of the quantity, type and physical intactness of places of cultural heritage significance, as well the intactness and type of urban foci, views and engineering infrastructure that contribute to the historical character of each town;
- **Brief Report on Findings:** a brief report was provided to Council, indicating the outcomes of the preliminary fieldwork. For Stage 2, this report recommended that heritage precincts be developed for the towns of Beaufort, Waubra, Snake Valley and the area of the Presbyterian Church and Avenue of Honour to the north of Snake Valley, for Stage 2. Although the townships of Amphitheatre and Lexton had several notable heritage places, the central township areas did not meet the criteria as heritage precincts;

### 2.2 Stage 2

- **Detailed Fieldwork:** involved more detailed analysis of the places of potential individual cultural significance and contributory significance in the towns of Beaufort, Waubra, Snake Valley and the Avenue of Honour and Presbyterian Church area north of Snake Valley. Precinct boundaries, initially identified in the preliminary work, were used as a basis for analysing and recording important physical and historical features within the precincts, including (but not limited to) views, foci, trees, street furniture, roads, allotments, and engineering infrastructure. The boundaries were then re-evaluated in accordance with the findings of the fieldwork.

A fundamental component of the fieldwork was the assessment of places of potential individual cultural heritage significance and of contributory significance within the precinct boundaries. These places were recorded onto brief datasheets (which had been developed as part of the study - see Volume 2), which noted the address, property number, approximate construction date, existing heritage status, condition, integrity, style, significance type, potential significance level, and recommendation as to whether that place be included onto the Pyrenees Shire Planning Scheme as part of a Precinct, and/or whether further research and documentation should be carried out to support Individual listing. A photograph of each individual place was also provided.

- **Historical Research:** This research was limited to readily available books, booklets and historical photographs in the possession of the Pyrenees Shire and the local Historical Societies. The Snake Valley & District Historical Society, and the Beaufort & District Historical Society, as well as Mrs Margaret Clark of Waubra were initially approached for assistance in providing access to this historical material. This information was used to provide the basis for the historical assessment of the precincts identified in the study.
- **Community Consultations:** involved meeting with the local historical societies and individuals, attaining their interest and support for the project and gaining their assistance in developing a list of heritage places both within the heritage precincts and in the southern half of the Shire. Public consultations were held in Beaufort, Snake Valley and Waubra, where the aims, objectives and outcomes of the study were discussed with members of these local communities as well as residents from Lexton.<sup>1</sup> These workshops were promoted by the Council and advertised in several newspapers in the weeks prior to the consultations. Help Forms were also developed and widely distributed throughout the southern half of the Shire (see Appendix 6.03). These consultations were also in accordance with Section 22.06-05

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1 All residents from the five towns (Beaufort, Lexton, Amphitheatre, Waubra and Snake Valley) were invited to attend and take part in developing a list of places, and plotting them onto maps.

Heritage Policy Basis in the Pyrenees Shire *Local Planning Policy Framework* (LPPF). It should be noted that during the community consultations, there were no objectors to the heritage controls that have been proposed for the four heritage precincts. To the contrary, all community members involved in the consultation process supported the proposed controls.

Residents in Lexton were frustrated that their town was not being developed as a Heritage Precinct. However, it was explained that due to the lack of physical architectural, aesthetic and scientific characteristics to support the historical significance of Lexton, and that the town did not meet the relevant criteria, a heritage overlay precinct could not be justified. Another option that can be considered in bringing some heritage controls for Lexton is a Design and Development Overlay (DDO) with heritage protection.

- **Development of Precincts & Report:** After the completion of the research and documentation of all individual heritage places within a precinct area, and the collection and analysis of maps, 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;
  - Policy Basis;
  - Objectives;
  - Policies;

In addition to the development of the heritage overlay areas (precincts), some recommendations for the implementation of the study, amendment process and further heritage studies and public awareness programs were provided. A brief heritage program and recommendations for further research has also been developed as a consequence of the outcomes of the study. This program with specific recommendations forms Section 5 of this report.

## 2.3 Stage 3

- **Review of Avoca Heritage Study & Follow up Site Investigations:** Stage 3 involved a review of the heritage precincts for Avoca, Moonambel, and Landsborough proposed by Wendy Jacobs and Karen Twigg in 1995 as part of the Avoca Shire/Pyrenees Shire Heritage Study. The review of the precincts has largely involved site investigations that have led to the expansion of the descriptions, re-evaluation of the Statements of Cultural Significance, and the development of detailed specific policies and objectives for each heritage area. The Landsborough precinct initially proposed has been developed into two separate precincts, notably the Landsborough Township Precinct and the Landsborough Camp Hill Precinct. This work has been carried out in consultation with Wendy Jacobs.
- **Desk Top Survey & Mapping:** All individually significant heritage places listed on the Jacobs and Twigg maps were broadly identified during the site work for Stage 3. These places, together with the proposed contributory places, were desk top surveyed and transposed from the Jacobs and Twigg maps onto current Pyrenees Shire maps. In this way, the property numbers for each significant heritage place could be identified, and listed onto a database. Both the Jacobs and Twigg maps and the current maps are provided in this Report.

During the desk top survey, some anomalies were identified, and where possible, rectified. At Avoca, the former Classen's Store, 148 High Street (A106), and the former Avoca Mail Printing Office, 109 High Street (A48) have both been demolished.

There are also some heritage places identified on the Jacobs and Twigg heritage precinct maps, but not included on the accompanying list or as a citation sheet. These places are A113, High Street, Avoca (south of A111, property number 217026700), A196, Rutherford Street, Avoca (west of A197, property number 206007400), and L64, corner of Forestry Road, Landsborough Camp Hill Precinct (adjacent to L63). These discrepancies have also been recorded on the list of individual and contributory places for each heritage precinct (see Appendices).

In the Landsborough Township Precinct, the former London Chartered Bank (L48) has been incorrectly marked on the Jacobs and Twigg map. This heritage place is actually situated opposite the Landsborough Public Hall, on the site marked the former Landsborough Post Office (L45) by Jacobs and Twigg. The actual location of L45 has not been ascertained.

The four precincts for Avoca, Landsborough, Landsborough Camp Hill and Moonambel have been developed following the same headings and in accordance with the same criteria as the precincts for the southern half of the Shire.



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

## 3.0 Scope of Works & Assessment

### 3.1 Heritage Precinct Development

Three of the six of the eight heritage precincts developed in this study are largely comprised of rural townships. The fourth precinct is characterised by a significant historical cultural landscape and Church setting at Snake Valley, while the eighth precinct represents a significant police, church and school setting at Landsborough. The precincts are as follows:

1. Beaufort Heritage Precinct, Beaufort;
2. Waubra Heritage Precinct, Waubra;
3. Snake Valley Heritage Precinct, Snake Valley;
4. Snake Valley Memorial Precinct, Snake Valley;
5. Avoca Township Precinct, Avoca;
6. Moonambel Township Precinct, Moonambel;
7. Landsborough Township Precinct, Landsborough;
8. Landsborough Camp Hill Precinct, Landsborough;

#### 3.1.1 Individually Significant and Contributory Places

##### A. Southern Half of the Pyrenees Shire

Within the four heritage precincts in the southern half of the Pyrenees Shire, a total of 94 potential individually significant places and contributory places were identified. A breakdown of these places is as follows:

Precinct Name	Potential Individually Significant Places	Contributory Places	List of Places for each Precinct:
Beaufort	40	19	Appendix 6.04
Waubra	13	4	Appendix 6.07
Snake Valley	7	7	Appendix 6.05
Snake Valley Memorial	4	0	Appendix 6.06

## B. Northern Half of the Pyrenees Shire

Within the four heritage precincts in the northern half of the Pyrenees Shire, a total of 144 individually significant places and contributory places were identified. A breakdown of these places is as follows:

Precinct Name	Individually Significant Places	Contributory Places	List of Places for each Precinct:
Avoca Township	37	71	Appendix 6.08
Moonambel Township	8	4	Appendix 6.09
Landsborough Township	7	10	Appendix 6.10
Landsborough Camp Hill	3	4	Appendix 6.11

### 6.1.2 Precinct Evaluation Criteria

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

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

#### A. Buildings & Significant Details

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

#### B. Urban Design & Engineering Infrastructure

- Historical street & allotment pattern and average size/s (where applicable)
- Significant Urban Foci
- Significant Views

- Street characteristics  
i.e. early kerbing, early paving, verges, etc.

**C. Landscaping**

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

**D. Physical Attributes**

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

### **3.2.1 Beaufort Precinct**

## 3.2 Heritage Precincts

### 3.2.1 Beaufort Precinct: Supporting Background

#### A. Historical Overview (refer to historical figures at the rear of this precinct)

The township of Beaufort, originally known as Fiery Creek, was first settled during the gold rushes of the 1850s, following gold discoveries in 1852 at Yam Holes Creek and a later rush to the Main Lead which attracted approximately 60,000 people.<sup>2</sup> The first permanent house built at Beaufort appears to have been constructed in 1853 for W. Scharp, watchmaker and jeweller and soon after Solomon and Levy, merchants and postmasters of Maryborough, opened offices.<sup>3</sup> Fiery Creek continued to prosper as a result of gold mining in the ensuing years, and in 1856 new finds kept alive the hope that the settlement would 'eventually prove a second Ballarat.'<sup>4</sup>

In December 1857, Capt. Webster completed his survey of Beaufort and maps were printed.<sup>5</sup> At the base of Camp Hill (the location of a Government Camp Reserve), Webster provided a grid arrangement of streets which were punctuated by the wide thoroughfare of Havelock Street that was aligned diagonally (Figure 1.01). Neill Street was also planned on an angle after the creek crossing.

A land sale of allotments was held in March 1858 following Webster's survey, with the first 37 blocks sold in Neill, Lawrence and Havelock Streets.<sup>6</sup> The police magistrate from Raglan, W. Willoby, acted as auctioneer at the Beaufort Police Court.<sup>7</sup> At this time, 1002 men occupied the Fiery Creek diggings and 18 police were stationed there to keep law and order.<sup>8</sup> Supporting businessmen included 20 bakers, 34 butchers and 50 shopkeepers.<sup>9</sup> A new road was formed through the town in 1860, and in 1861, Beaufort's population had swelled to 1216.<sup>10</sup>

Although goldmining declined in and around Beaufort in the 1860s, the town continued to develop along and around Neill Street. The Shire of Ripon was proclaimed on 18 December 1863 and the first council meeting was held in Beaufort in January 1864.<sup>11</sup> In 1865, Beaufort was a well-established town with a Court of Petty Sessions and a Court of Mines, a money order and telegraph office and branches of the Bank of Victoria and two insurance companies.<sup>12</sup> The town had 800 dwellings, ten hotels (including the Golden Age, the Beaufort, the Camp Hotel and Bignell's) (Figure 1.02).<sup>13</sup> Local industries included two saw mills, two breweries and an aerated water manufactory.

Beaufort experienced further prosperity in the 1870s with the development of the railway in 1874.<sup>14</sup> The *Riponshire Advocate* went so far as to claim that 'Beaufort will be the depot for nearly the whole of the Western District'<sup>15</sup> after the railway opened. Nevertheless, throughout this decade a number of cultural institutions were established. A Mechanics Institute and Free Library was constructed, branches of the Oddfellows Rechabites and Good Templars' Societies opened, four

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2 H. Anderson, *The Flowers of the Field: A History of Ripon Shire*, Hill of Content Publishing, Melbourne, 1985, p.45, & M. Oulton, *A Valley of the Finest Description: A History of the Shire of Lexton*, Shire of Lexton in conjunction with the Pakenham Gazette, n.d.

3 Anderson, op.cit., p.45.

4 *Ibid.*, p.47.

5 *Ibid.*, pp.66-67.

6 *Ibid.*

7 *Ibid.*

8 *Ibid.*

9 *Ibid.*

10 *Ibid.*

11 *Ibid.*

12 *Bailliere's Victorian Gazeteer*, 1865, in C. Kellaway & R. Mullens, 'Beaufort Commercial Precinct', Report prepared for the Ministry of Housing & Planning, 1986.

13 *Ibid.*

14 Anderson, op.cit.

15 *Ibid.*

churches were flourishing, and three public halls had been built, including the Golden Age Hall attached to the hotel.<sup>16</sup>

The 1880s were years of consolidation for Beaufort. Neill and Havelock Streets continued to be important locations for businesses, a scenario which progressed into the 20<sup>th</sup> century. The town was described in the *Picturesque Atlas of Australasia* in 1886 as follows:

This settlement commenced in what was known as the Fiery Creek rush ... It is now well-built, with good shops, and has all the appearance of stability and permanency. It has four churches, a mechanics' institute with a library of three thousand volumes, good schools, both public and private, and friendly societies and lodges ... There is a constant supply of water brought in from Mount Cole, towards which saw-mills extend from the town ...<sup>17</sup>

Victorian and Late Victorian/Federation shops constructed in Neill Street (Figures 1.03, 1.04) included the Wotherspoon Brother's & Co. Emporium (Figure 1.05), with its graceful rendered parapet (62-68 Neill Street – the building has been altered and now has an unpainted brick parapet), J. Holdsworth's Butcher shop, Dr Johnston's Consulting rooms and office (Figure 1.06), and Elsie de Baere's Premises (Figure 1.07) (42 Neill Street, now de Baere House Antique Gallery). These shops were especially identified by the broadly-projecting timber verandahs clad in galvanised corrugated iron, and supported by stop chamfered timber columns with elegantly crafted timber capitals and pedestals. Some of these shops also had valance hoardings that were well-proportioned and acted as advertising. Other shops also had timber or rendered brick parapets, which were also used for signage.

Further significant developments occurred in Beaufort during the Federation period and the interwar years (Figures 1.08, 1.09). The Memorial Band Rotunda was erected in 1903 and became a major focal point in the town (Figure 1.10). Other buildings were constructed including the unusual interwar Spanish Mission motor garages along the east end of Neill Street. It was also in 1920 when H. Linaker laid out the Beaufort Memorial park at the corner of Havelock and Livingstone Streets (Figure 1.11),<sup>18</sup> providing another significant landscape and focal point at the west end of town.

## **B. Description**

### **B.1 Precinct Boundaries** (refer to precinct plan at the rear of this precinct)

The Beaufort Precinct comprises Neill and Havelock Streets, where there are the main concentrations of commercial buildings. The precinct is bound by the railway reserve to the north and parts of Walker and Cummins Streets to the south. Other streets in the precinct include: Lawrence, Willoby, Pratt, Burke and Livingstone Streets.

### **B.2 Buildings & Significant Details** (refer to photos at the rear of this precinct)

#### **B.2.1 Commercial, Cultural and Infrastructure Buildings**

The Beaufort precinct is especially characterised by its retail centre along Neill Street (and in Havelock Street), and the cultural zone in Havelock Street, with their concentration of late 19<sup>th</sup> and early 20<sup>th</sup> century buildings. The significant Victorian, Federation and interwar commercial styled buildings are both single and double storey, of early horizontal weatherboard or brick construction (rendered or painted at the front, and often combined with glazed tile shopfronts and/or shopfront

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16 Kellaway & Mullens, op.cit.

17 A. Garran (ed.), *Picturesque Atlas of Australasia*, 1886.

18 'Plan of Beaufort Memorial Park for Ripon War Memorial Committee, Beaufort', H. Linaker, Landscape Gardener, Mont Park, 9 June 1920, in the collection of the Pyrenees Shire Council, Beaufort.

ingoes) (photos 1.01-1.04), while the cultural buildings including the Masonic Hall and Mechanics Institute are in painted and unpainted brick respectively. The fire station building is constructed of early horizontal weatherboards (photo 1.05). Most commercial and cultural buildings have early galvanised corrugated iron cladding and gabled or hipped roofs behind substantial early parapets. Early significant unpainted brick chimneys adorn the rooflines of several of these buildings.

Another significant design feature of the commercial buildings in Neill, Havelock and Lawrence Streets are the broadly-projected skillion verandahs (several of which are original or early), supported on introduced, rudimentary timber columns and adorned with overly-proportioned, advertising valance hoardings. The timber columns of the de Baere House Antique Gallery, 42 Neill Street, has reconstructed stop chamfered timber columns with decorative capital moulds, and are consistent in design with the columns identified in the 19<sup>th</sup> century photograph (Figure 1.07).

Parapets are an early, significant, and dominant element in the commercial and cultural areas of the precinct, notably in Neill Street. The original/early parapets are either constructed in timber, or rendered or painted brick (introduced parapets are inappropriately constructed of face brick). Several of the parapets have projecting stringcourses, and other decorative features, such as the parapets of the Masonic Hall in Havelock Street and the OP Shop (former "Beaufort Bakery") in Neill Street. Original/early or appropriate signage is also extant on some parapets, such the OP Shop (former "Beaufort Bakery" building), 50 Neill Street, the B & G. Beaufort Motors and Beaufort Service Station buildings along the eastern end of Neill Street, and the de Baere House Antique Gallery at 42 Neill Street.

Many shopfronts along Neill and Havelock Streets are intact, and date from the Victorian period (1870s-1880s) and Federation era. They are especially denoted for their early timber framed windows and panelled timber and glazed doors (Victorian buildings), and particularly for the copper and nickel-plated frames and leadlight highlights of the Federation period. Lead lighted windows are particularly significant on the shopfronts of the Thrifty-Link Hardware Shop, 15 Havelock Street; Masonic Hall, 16 Havelock Street; and the OP Shop (former Beaufort Bakery building), 50 Neill Street. Shopfront ingoes are another feature.

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 Beaufort Fire Station, Beaufort Cycles and Toys, Havelock Street; and de Baere House Antique Gallery, 42 Neill Street signs. There are also examples of inappropriate advertising, whereby overly proportioned hoardings, or unsympathetic colours, stylistic designs and materials have been used. Additional inappropriate signage is identified by the projection of hoardings about the upper walls of the main façade and on verandah roofs.

Another important type of building in the Beaufort precinct are the hotels including the Golden Age in Livingstone Street; the Beaufort at the corner of Pratt and Lawrence Streets; and the Railway Hotel at 35 Pratt Street. All of these buildings were either partially constructed in the latter 19<sup>th</sup> century or during the interwar period (c.1930s) and are two storey, constructed in brick and rendered, and have hipped roofs.

The two motor garages along the eastern end of Neill Street also contribute to the commercial heritage character of the precinct. They have been designed in an interwar Spanish Mission Revival style and are especially identified by curvaceous parapets; white painted or rendered brick construction, wall tiling and terracotta detailing.

## **B.2.2 Residential Buildings**

All of the individually significant or contributory residences in the Beaufort precinct are single storey and constructed primarily of horizontal weatherboard wall cladding, with hipped or gabled roofs in galvanised corrugated iron. Approximately one third of the houses are of a rudimentary Victorian style, with another third designed in an interwar Bungalow style. The remaining one third



are of Victorian Italianate, Federation and post-war Bungalow styles. The size of the houses varies considerably, from a modest Victorian cottage or interwar Bungalow, to a more substantial Victorian Italianate or Federation villa. Early brick chimneys adorn the rooflines of these houses, with either narrow or wide eaves and timber framed double hung windows forming other primary characteristics.

About half the houses have fence designs appropriate to the style the house. The heights of the fences range between 800 and 1300mm, and include the timber picket fence and the timber post and cyclone wire fence.

### **B.3 Urban Design & Engineering Infrastructure**

The Beaufort precinct is a combination of a built up Victorian, Federation and interwar commercial area (Neill, Havelock and Lawrence Streets), surrounding residential areas (Willoby, Neill, Pratt and Havelock Streets) and cultural recreation areas (western end of Neill Street, and Havelock and Livingstone Streets).

The allotment sizes within the precinct vary considerably. Along Neill Street, the commercial buildings predominantly take up the full width of the narrow and wide allotments, as do the commercial buildings in Lawrence Street, Havelock and Livingstone Streets. These blocks are reasonably deep, and while most of the commercial buildings are attached and semi-detached, there are at least two narrow drives and walkways that punctuate the strip of commercial activity on the north side of Neill Street (photo 1.06). The residential allotments are comparatively large, although most of the front setbacks are modest (3-4 metres), with narrow side setbacks. Most of the allotments within the precinct are based on the original survey of 1857-58, with the contextually-wide streets forming a grid-like arrangement (Neill, Livingstone, Lawrence, Willoby, Pratt and Burke Streets) and punctuated by the diagonally aligned Havelock Street.

Significant urban foci in the precinct include the Memorial Band Rotunda (photo 1.01) and Fire Station building (photo 1.05) near the western end of Neill Street, and the Memorial Gardens (corner of Havelock and Livingstone Streets) (photo 1.07). There are also secondary urban foci that include the early and substantial Norfolk Pine trees (photo 1.08) at the eastern end of Neill Street and in Havelock Street adjacent to the Mechanics Institute and Free Library building. The Day's Plumbing Store in Burke Street forms a secondary focus at the end of Havelock Street (when viewed from Neill Street) (photo 1.09). The uninterrupted views of the rear of the commercial shops also contributes to the rural, commercial architectural character of the precinct.

Within the Beaufort precinct, there are also significant visual connections to Camp Hill (from Havelock, Livingstone and Lawrence Streets) (photo 1.10), and to the tree lines at the east and west ends of the township. There are also secondary, predominantly uninterrupted visual connections in the cultural zone about the Memorial Band Rotunda, and including views to the Fire Station, Mechanics Institute and Free Library and Masonic Hall. Significant visual links between this cultural zone and the Memorial Gardens have been substantially interrupted by the construction of the brick toilet block at the corner of Neill and Havelock Streets (north side) (photo 1.11) in the c.1950s.

Throughout the precinct, there is a mixture of introduced short span concrete paving, introduced short span concrete kerb and channel in Neill, Lawrence, Willoby, Pratt and parts of Havelock, and recently introduced concrete kerbs and coloured and patterned concrete projecting islands in Neill Street (photo 1.12). Coloured concrete median strips have also been recently introduced in Neill Street. In Havelock Streets, there are significant, early gravel verges on one side (south-east end, opposite the Masonic Hall) and a significant, early bluestone open channel outside the shops in Havelock Street (near the corner of Neill Street) (photo 1.13). There are no footpaths on the north side of Willoby Street, or on the south side of Havelock Street, opposite the Memorial Park.

Street furniture and other fixtures in Neill Street and surrounding streets is recent, including the timber planter boxes and seats, and the square bollards. Street lighting and power poles and lines are also later additions.

#### **B.4 Landscaping**

Grassed nature strips are a significant component of the residential streetscapes, notably Havelock Street (opposite the Memorial Park), Willoby Street and Lawrence Street. Of greater significance are the mature tree lines along Havelock Street in the Memorial Park and adjacent the Mechanics Institute and Free Library. The memorial chestnut trees at the western end of Pratt Street (near the Railway Station) are another significant landscape within the precinct.

### **C. Statement of Cultural Significance**

The Beaufort 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 commercial and residential development of the central Beaufort township between the 1870s and the 1930s. These qualities include the Victorian, Federation and interwar styled commercial, residential and cultural buildings, with their horizontal weatherboard or rendered brick wall construction, timber and glazed tile shopfronts, shopfront ingoes, hipped or gabled galvanised corrugated iron roof forms, one and two storey heights, dominant timber or rendered brick parapets (commercial buildings only), brick chimneys, broadly projecting skillion verandahs supported on rudimentary timber columns (commercial buildings only), timber framed or copper and nickel-plated framed shop fronts and lead lighted highlights, timber framed double hung windows (predominantly residential buildings), narrow and wide eaves (residential buildings), and timber and wire fences (residential allotments).

The Beaufort Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates important visual qualities that reflect the historical and cultural development of the township and surrounding areas, and contribute to the setting of the township. These qualities include the uninterrupted views of the Neill Street central retail area with 19<sup>th</sup> and early 20<sup>th</sup> century shopfronts; the uninterrupted views to Camp Hill from Lawrence and Havelock Streets; uninterrupted views of the rear of the commercial buildings (providing an appreciation of the early development of the commercial area); uninterrupted views to the tree lines at the east and west ends of Neill Street; views to the tree lines in Havelock Street (within the Memorial Gardens and adjacent the Mechanics Institute); and the tree line along the east end of Pratt Street. Other significant aesthetic qualities include the significant urban foci, notably the Memorial Band Rotunda; Fire Station (which are also visually connected to the Mechanics Institute and Free Library, and the Masonic Hall); Memorial Gardens; as well as the tree lines and trees in Havelock Street (within the Memorial Gardens and adjacent the Mechanics Institute) and the memorial chestnut trees in Pratt Street (western end, outside the Railway station).

The Beaufort Precinct is **historically** significant at a **LOCAL** level (AHC criterion H.1). It is associated with the early development of Beaufort (formerly known as Fiery Creek) from the 1850s as a result of gold discoveries in the area. In particular, the precinct is associated with the first survey of the township in 1857-58 by Capt. Webster and the subsequent early land sales from March 1858 in Neill, Lawrence and Havelock Streets. Some shops in Neill Street date from this period. Associations with cultural developments from the 1870s are identified by the Mechanics Institute and Free Library, Fire Station, Masonic Hall and the former Methodist Church. The precinct area is also associated with later developments in the town, notably during the Federation period (c.1900-1915) and the interwar period (1920-40), as especially identified by the lead lighted shopfronts (1900-1915), Memorial Band Rotunda (1903) Memorial Gardens (1920) and the hotels (1930s).

The Beaufort Precinct is **scientifically** significant at a **LOCAL** level (AHC criterion C.2). The area is of importance for contributing to a history of the infrastructure development of the town, as identified by the remnant bluestone channel in Havelock Street (near the corner of Neill Street).

The Beaufort Precinct is **socially** significant at a **LOCAL** level (AHC criterion G.1). This area of Beaufort is recognized and highly valued by the local community for commercial, cultural, religious, commemorative and recreational reasons.

Overall, the Beaufort Precinct is of **LOCAL** significance.

## **PLANNING SCHEME FORMAT**

### **Beaufort Heritage Precinct**

#### **Policy Basis**

The Beaufort Heritage Precinct policy applies to all land located within the heritage overlay schedule as HOXX and also known as Policy Map XX. The Pyrenees Shire Municipal Strategic Statement emphasizes the need to protect, conserve and enhance places of cultural significance.

The Beaufort Precinct is historically important in demonstrating the mixture of commercial, residential, and cultural land uses, which date from the first land sales of 1858, through to the 1920s and 1930s. The precinct therefore reflects both 19<sup>th</sup> and early 20<sup>th</sup> century commercial and residential streetscapes which although altered (and is under further threat of inappropriate alteration), still retain the essential rural township character of Beaufort.

The precinct is architecturally important for the single and double storey Victorian, Federation and interwar commercial buildings, constructed of horizontal weatherboard or rendered brick (on the street facade), with similarly constructed dominant parapets in front of gabled or hipped galvanised corrugated iron roofs, broadly-projecting skillion verandahs supported on timber columns, and a number of intact timber framed or copper framed shopfronts, with some having leadlight highlights.

The precinct is also architecturally important for its detached, single storey, horizontal weatherboard or rendered brick residential buildings, which have gabled or hipped roof forms clad predominantly in galvanised corrugated iron. Brick chimneys, timber framed, double hung windows and fences to a maximum height of 1300mm are other important qualities of the residential allotments.

The important architectural and aesthetic historic character is further enhanced by the cultural places, hotel buildings and landscapes. The landscape recreational sites - with their mature trees and grassed areas (notably the Memorial Gardens, corner Havelock and Livingstone Streets, and the reserve of the Memorial Band Rotunda and Fire Station) - are significant foci in the town. The latter reserve is also visually connected to the Mechanics Institute and Free Library, and the Freemasons Hall. The interwar, two storey, rendered brick hotels throughout the precinct also assist in providing an appreciation of the historical development and architectural characteristics of the Beaufort precinct.

#### **Objectives**

- To ensure the retention and conservation of the individually significant and contributory Victorian, Federation and interwar commercial, residential and cultural buildings and places that demonstrate the historic significance of the precinct. The notable significant commercial streetscape qualities associated with these buildings include (but are not limited to) the broadly-projecting skillion verandahs (where verandahs are an early and/or significant part of the design); early, dominant timber and rendered brick parapets; extant early 20<sup>th</sup> century glazed tile shopfront walls; and the extant timber framed and copper metal framed shopfronts including the upper leadlight windows (Neill, Havelock and Lawrence Streets);
- To conserve and enhance the modest scale commercial, residential and cultural buildings within the Heritage Overlay Area;
- To conserve and enhance the general uniformity of scale throughout the commercial allotments within Heritage Overlay Area, including single and two storey height limit, regular alignment of shop fronts and verandahs;

- To conserve the retention of extant remnant bluestone channel in Havelock Street (near Neill Street);
- To conserve the uniformity of front and side setbacks and predominantly side driveways; building separation and subdivision and single storey heights throughout the residential allotments of the Heritage Overlay Area;
- To conserve the existing topography and widths of the streets within the Heritage Overlay Area;
- To promote and support the continuing commercial, residential and cultural use of the precinct;
- To conserve and enhance the significant urban foci (and views to the significant urban foci) in the precinct, including: the Memorial Band Rotunda; Fire Station, and Memorial Gardens;
- To conserve and enhance the important tree lines along Havelock Street (in the Memorial Gardens and adjacent the Mechanics Institute); and the tree lines visible within the precinct (the tree line along the east end of Pratt Street and the east and west ends of Neill Street), and the memorial Chestnut trees along the western end of Pratt Street. Replacement plantings should be restricted to these areas;

## **Policy**

### *Exercising Discretion*

It is policy to:

- retain existing individually significant and contributory Victorian, Edwardian, and interwar or post-war commercial, residential or cultural places;
- encourage contemporary interpretation of traditional building design within commercial zones of the Precinct, which includes hipped and/or gable roof forms (with a pitch between 25 and 30 degrees); dominant parapets, broadly-projecting skillion verandahs and minimal detailing;
- encourage the accurate reconstruction of Victorian and early 20<sup>th</sup> century commercial skillion verandahs where these have been removed and/or altered, including the skillion form, and timber columns;
- encourage the accurate reconstruction of traditional, Victorian and early 20<sup>th</sup> century commercial shopfronts, where these have been removed and/or altered. Thought should be given to the date of construction of the building and the shopfront style associated with the period. Factors may include (but are not limited to): the reinstatement of stall board and ingoes, and the use of timber window frames (or copper/metal frames if this construction was originally part of the fabric) and glazed wall tiles (for early twentieth century shopfronts);
- encourage contemporary interpretation of traditional building design for infill development within the residential allotments of the Precinct, which includes detached dwellings, hipped and/or gabled roofs, verandahs, and minimal detailing;
- encourage development which responds to the single and double storey height and proportions, form and bulk predominant in the buildings of the area;
- encourage the use of traditional construction materials for infill development which includes horizontal weatherboard or rendered brick wall construction, timber framed windows (residential buildings), timber framed windows, and non-zincalume sheet metal roofing;
- encourage appropriately proportioned signage, of complimentary designs and colours to the 19<sup>th</sup> and early 20<sup>th</sup> century commercial buildings in the area;

- encourage the location of signage on commercial buildings to shopfronts, verandah hoardings and building parapets;
- encourage the use of paint colours on buildings that are appropriate for the style and period of construction;
- encourage the use of appropriate fence types, designs and locations in residential areas which do not obscure the visibility of the place from the street;
- encourage the appropriate development, form and scale of garages and/or carports in residential areas, with a location at the rear of the existing and/or infill buildings;
- encourage garden plantings and design that compliment the period and style of the place (residential areas only);
- encourage the development of street furniture and associated fixtures that are sympathetic with the character of the streetscape, and where possible, are drawn from early photographs of the town;
- encourage the removal and appropriate relocation of the toilet block that currently interrupts the significant visual link between the Memorial Band Rotunda and the Memorial Gardens;

Where a permit is required for building alterations, new development of other works, it is policy to:

- ensure that alterations and/or infill development draw on traditional architectural characteristics (including but not limited to):
  - gabled and/or hipped roof forms;
  - parapets on commercial buildings;
  - broadly-projecting skillion verandahs (commercial buildings only);
  - ground floor shopfronts (commercial buildings only);
- ensure that alterations and/or infill development employ traditional building materials including:
  - horizontal weatherboard or rendered brick wall construction;
  - non-zincalume corrugated sheet metal roof cladding;
  - timber or rendered brick parapets (commercial buildings);
  - timber framed windows and doors;
- ensure that the general design supports and enhances the heritage values of the precinct in terms of bulk, form, scale, height, style and setting;
- ensure that new fences are:
  - appropriately designed and constructed to compliment the building and residential streetscape;
  - no higher than 1300mm;

- ensure that signage is:
  - appropriately located on shopfronts, parapets and verandah hoardings;
  - of a design, form and colour that compliments the style of the building;
- ensure allotment configuration conforms to the following:
  - The front alignment of the building should be equivalent to the front alignments of neighbouring buildings, or if these are different, the alignment may be between the those of neighbouring buildings;
  - The side setbacks should be equivalent to neighbouring residential buildings within the Precinct;

For repairs to the bluestone channel:

- ensure that the repairs use bluestone construction;
- ensure that any proposed vehicle/pedestrian crossovers do not detract from the significance of this streetscape element;

For new concrete kerbs and channels:

- consideration should be given to constructing concrete kerbs and channels of a form, scale and pigment that is reflective of bluestone construction (see photo 1.14 as a guide for this type of work);

#### *Performance measures*

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

- Existing individually significant and contributory Victorian, Edwardian, and interwar or post-war commercial, residential or cultural places should be retained;
- Building heights should be single or double storey only, and comply with the following:
  - The highest point of the roof should not be greater than the highest adjacent significant building visually connected to it, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line;
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
  - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it;
- New garages and/or carports should be located at the rear of existing and/or infill residential buildings;
- Existing significant visual connections, from existing thoroughfares and significant sites, particularly those views of the Memorial Band Rotunda, Fire Station and Memorial Gardens, and the tree lines in Havelock, Neil and Pratt Streets should remain unobstructed and enhanced wherever possible;
- When required, street trees should be replaced with the same or an appropriate equivalent species (in Havelock, Neill and Pratt Streets);



*Decision Guidelines*

It is policy that the responsible authority consider as appropriate:

- Supporting Background (History, Description and Statement of Significance) of the Beaufort Precinct in Pyrenees Shire Heritage Precinct Study (2001);
- Historical Photographs, Beaufort and District Historical Society;
- Beaufort Commercial Precinct study (1986);





Figure 3.05: Town Plan of Bourke, 1906, showing the street layout of Bourke and the location of the Bourke Shire Council Office.



**Figure 1.02**

Broad view of Beaufort in 1870.

Source: Beaufort & District Historical Society.



**Figure 1.03**

Hotel & Shops along the northern side of Neill Street in 1870, looking from the north-east corner of Havelock Street. Source: Beaufort & District Historical Society.



**Figure 1.04**

View of Neill Street looking east from the junction with Havelock Street, c.latter 19th century. Note the weighbridge in the foreground, to the right, and the absence of the Memorial Band Rotunda. Source: Beaufort & District Historical Society.





**Figure 1.05**

Wotherspoon Brothers & Co Emporium, Neill Street, c.1875. Source: Beaufort & District Historical Society.



**Figure 1.06**

Dr Johnston's Consulting rooms & office, with Dr Johnston in the foreground, c.1866. Source: Beaufort & District Historical Society.



**Figure 1.07**

Elsie de Baere's Premises, c.early 20th century. Source: Beaufort & District Historical Society.



**Figure 1.08**

View of Beaufort from Camp Hill, c. early 20th century. Source: Beaufort & District Historical Society.





**Figure 1.09**

Aerial view of Beaufort, 1936, in The Argus. Source: Beaufort & District Historical Society.



**Figure 1.10**

View looking east along Neill Street from the junction with Havelock Street, c.1905. Note the newly completed Memorial Band Rotunda in the foreground, and the post and rail perimeter fence.



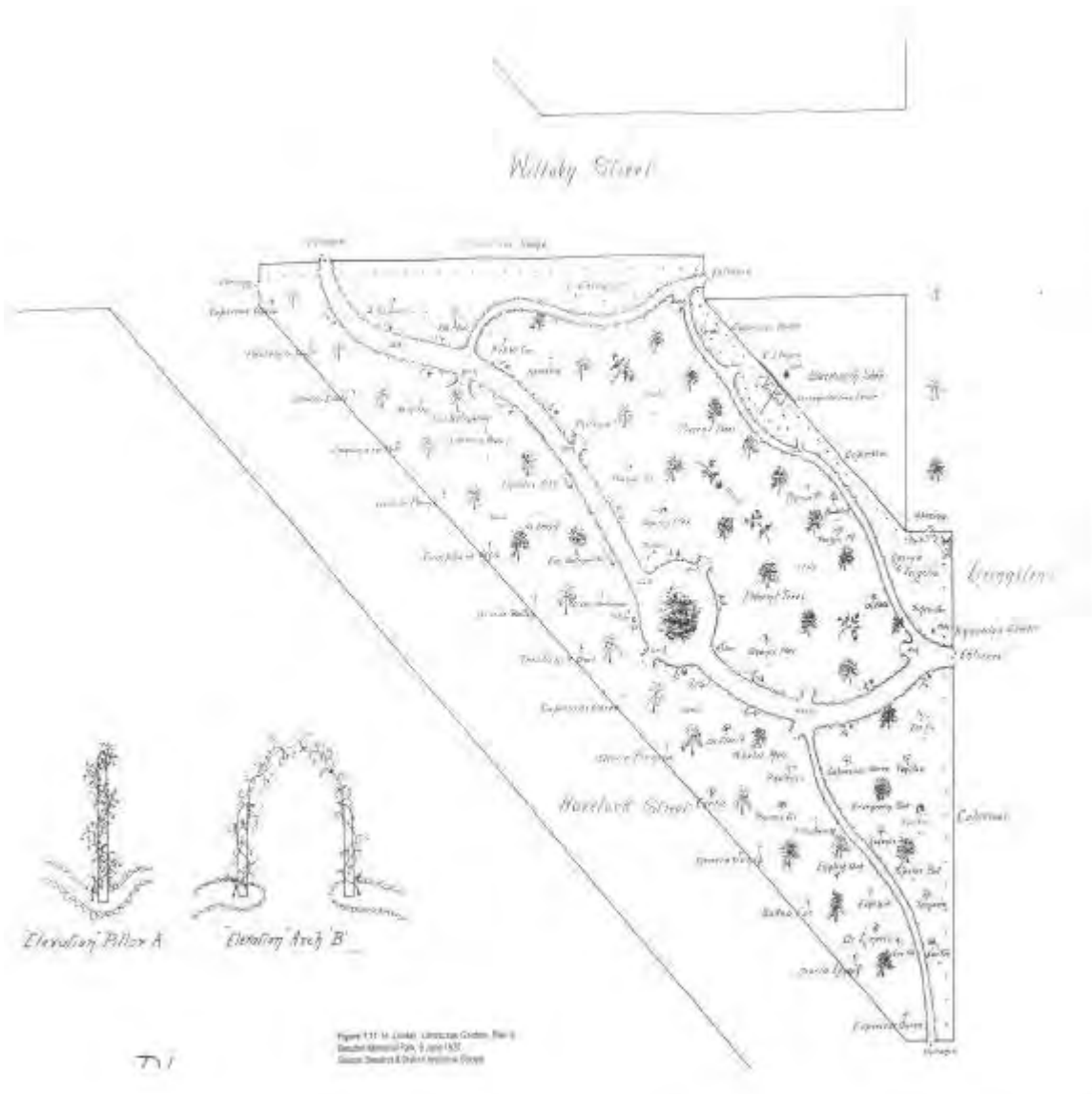


Figure 1.11



**Photo 1.01**

View looking east along Neill Street from the corner of Havelock and Neill Streets. Note the single and double storey commercial buildings of the late 19th and early 20th centuries, with their horizontal weatherboard and painted/rendered brick construction, and gabled galvanised corrugated iron roof forms behind parapets. Also note the Memorial Band Rotunda to the right which forms a significant focus in the town.



**Photo 1.02**

View looking north-east along Neill Street from nearby the Memorial Band Rotunda. Note the inappropriate unpainted brick parapets that have been introduced on the commercial buildings. Also note the remnant skillion verandahs that form a significant component of the streetscapes.



**Photo 1.03**

View looking west along Neill Street, from nearby Lawrence Street. Note the Memorial Band Rotunda which forms a significant focus in the town.



**Photo 1.04**

View looking north along Lawrence Street from Neill Street, showing the early commercial building on the left (with skillion verandah), a portion of the reconstructed skillion verandah supported by stop chamfered timber columns of the de Baere's shop to the left, with the unpainted brick Post Office in the background. Also note the view to Camp Hill.





**Photo 1.05**

Beaufort Fire Station - this building forms a significant landmark in the town. Also note the Mechanics Institute building in the background which is surrounded by substantial pine trees that are also an important urban focus.



**Photo 1.06**

Detail of one of the small lanes/driveways along the commercial area of Neill Street.



**Photo 1.07**

View of the Memorial Gardens from the reserve of the Memorial Band Rotunda. These gardens form another significant landmark in Beaufort.



**Photo 1.08**

The tree-lined Havelock Street. The Norfolk pine trees which tower above the other trees are an important landmark which surround the Mechanics Institute.





**Photo 1.09**

The Day's Plumbing Store in the background forms a secondary foci at the end of Havelock Street (north end), when viewed from Neill Street.



**Photo 1.10**

The significant visual connections to Camp Hill are apparent from the junction of Havelock and Neill Streets.



**Photo 1.11**

The introduced brick amenities building which interrupts the significant visual connections between the Memorial Gardens and the Memorial Band Rotunda and reserve.



**Photo 1.12**

Detail of the recently introduced concrete kerbs and coloured and patterned concrete projecting islands in Neill Street.





**Photo 1.13**

Detail of the significant, early bluestone open channel outside the shops in Havelock Street (near the corner of Neill Street).



**Photo 1.14**

Detail of recent construction that is more reflective of bluestone construction due to its form, scale, and pigmented colour.



### **3.2.2 Snake Valley Precinct**

### 3.2.2 Snake Valley Precinct: Supporting Background

#### A. Historical Overview (refer to historical figures at the rear of this precinct)

The small township of Snake Valley was founded as a result of a gold rush in the area in 1857.<sup>19</sup> Within a few days, over 300 people had flocked to the area, and the population continued to swell.<sup>20</sup> Stores, butcher shops and shanties sprang up along the creek near the road into Snake Valley. Further buildings were erected soon after, including bakeries, grocers, drapers, boot makers, grog shops, bagatelle joints, eating houses and even a casino. These buildings were located along both sides of the Government Road between Snake Valley and Carngham.<sup>21</sup>

Throughout the 1860s, additional shafts were sunk and gold mining continued to be the most important reason for population growth at Snake Valley. By 1900, according to Hugh Anderson in *The Flowers of the Field: A History of Ripon Shire*:

Snake Valley boasted a State school and a Roman Catholic School, five stores, a Police Station and Court of Petty Sessions, and a Mechanics' Institute and Free Library of about 1000 books. An indication of its importance in the locality – and the thirst of the inhabitants – is given by the enumeration of the four hotels: the Man of Kent, Greyhound, Prince of Wales and United States.<sup>22</sup>

The buildings within and nearby the Snake Valley precinct during the second half of the 19<sup>th</sup> century included: Alfred Roddis and Son's Bakery (Main Road, south of the Anglican Church); Emily Kelly's Store (north of side of Snake Valley Hall) (Figure 2.01); Post and Telegraph Office (to the north of the present General Store in Main Street); Hayward's Victorian villa and general store (situated on the site of the present general store in Main Street) (Figure 2.02); W. Murray's store (Main Street) (Figure 2.03), the Greyhound Hotel and C. Hall's Coffee Palace (Main Street) (Figure 2.04), and the Man of Kent Hotel (Figure 2.05) (now the Royal Hotel – the United States Hotel at Preston Hill was moved to the south end of Snake Valley before 1912 and became the Prince of Wales Hotel. In 1921 this building was moved to the north end of the town and joined onto the present Man of Kent Hotel).<sup>23</sup>

Virtually all of these buildings were constructed of horizontal weatherboard wall cladding, with galvanised corrugated iron gabled or hipped roofs. Most of the shop buildings had timber framed shopfronts with ingoes and stall boards, with projecting verandahs at the front supported by timber columns. Timber parapets were another dominant feature for the commercial buildings, with signage located within. The houses had unpainted brick chimneys; timber framed double hung windows, and front or encircling verandahs. All except the United States Hotel were single storey and detached or semi detached. Timber pickets formed the front boundaries to the houses, and were approximately 1200-1300mm high.

During the first few decades of the 20<sup>th</sup> century, Snake Valley continued to progress as a consequence of gold mining activities. The township of Carngham was literally swallowed up by the rapid developments in Snake Valley in 1900, which then boasted a population of 469 (compared to 58 people at Carngham).<sup>24</sup> With the finding of a shoot of gold by the Knight brothers, the Conico Conols Reef Mine was opened in 1905, and was a major source of employment soon after.<sup>25</sup> This mine reopened in 1923 and again created work in the town.<sup>26</sup> The water reservoir was built in c.1905 to the south-east of the town (becoming the town's first water supply), and John Dawson constructed a dam and powerhouse (known as the Electro Hydraulic Company)

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19 J. Wilson, *The Forgotten Goldfield: Snake Valley*, Joan Wilson, Snake Valley, n.d., p.13.

20 *Ibid.*

21 *Ibid.*

22 H. Anderson, *The Flowers of the Field: A History of Ripon Shire*, Hill of Content Publishing Co., Melbourne, 1985, p.127.

23 Wilson, *op.cit.*, pp.55-56.

24 Anderson, *op.cit.*

25 Wilson, *op.cit.*, p.49.

26 *Ibid.*, p.57.

which provided additional work in the town.<sup>27</sup> Other sources of employment at the time included agriculture and cutting trees for fence posts.<sup>28</sup> The Trawalla Estate was allotted to Soldier Settlers after World War One which brought further people to the area.<sup>29</sup> In 1935, the Carngham Star Mine commenced business and continued the long tradition of mining in Snake Valley, although the population of the town had decreased and as a consequence the Police Station had closed.<sup>30</sup>

It appears that because of the increased productivity of the mines, in agriculture and other areas, new cultural and community buildings and houses were erected in the Snake Valley precinct. Apart from the interwar Bungalow post office and store (also known at the time as Digger's Store) (Figure 2.06), and some houses along the south end of Main Street, was the construction of St. Brigid's Catholic Church in 1924 and the Snake Valley Hall in 1926 (Figure 2.07).<sup>31</sup> It was around the 1920s when Alf Nunn and Les Greenbank began shifting old houses and cottages by horse and jinker from and within the Snake Valley precinct.<sup>32</sup>

With the much-decreased population of Snake Valley in the 1940s and 1950s, came the installation of electricity in 1957.<sup>33</sup> This brought with it a mini land boom, as many city people bought small holdings to run hobby farms and weekenders nearby Snake Valley.

## **B. Description**

### **B.1 Precinct Boundaries** (refer to the precinct map at the rear of this precinct)

The central core of the Snake Valley Precinct is the Carngham Linton Road (Main Street). The precinct is centred around the junctions of the roads nearby St. Brigid's Catholic Church and extends as far northwards as the Royal Mail Hotel and as far as the interwar Bungalow House and landmark pine trees on Carngham Linton Road to the south.

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27 *Ibid.*, p.47.

28 *Ibid.*

29 *Ibid.*

30 *Ibid.*, p.69.

31 *Ibid.*

32 *Ibid.*

33 *Ibid.*, p.72.

## **B.2 Buildings & Significant Details** (refer to photos at the rear of this precinct)

Apart from the unpainted brick St. Brigid's Catholic Church in Carngham Linton Road (photo 2.01) and the galvanised corrugated iron shearing shed in Murray Street, the significant and contributory residential, commercial and community buildings in Snake Valley are constructed of horizontal weatherboard wall cladding (photo 2.02). They are also modest in scale, being single storey in height, with gabled or hipped roof forms clad in galvanised corrugated iron (photos 2.03-2.04). There is a mixture of narrow and wide eaves, and brick chimneys that adorn the rooflines. Early, timber framed, predominantly double hung windows appear on most intact buildings, and there are also timber boarded and panelled doors.

Verandahs are a feature of both the commercial and residential buildings, although they are more prominent on the General Store and Royal Mail Hotel buildings, where the skillions project across the footpaths and are supported by rudimentary timber columns. A verandah valance hoarding forms part of the General Store's advertising. Timber parapets are also a feature of the commercial buildings, which have been used for advertising.

The styles of the buildings in the Snake Valley precinct range from rudimentary Victorian to Edwardian and interwar Bungalow. At least two Victorian styled buildings, immediately to the north of the General Store, have been relocated to these sites and their form, style and scale are sympathetic with the general character of the town. Decorative features of the intact buildings include the gable infill (interwar Bungalow house and hall on Carngham Linton Road).

## **B.3 Urban Design & Engineering Infrastructure**

The Snake Valley precinct is a combination of small scale commercial, residential and cultural/community buildings.

The allotment sizes within the precinct vary considerably. The St. Brigid's Catholic Church site is the most substantial allotment in the precinct, along with the open reserve neighbouring it. The blocks containing the General Store, neighbouring houses, Snake Valley Hall and Royal Mail Hotel along the Carngham Linton Road range in width and depth. Most of the setbacks to the residential allotments are around 3-4 metres, while the General Store, Hall and Royal Mail Hotel are aligned directly on the front boundary. There are also a combination of wide and side setbacks on the residential allotments. The central core of the precinct, the Carngham Linton Road, is contextually wide for a small settlement and is a legacy of the much larger township of the latter 19<sup>th</sup> century.

Significant urban foci in the precinct include St. Brigid's Catholic Church, centrally located in the town (surrounded by open land) and a row of mature pine trees to the east of the Church (photo 2.05). Other significant foci include the cypress trees to the south of the township on the Carngham Linton Road (photo 2.06).

Within the Snake Valley precinct are significant visual connections that are characteristic the historical, cultural and architectural development of the town and the surrounding area. From the reserve there are uninterrupted views to the mullock heaps (a physical legacy of goldmining in the area) to the north-east (photo 2.07), while from the various viewpoints in the centre of Snake Valley precinct (and particularly from the east) are views to the spire of the Uniting Church along the northern entrance to the township (photo 2.08). To the north of the precinct area on the Carngham Linton Road, there are also significant visual connections to the substantial memorial avenue of Golden Cypress trees (photo 2.09). The interrelationship between town settlement and farmland is also apparent, and assists in understanding the rural character of Snake Valley (photo 2.10). Apart from the broad views of agricultural lands is the central location of a galvanised corrugated iron shearing shed in Murray Street.

In terms of engineering infrastructure, the most significant remnant is the original/early Victorian bluestone kerb and channel outside the Royal Mail Hotel (photo 2.11). Later concrete thresholds are also situated over the bluestone kerbing at driveways and pathways. The base of the early weigh bridge is also extant on the northern corner of Carngham Linton and Scarborough Roads.

A much later, introduced steel standpipe is situated near the Cypress trees at the southern end of town on the Carngham Linton Road. Throughout the precinct, there are introduced concrete footpaths and concrete kerbs and channels. There are no footpaths from Smythesdale Road on the east side of Carngham Linton Road. The northern end of Carngham Linton Road, opposite the original bluestone channel has a wide gravel verge (photo 2.12). There is also a bituminous verge on the west side of the Carngham Linton Road, from the southern end to Scarborough Road. Central concrete median strips near the junctions of the roads are recent additions (photo 2.13). Overhead power lines and street signs form other infrastructure that has been introduced over time. Fence heights range between 1 and 1.3m and the St. Brigid's Church site is bound by an early timber post and rail and woven wire fence (Figure 2.14) on the Smythesdale Road frontage.

#### **B.4 Landscaping**

Grassed nature strips are a significant component of the streetscapes. The open, grassed reserve is another important feature of the central township area, and the mature cypress trees behind St. Brigid's Catholic Church and at the southern end of the Carngham Linton Road are other significant landscapes.

#### **C. Statement of Cultural Significance**

The Snake Valley Precinct is **architecturally** significant at a **LOCAL** level (AHC criterion E.1). It demonstrates some remnant design qualities associated with the early development of the small township in the 19<sup>th</sup> century, and particularly qualities relating to later developments especially during the interwar (1920s and 1930s) period. These qualities include the few rudimentary Victorian, Edwardian and interwar styled residential buildings, Victorian styled Royal Mail Hotel, and interwar styled General Store, St. Brigid's Catholic Church, Public Hall and also the vernacular shearing shed in Murray Street. Other intact qualities include the single storey building height, modest scale, detached buildings, parallel alignment of buildings with the street, predominantly 3-4 metre front setbacks (residential buildings only), horizontal weatherboard wall cladding, visible brick chimneys, gabled and hipped roof forms, galvanised corrugated iron roof cladding, timber framed double hung windows, verandahs (and particularly skillion verandahs that broadly project over the footpaths of the General Store and Royal Mail Hotel), wide and narrow eaves, and fence heights between 1 and 1.3m.

The Snake Valley Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates important visual qualities that reflect the historical and cultural development of the township and surrounding areas. These include views to: the mullock heaps to the north-east, providing a tangible link to the goldmining era of the 19<sup>th</sup> and early 20<sup>th</sup> centuries; the spire of the Uniting Church at the northern entrance to the township, reflecting the importance of the Church to the town in the 19<sup>th</sup> and 20<sup>th</sup> centuries; substantial memorial avenue of Golden Cypress trees along Carngham Linton Road; general views of nearby farmland and also views to the galvanised corrugated iron shearing shed close to the centre of the township, which emphasise the strong interrelationship between the small township and agriculture.

The Snake Valley Precinct is **historically** significant at a **LOCAL** level (AHC criterion H.1). It is associated with the early development of Snake Valley township from 1857 when people flocked to the area as a result of a gold rush. Apart from the configuration of Carngham Linton Road and the Royal Mail Hotel, there are few physical legacies of this period. Significantly, the precinct is also associated with later developments, particularly during the 1920s and 1930s when gold mining and agriculture were again particularly successful, with the construction of the extant General Store, Public Hall and St. Brigid's Catholic Church.

The Snake Valley Precinct is **scientifically** significant at a **LOCAL** level (AHC criterion C.2). The area is of importance for contributing to a history of the infrastructure development of the town, as identified by the remnant bluestone channel outside the Royal Mail Hotel in Carngham Linton Road.

The Snake Valley Precinct is **socially** significant at a **LOCAL** level (AHC criterion G.1). The area is recognized and highly valued by the local community for commercial, cultural, religious, commemorative and recreational reasons.

Overall, the Snake Valley Precinct is of **LOCAL** significance.

## **PLANNING SCHEME FORMAT**

### **Snake Valley Heritage Precinct**

#### **Policy Basis**

The Snake Valley Heritage Precinct policy applies to all land located within the heritage overlay schedule as HO XX and also known as Policy Map XX. The Pyrenees Shire Municipal Strategic Statement emphasizes the need to protect, conserve and enhance places of cultural significance.

The township of Snake Valley was founded after the gold rush in 1857, and many timber shanties and other commercial buildings developed soon after. The township's long history with gold mining spanned into the 1930s, and a legacy of these developments is the remnant buildings, structures and other features in the town today.

The Snake Valley Precinct is architecturally important for the few remaining single storey, predominantly horizontal weatherboard rudimentary Victorian, Edwardian and interwar Bungalow residential, commercial and cultural buildings that comprise the historical character of the township. The precinct is also architecturally important for the consistent gabled and/or hipped roof forms clad in galvanised corrugated iron, brick chimneys; timber framed double hung windows, and fences that are to a maximum height of 1300mm.

The historical development of the Snake Valley precinct is further identified by the significant urban foci and landscapes. These significant features include the face brick St. Brigid's Catholic Church and neighbouring open reserve in the centre of the township, together with the mature cypress trees behind the Church and at the south end of the Carngham Linton Road. One of the most important qualities of the precinct is the interrelationship between the town centre and the neighbouring agricultural and former mining industries, as denoted by the uninterrupted views to the farmlands and mullock heaps, and more closely within the town, to the shearing shed in Murray Street.

#### **Objectives**

- To ensure the retention and conservation of the individually significant and contributory Victorian, Edwardian and interwar commercial, residential and cultural buildings and places that demonstrate the historic significance and development of the precinct. The notable significant streetscape qualities associated with these buildings include (but are not limited to): gabled and hipped roof forms, parapets on commercial buildings, front verandahs on commercial buildings, timber framed double hung windows and exposed chimneys;
- To conserve the modest scale of the buildings within the Precinct, including the single storey height limit, building separation and detached buildings;
- To promote and support the continuing commercial, residential and cultural use of the precinct;
- To conserve the existing topography and widths of the streets within the Precinct;
- To conserve and enhance the significant urban foci (and views to the significant urban foci) in the precinct, including: St. Brigid's Catholic Church, cypress trees at the south of Carngham Linton Road, and the Memorial Avenue of trees to the north on Carngham Linton Road;
- To conserve and enhance the important tree lines at the rear of St. Brigid's Catholic Church; and the tree lines visible within the precinct including (but not limited to) the Memorial Avenue of Golden Cypress trees to the north on Carngham Linton Road) and the cypress trees to the south of Carngham Linton Road;

#### **Policy**

*Exercising Discretion*

It is policy to:

- retain existing and intact culturally significant or contributory Victorian, Edwardian or interwar styled places within the Precinct;
- encourage contemporary interpretation of traditional building design within the Precinct, which includes detached buildings, and hipped and/or gable roof forms (with a pitch between 25 and 30 degrees);
- encourage the use of traditional construction materials which includes horizontal weatherboard wall cladding, timber framed windows, brick chimneys non-zincalume sheet metal roofing;
- encourage development which responds to the single storey height and modest proportions, form and bulk predominant in the buildings of the area;
- encourage appropriately proportioned signage, of complimentary design and colours to the style and period of the commercial building;
- encourage the location of signage on commercial buildings to shopfronts, verandah hoardings and building parapets;
- encourage the use of paint colours on buildings that are appropriate for the style and period of construction;
- encourage the use of appropriate fence types, designs and locations which do not obscure the visibility of the place from the street;
- encourage the appropriate development, form and scale of garages and/or carports, with a location at the rear of the existing and/or infill buildings;
- encourage garden plantings and design that compliment the period and style of the place;
- encourage the development of street furniture and associated fixtures that are sympathetic with the character of the streetscape, and where possible, are drawn from early photographs of the town;
- encourage commercial and residential development that enhances the small scale nature of the town;

Where a permit is required for building alterations or new development of other works, it is policy to:

- ensure that alterations and/or infill development draw on traditional architectural characteristics including (but not limited to):
  - hipped and/or gabled roof forms;
  - parapets on commercial buildings;
  - broadly-projected skillion verandahs on commercial buildings;
- ensure that alterations and/or infill development employ traditional building materials including:
  - horizontal weatherboard or rendered brick wall construction;
  - non-zincalume corrugated sheet metal roof cladding;



- timber or rendered brick parapets (commercial buildings);
- timber framed windows and doors;
- ensure that the general design of the alterations or infill design support and enhance the heritage values of the precinct in terms of bulk, form, scale, height, style and setting;
- ensure that new fences are:
  - appropriately designed and constructed to compliment the building and residential streetscape;
  - no higher than 1300mm;
- ensure that signage on commercial buildings is:
  - appropriately located on shopfronts, parapets and verandah hoardings;
  - of a design, form and colour that compliments the style of the building;
- ensure allotment configuration conforms to the following:
  - The front setbacks or alignment of the building should be equivalent to the front setbacks or alignments of neighbouring buildings, or if these are different, the setback or alignment may be between those of neighbouring buildings;
  - The side setbacks should be equivalent to neighbouring buildings within the Precinct;

For repairs to the bluestone channel outside the Royal Mail Hotel on Carngham Linton Road:

- ensure that the repairs use traditional materials;

For new concrete kerbs and channels:

- consideration should be given to constructing concrete kerbs and channels of a form, scale and pigment that is reflective of bluestone construction (see photo 1.14 as a guide for this type of work);

#### *Performance measures*

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

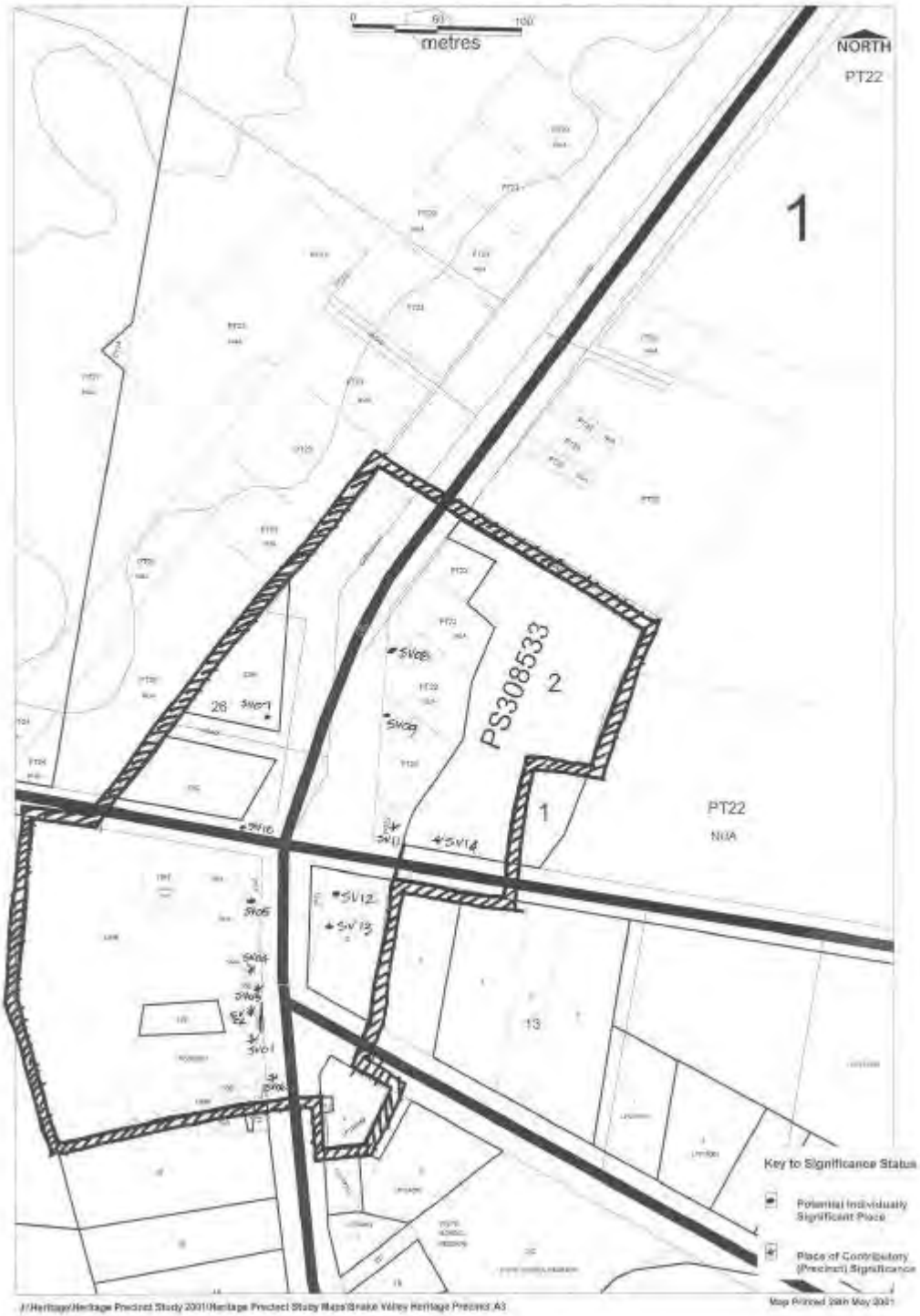
- existing and intact culturally significant or contributory Victorian, Edwardian or interwar styled places within the Precinct should be retained;
- building heights should be single storey only (or appear single storey if an attic storey is introduced), and comply with the following:
  - The highest point of the roof should not be greater than the highest adjacent significant building visually connected to it, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line;
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
  - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it;
- new garages and/or carports should be located at the rear of existing and/or infill buildings;
- existing significant visual connections, from existing thoroughfares and significant sites, particularly those views of St. Brigid's Catholic Church, cypress trees and Memorial tree lines and also the views to the mullock heaps to the north-east of the precinct, should remain unobstructed and enhanced wherever possible;
- when required, significant trees should be replaced with the same or an appropriate equivalent species;

#### *Decision Guidelines*

It is policy that the responsible authority consider as appropriate:

- Supporting Background (History, Description and Statement of Significance) of the Snake Valley Precinct in the Pyrenees Shire Heritage Precinct Study (2001);
- Historical Photographs, Snake Valley & District Historical Society;

# SNAKE VALLEY HERITAGE PRECINCT





*Mrs Emily Kelly's Store - on north side of SnakeValley Hall*

**Figure 2.01**

Emily Kelly's Store, Snake Valley, c. latter 19th century. Source: Photographic Memories of Snake Valley & District: An Introduction, Snake Valley & District Historical Society, 1989, p.7.



**Figure 2.02**

Haywood's Victorian villa & General Store, c.latter 19th century. Source: Photographic Memories of Snake Valley & District No.2, Snake Valley & District Historical Society Inc., 1993, p.9.



**Figure 2.03**

W. Murray's Store, Main Street, Snake Valley, c.1920s. Source: Photographic Memories of Snake Valley & District No.2, Snake Valley & District Historical Society Inc., 1993, p.10.



**Figure 2.04**

The Greyhound Hotel and C. Hall's Coffee Palace, Snake Valley, c.1918. Source: Photographic Memories of Snake Valley & District No.2, Snake Valley & District Historical Society Inc., 1993, p.10.



**Figure 2.05**

Man of Kent Hotel, c.latter 19th century. Source: J. Wilson, *The Forgotten Goldfield: Snake Valley*, p.52.



**Figure 2.06**

Snake Valley General Store, c.1920s. Source: *Photographic Memories of Snake Valley & District No.2*, Snake Valley & District Historical Society Inc., 1993, p.9.





**Figure 2.07**

View looking south along Carngham Linton Road, c.1940. Source: Photographic Memories of Snake Valley & District No.2, Snake Valley & District Historical Society Inc., 1993, p.6.



**Photo 2.01**

View to the south-east, showing the unpainted brick St. Brigid's Catholic Church, adjacent to the grassed reserve. The substantial pine trees at the rear of the Church form a significant focus.



**Photo 2.02**

View looking north along the Carngham Linton Road, showing the horizontal weatherboard wall construction of the buildings.





**Photo 2.03**

View looking south along Carngham Linton Road, from the northern end of the central township area. Note the galvanised corrugated iron gable roof forms.



**Photo 2.04**

North view from the central Snake Valley township, showing gable roof forms and galvanised corrugated iron/steel roof cladding.



**Photo 2.05**

To the left are the substantial pine trees behind St. Brigid's Church which form a significant focus.



**Photo 2.06**

Row of cypress trees at the south end of the Snake Valley township which form another significant landmark.





**Photo 2.07**

Uninterrupted views of the mullock heaps from the reserve in the centre of Snake Valley.



**Photo 2.08**

View of the Carngham Uniting Church spire from the reserve in the centre of Snake Valley.



**Photo 2.09**

View of the southern end of the substantial Golden Cypress Avenue of Honour to the north of Snake Valley along Carngham Linton Road.



**Photo 2.10**

View to the west of the Snake Valley township showing the surrounding farmland.





**Photo 2.11**

Detail of the original/early Victorian bluestone kerb and channel outside the Royal Mail Hotel on Carngham Linton Road.



**Photo 2.12**

View showing the wide gravel verge opposite the Royal Mail Hotel.



**Photo 2.13**

View showing introduced concrete median strips.



**Photo 2.14**

Detail of early timber post and rail and woven wire fencing of St. Brigid's Church, along the Smythesdale Road frontage. Photo courtesy of Lysette Ashford.

### **3.2.3 Snake Valley Memorial Precinct**



### 3.2.3 Snake Valley Memorial Precinct: Supporting Background

#### A. Historical Overview (refer to historical figures at the rear of this precinct)

The small township of Snake Valley was founded as a result of a gold rush in the area in 1857.<sup>34</sup> This was also the time when the nearby settlement of Carngham was established, which until then had served mainly as an adjunct to the property of the local squatter, Phillip Russell, of Carngham Station.<sup>35</sup> Within a few days, over 300 people had flocked to the area, and the population continued to swell.<sup>36</sup> Stores, butcher shops and shanties sprang up along the creek near the road into Snake Valley. Further buildings were erected soon after, including bakeries, grocers, drapers, boot makers, grog shops, bagatelle joints, eating houses and even a casino.<sup>37</sup> These buildings were located along both sides of the Government Road between Snake Valley and Carngham.<sup>38</sup>

In 1858, just one year after the major gold rush, the Presbyterian Church held occasional services at Russell's Carngham Homestead.<sup>39</sup> With the large influx of people to the area, regular church services were required and so the Presbyterian Church formally joined Carngham to the Skipton parish.<sup>40</sup>

In 1861, a site was selected as a Presbyterian Church reserve half way between Preston Hill and Snake Valley.<sup>41</sup> This location was a compromise between differing local interests, and in this same year a Church building was constructed at a cost of £200.<sup>42</sup> The Church opened in July 1861 on the site of the extant Church.<sup>43</sup>

In 1878, Philip Russell donated £100 as a nucleus to a building fund to construct a more substantial Church and neighbouring manse.<sup>44</sup> By 1890, when the principal and interest amounted to £1200, Russell 'asked that a new manse be built with the accumulated money and that he would see to the church "in gratitude to God for past success".<sup>45</sup> The Presbyterian Manse was subsequently constructed in c.1891 (Figure 3.01), at the time when Russell deposited £12000 for the erection of the Church.<sup>46</sup> On 23 November 1892, the foundation stone was laid by the Rev. Dr Marshall of Scots Church, Melbourne.<sup>47</sup> Unfortunately, Russell had not seen his most substantial donation realized (as he had died four months earlier), and so the Church was commemorated to him and his arrival in Australia 50 years earlier (Figure 3.02).<sup>48</sup> Russell's death did not bring the financial gifts of the Russell family to the Presbyterian Church to an end. In 1963, Philip and Beryl Russell paid for the erection of the Sunday School Hall immediately adjacent to the Church.<sup>49</sup>

In June 1918, a public meeting was held in Snake Valley to establish a Committee to oversee the development of an Avenue of Honour to commemorate the sacrifices made by the local men who

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34 J. Wilson, *The Forgotten Goldfield: Snake Valley*, Joan Wilson, Snake Valley, n.d. ,p.13.

35 H. Anderson, *The Flowers of the Field: A History of Ripon Shire*, Hill of Content Publishing Co., Melbourne, 1985, p.64.

36 Wilson, *op.cit.*

37 *Ibid*

38 *Ibid.*

39 Anderson, *op.cit*

40 *Ibid.*, pp.93-94.

41 *Ibid.*

42 *Ibid.*

43 *Ibid.*

44 *Ibid.*

45 *Ibid.*

46 *Ibid.*

47 See the foundation stone on the building.

48 *Ibid.*

49 See the foundation stone on the Hall building.

fought and died in the First World War.<sup>50</sup> The idea had emanated from the Rev. R. Foulkes-Parry, recently-arrived minister of the Presbyterian Church. According to Rev. Foulkes-Parry's son, 'the view of the wild growth immediately opposite the Manse gate was really too much for him', which was a scene of mine shafts and intense growth of gorse and broom.<sup>51</sup>

During the ensuing months, an Honour Reserve was formed opposite the Presbyterian Church and Manse along the east side of the Carngham Linton Road.<sup>52</sup> The land was cleared with ploughs and draught horses, and then entirely fenced off. On 10 August 1918, the *Riponshire Advocate* reported that 146 Golden Cypress trees were planted 'in memory of Snake Valley and District Soldiers, about 50 wattles were planted by the senior boys and girls of the local school.'<sup>53</sup> The life span of the wattles was intended for only 10 years, until the cypress trees matured. It appears that it was also about this time when the World War One Memorial was erected and fenced in with an elegant cast iron pilastrade. The sculptor for the work was F.W. Cummons of Ballarat.

## **B. Description**

### **B.1 Precinct Boundaries** (refer to precinct map at the rear of this precinct)

The central core of the Snake Valley Memorial Precinct is the Memorial Reserve and Avenue of substantial Golden Cypress trees along the east side of the Carngham Linton Road, to the north of Snake Valley. The precinct also includes the War Memorial sculpture and the elegant former Presbyterian Church manse opposite, together with the elaborate Victorian Free Decorated Gothic styled Uniting (formerly Presbyterian) Church, which is a landmark in the area.

### **B.2 Buildings & Significant Details** (refer to photos at the rear of this precinct)

The Snake Valley Memorial precinct is identified to a considerable degree by the Carngham Uniting Church building (photo 3.01), which is of a Late Victorian Free Decorated Gothic style. Constructed of quarry faced bluestone with tooled edges and dressed masonry details, the finely built church has an imposing tower (which is however partially marred by the inadequate diameter of the base of the spire) (photo 3.02), a steeply pitched gable roof form clad in slate tiles and a small porch gable with decorative iron ridge capping (photo 3.03). Bluestone buttresses are situated at the sides (photo 3.04). The interior is also reputedly impressive with an stone pulpit and an unaltered pipe organ manufactured by Fincham and Hobday. At the front of the Church site is a very long and substantial cast iron pilastrade fence on a quarry faced bluestone plinth with a dressed bevel-edged capping (photo 3.05). The gates are also of cast iron with heavy iron piers (photo 3.06).

The former Presbyterian Manse has hipped galvanised corrugated iron roofs and a return concave verandah supported by cast iron columns with a decorative iron valance. The building is constructed of polychrome brick, with elaborate yellow brick quoins and other patterns. Unpainted polychrome brick chimneys with projecting cornice tops adorn the roofline, and narrow overhangs are a feature of the eaves. The windows are early and timber framed and double hung.

The Church Hall (photo 3.08) adjacent to the Church building has a simple gable roof form clad in galvanised corrugated iron. The walls are constructed of quarry faced bluestone, with buttresses along the side. The windows are timber framed.

The Memorial Reserve with its Avenue of Golden Cypress Trees forms a substantial component of the precinct and is comprised of three rows of 45 trees per row at 10 metre spacings (photo

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50 *Riponshire Advocate*, 29 June 1918, typescript by the Snake Valley & District Historical Society.

51 Letter by G. Parry to D. McBride, Secretary of the Snake Valley & District Historical Society, 22 June 1999, in *District Diggings: Quarterly Newsletter of the Snake Valley & District Historical Society Inc.*, no. 41, March 2000.

52 *Riponshire Advocate*, 10 August 1918, typescript by the Snake Valley District Historical Society.

53 *Ibid.*

3.09). Approximately 5 trees are missing, with another 2 blown over and a further 2 trees have died. The trees are in generally good condition with the outer canopy in good colour and density (although there is extensive dead wood inside the canopies). The structure of the trees is mostly fair-good condition and the avenue is largely intact.

The War Memorial Sculpture consists of a niche with a sculptured figure within, with the niche is also crowned by an semi-observed urn sculpture. The Memorial is situated on a three-stepped foundation and is surrounded by an early cast iron pilastrade fence with more substantial timber posts at the corner. More recent and inappropriate tubular steel rails have been introduced. Beyond the Memorial is a tubular steel flag pole.

### **B.3 Urban Design & Engineering Infrastructure**

The Snake Valley Memorial precinct is predominantly identified by the Memorial Reserve, Avenue of Honour, Carngham Uniting Church, former Presbyterian Manse, and Memorial Sculpture.

The allotment sizes of the Uniting Church and former Presbyterian Manse are substantial. Both the Church and Manse have very large (approximately 15-20m) front setbacks, with wide side setbacks. These buildings are aligned parallel to Carngham Linton Road and to the Avenue of Honour.

The Avenue of Honour is a most substantial focus in the rural community of Snake Valley (photo 3.10). The Carngham Uniting Church and particularly the spire, also act as significant foci in the nearby area (photo 3.11).

The Uniting Church and former Presbyterian Church manse are visually connected to each other and should be identified as one site (reflecting the former Presbyterian Church reserve purchased in 1861). Presently, there is a rudimentary post and wire fence that is situated unobtrusively between the Manse and the Church building (as well as some plantings), which assists in maintaining the strong visual relationship between the two buildings. Both the Church and the Manse are also visually connected to the Avenue of Honour, which forms a background to the substantial trees on the Manse and particularly the Uniting Church sites.

In terms of engineering infrastructure, this precinct is characterised by gravel verges and wide grassed nature strips with an open drain on the west side of Carngham Linton Road (photos 3.12-3.13). There are no footpaths or masonry or concrete constructed kerbs or channels. Overhead power lines form other infrastructure that has been introduced over time.

### **B.4 Other Landscaping**

Apart from the Avenue Honour, other mature and significant gum, pine, and other exotic trees are situated within the grounds of the Manse and particularly the Church. The remaining landscape is identified by the grassed grounds, nature strips and verges.

## **C. Statement of Cultural Significance**

The Snake Valley Memorial Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria A.1, D.2, E.1). It demonstrates several visual qualities that reflect the historical and cultural development of the Snake Valley and Carngham area. In particular, the highly intact Avenue of Honour - comprising three rows of Golden Cypress trees (configured of approximately 135 trees) - makes a highly significant contribution to the precinct and the neighbouring area. The substantial, mature gum, pine and other exotic trees in the grounds of the Church and Manse further contribute to the cultural landscape qualities of the precinct. In addition, the landmark bluestone Victorian Free Decorated Gothic styled Church building and the Late Victorian Italianate Manse – visible through and beyond the trees – and the sculptured War Memorial opposite, bring together the commemorative and religious qualities of the small, rural precinct.

The Snake Valley Memorial Precinct is **architecturally** significant at a **STATE** level (AHC criteria D.2, E.1). It demonstrates many original design qualities associated with the Late Victorian Free

Decorated Gothic styled Church, the Late Victorian Italianate styled Manse, and the post-war rudimentary Gothic Church Hall within the former Presbyterian Church reserve. These design qualities include the quarry faced bluestone and dressed masonry wall construction, steeply pitched gable, slate roof cladding, small porch gable, side buttresses, and imposing tower and spire of the Church, and the hipped galvanised corrugated iron roof, return concave verandah, polychrome wall construction, unpainted brick chimneys, narrow eaves, cast iron verandah columns and valance and double hung windows of the Manse. The bluestone construction and simple galvanised corrugated iron gable roof, and timber framed windows are the main intact design qualities of the Church Hall. The sculptured War Memorial has intact design qualities including the arched niche, figure sculpture and urn surmounting the niche, stepped bluestone foundation, and the cast iron pilastrade fence. The long, substantial cast iron pilastrade fence of the Church frontage, including the heavy iron gate piers and the bluestone plinth, are other qualities that contribute to the significance of this precinct.

The Snake Valley Memorial Precinct is **historically** significant at a **LOCAL** level (AHC criterion H.1). It is primarily associated with the development of the Carngham Presbyterian Church in 1861, and more particularly in 1891 and 1892 when the Manse and Church were built respectively. The precinct is also associated with the squatter, Philip Russell, whose most substantial donation enabled the building of the Church which was subsequently endowed (as a memorial) to him. The precinct is further associated with the establishment of the Honour Reserve in 1919 and the plantation of three rows of 146 Golden Cypress Trees in honour of the soldiers who fought and died in the First World War. This development was associated with the Carngham Presbyterian Church through the Rev. Foulkes-Parry, who instigated the Avenue partly as a memorial to those who had fought and died in the First World War, and partly as a measure of beautifying the area that had formerly been characterised by gold mines, gorse and broom. Additional historical associations are identified by the construction of the Church Hall in 1963, which was also a gift of the Russell family.

The Snake Valley Memorial Precinct is **socially** significant at a **LOCAL** level (AHC criterion G.1). The area is recognized and highly valued by the local community for religious and commemorative reasons.

Overall, the Snake Valley Memorial Precinct is of **LOCAL** significance.

## **PLANNING SCHEME FORMAT**

### **Snake Valley Memorial Precinct**

#### **Policy Basis**

The Snake Valley Memorial Heritage Precinct policy applies to all land located within the heritage overlay schedule as HOXX and also known as Policy Map XX. The Pyrenees Shire Municipal Strategic Statement emphasizes the need to protect, conserve and enhance places of cultural significance.

Part of the Snake Valley Memorial Precinct was established in 1861 as a reserve for the Carngham Presbyterian Church, on Carngham Linton Road, to the north of Snake Valley. The imposing bluestone Presbyterian Church building (now Uniting Church building) was erected 1892, having been solely funded by and commemorated to Philip Russell, a local squatter. The Presbyterian Manse had also been erected in the previous year. With the huge losses of local men in the First World War, and with the arrival of the Rev. Foulkes-Parry, the most substantial Memorial Avenue of Golden Cypress trees was planted in 1918 on land that had previously been the unsightly location of gold mines, gorse and broom. A sculptured memorial was also erected as part of the Avenue.

The Snake Valley Memorial Precinct is therefore aesthetically and architecturally important as a physical legacy of the developments of the Presbyterian Church and the local community with the construction of the imposing bluestone Victorian Free Decorated Gothic Church building; polychrome Victorian Italianate Manse; substantial mature three-rowed avenue of Golden Cypress trees; War Memorial sculpture and later bluestone Church hall.

The historical, aesthetic and architectural importance of the precinct is also identified by the significant foci and views. Both the Avenue of Honour and the imposing Church building (and particularly the spire) are significant foci in the local area, with uninterrupted views of these places from various locations within and outside the precinct. There are also uninterrupted views between the Church building and the Manse, and views from the Manse and Church to the Avenue of Honour. The importance of the precinct is also characterised by other landscaping features, notably the mature native and exotic trees in the Church and Manse grounds, and the original, lengthy cast iron pilastrade fence at the front of the Church boundary.

#### **Objectives**

- To ensure the retention and conservation of the individually significant Avenue of Golden Cypress trees (in three rows) and Memorial Reserve; Carngham Uniting Church; Carngham Uniting Church Hall; former Presbyterian Manse; and War Memorial, as well as the mature trees within the Church grounds and the cast iron pilastrade Church fence;
- To conserve the landscaped front setbacks on the Carngham Uniting Church and former Presbyterian Manse sites;
- To conserve and enhance the uninterrupted views between the Carngham Uniting Church and the former Presbyterian Manse;
- To conserve and enhance the existing topography and width of Carngham Linton Road and associated grassed and gravel verges and open drain;
- To conserve and enhance the significant urban foci of the Avenue of Honour and the Carngham Uniting Church (particularly the spire);
- To promote and support the continuing primarily religious, residential and commemorative use of the precinct;

## **Policy**

### *Exercising Discretion*

It is policy to:

- existing and intact culturally significant places (notably the Avenue of Golden Cypress trees and Reserve, Carngham Uniting Church and front fence, former Presbyterian Manse, War Memorial sculpture and Carngham Uniting Church hall) should be retained;
- discourage building developments between or in front of the Carngham Uniting Church and former Presbyterian Manse;
- encourage a modest scale for any new buildings immediately adjacent the Church and Manse sites (allowing the Church and Manse buildings to dominate);
- encourage contemporary interpretation of traditional building design with any new buildings immediately adjacent the Church and Manse sites, including detached forms, and hipped or gabled roofs (with a pitched between 25 and 30 degrees);
- encourage the use of traditional construction materials for any new buildings immediately adjacent the Church and Manse sites, including horizontal weatherboard or face of rendered brick wall construction, timber framed windows, brick chimneys and non-zincalume sheet metal roofing;
- encourage the use of paint colours on buildings that are appropriate for the style and period of construction;
- encourage the use of an appropriate fence type, design and location for any new fences along frontage of the former Presbyterian Manse site or adjacent to the Carngham Uniting Church and former Presbyterian Manse sites;
- encourage the development of street furniture and associated fixtures that are sympathetic with the character of the streetscape and the precinct;

Where a permit is required for building alterations or new development of other works, it is policy to:

- ensure that alterations and/or infill development draw on traditional architectural characteristics including:
  - hipped and/or gabled roof forms;
- ensure that alterations and/or infill development employ traditional building materials including:
  - horizontal weatherboard or face or rendered brick wall construction;
  - non-zincalume corrugated sheet metal roof cladding;
  - timber framed windows and doors;
- ensure that the general design of the alterations or new development support and enhance the heritage values of the precinct in terms of bulk, scale, form, height, style and setting;
- ensure that fences adjacent to the cast iron pilastade fence of the Carngham Uniting Church are:



- appropriately designed and constructed to compliment the fence of the Carngham Uniting Church and the new development;
- no higher than the fence of the Carngham Uniting Church;
- ensure allotment configuration of land immediately neighbouring the Church and Manse sites conform to the following:
  - The front setbacks and configuration of the Church and Manse allotments should be retained allowing no subdivision;
  - Building developments immediately adjacent the Church and Manse sites should have setbacks or alignments equivalent to the front setbacks or alignments of the Church and Manse;

#### *Performance measures*

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

- existing and intact culturally significant places (notably the Avenue of Golden Cypress trees and Reserve, Carngham Uniting Church and front fence, former Presbyterian Manse, War Memorial sculpture and Carngham Uniting Church hall) should be retained;
- building heights for new development immediately adjacent the Church and Manse sites should be single only, and comply with the following:
  - The highest point of the roof should not be greater than the ridgelines of the former Presbyterian Manse, allowing the Carngham Uniting Church to be retained as the landmark feature;
  - The springing height of the roof should be equivalent to that of the former Presbyterian Manse;
  - The roof form and massing of the building should be drawn from the former Presbyterian Manse;
- new garages and/or carports should be located at the rear of existing and/or infill buildings;
- existing significant visual connections, from existing thoroughfares and significant sites, particularly those views of Carngham Uniting Church (and spire) and the Avenue of Honour should remain unobstructed and enhanced wherever possible;
- when required, the dead trees in the Avenue of Honour should be replaced with Golden Cypress species, following a detailed management program established by a qualified horticulturist/aborist;

#### *Decision Guidelines*

It is policy that the responsible authority consider as appropriate:

- Supporting Background (History, Description and Statement of Significance) of the Snake Valley Memorial Precinct in the Pyrenees Shire Heritage Precinct Study (2001);

# SNAKE VALLEY MEMORIAL PRECINCT





**Figure 3.01**

Carngham Presbyterian Church Manse, c.1900. Source: J. Wilson, *The Forgotten Goldfield: Snake Valley*, p. 52.



*Carngham Presbyterian Church. Oddie Family in foreground.  
The Inscription Stone reads - "This Church is a gift from Philip Russell of Carngham, to commemorate the 50th Anniversary of his arrival in Australia, 23rd November 1892." The building was completed and officially opened in 1893 and is still considered by many as one of the best examples of architecture in the state.  
The overall cost at the time was £10,000.*

**Figure 3.02**

Carngham Presbyterian Church, c.1900. Source: *Photographic Memories of Snake Valley & District: An Introduction*, Snake Valley & District Historical Society, 1989, p. 13.



**Photo 3.01**

Carngham Uniting Church, north view with Church Hall in the foreground.



**Photo 3.02**

Distant view of Carngham Uniting Church and landscape, together with the significant Golden Cypress Avenue of Honour in the background (to the right).





**Photo 3.03**

Detail of the projecting porch gable of the Carngham Uniting Church.



**Photo 3.04**

View of the street facade of the Carngham Uniting Church, through the mature exotic trees in the front of the church yard.



**Photo 3.05**

Substantial cast iron pilastrade fence on a quarry faced bluestone plinth. This fence forms the front, imposing boundary to the church grounds.



**Photo 3.06**

Cast iron Church gates with heavy iron piers.





**Photo 3.07**

View of the former Presbyterian Manse from Carngham Linton Road.



**Photo 3.08**

Church hall, with its simple gable roof form clad in galvanised corrugated steel, with quarry faced bluestone walls.



**Photo 3.09**

Northern aspect of the Snake Valley Memorial Precinct, with the substantial Avenue of Golden Cypresses to the right.



**Photo 3.10**

Substantial urban foci at the northern entrance to the Snake Valley Memorial Precinct - the Church and its spire, and the Golden Cypress Avenue.





**Photo 3.11**

View from the steps of the Carngham Uniting Church, showing the uninterrupted view of the former Presbyterian Manse.



**Photo 3.12**

View looking north along Carngham Linton Road, showing gravel verges and grassed areas.



**Photo 3.13**

View looking south along Carngham Linton Road, showing grassed verge.

### **3.2.4 Waubra Precinct**

### 3.2.4 Waubra Precinct: Supporting Background

#### A. Historical Overview (refer to historical figures at the rear of this precinct)

In 1855, parts of the Lexton and Addington Parishes that adjoined Waubra were surveyed by W. Gaitskell.<sup>54</sup> In the following year, 1856, the main part of the Parish of Ercildoune was surveyed, apart from 30 acres in Section 33 which was reserved as a site for the Waubra township on the main road between Ballarat and Lexton.<sup>55</sup> Hugh Fraser subdivided the township allotments in 1864, making provisions for three church sites, a cemetery, a recreation reserve and a water reserve.<sup>56</sup> It was also in that year when the first sale of township allotments took place, and further sales occurred in 1865 and 1870. A further 14 allotments were laid to the north-east of the main road in 1865 by Horace Walker, extending the township in that direction.<sup>57</sup>

Waubra or the Springs township as it was originally known, first attracted unsuccessful gold miners who turned to agriculture as a means of making a living.<sup>58</sup> It was as early as 1856 when the first gold miners arrived in the area, which was suited to farming with its rich fertile soil.

The small township of the Springs therefore developed as a community centre for the rich agricultural district from the mid 1850s. In 1858, some of the first public buildings were erected, including the White Hart Hotel on the corner of the crossroads and the Wesleyan Chapel on an adjoining allotment in Hall Street.<sup>59</sup> Nearby was also a tent school and further along the road towards Lexton was a shanty on the site of the Springs Hotel that was built in 1860.<sup>60</sup> In 1859, the first permanent school was established in the Wesleyan Chapel, and in 1860 it moved to the Presbyterian (now Uniting) Church building that had recently been completed.<sup>61</sup> A new school building was constructed in 1869 and a school house was built for the teacher in 1872.<sup>62</sup>

Trustees were elected for the proposed cemetery in 1859 and in the following year the site was divided into 6 allotments (an acre each for the Roman Catholics, Wesleyans, Presbyterians, Episcopalians and half an acre to strangers and the unappropriated).<sup>63</sup>

Throughout the 1860s the township of the Springs continued to grow. During these years, the settlement attracted a teacher (who acted as postmaster until this position was filled soon after), a constable, butcher, two medical physicians, storekeepers, shoemakers, carters, tollkeeper, blacksmith (Figure 4.01) and wheelwright, bakers, saddler, engineer and carpenters.<sup>64</sup> As well as the White Hart and the Springs (which was rebuilt in 1872 to cater for banquets and stabling was erected at the rear to accommodate 27 horses) (Figure 4.02), another two hotels known as the Bellevue and the Race Course were also erected.<sup>65</sup>

In 1888, a major development was the opening of the branch railway line from Ballarat and the name of the township was changed from the Springs to Waubra.<sup>66</sup>

Another significant development that had an impact on the town was the Discharged Soldier Settlement Act of 1917. Throughout the 1920s the subdivision of the Mount Mitchell Estate near

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54 M. Oulton, *A Valley of the Finest Description: A History of the Shire of Lexton*, Shire of Lexton in conjunction with The Pakenham Gazette, Pakenham, n.d., pp.247-248.

55 *Ibid.*, p.248.

56 *Ibid.*

57 *Ibid.*

58 *Ibid.*

59 *Ibid.*, p.249.

60 *Ibid.*, pp.249-250.

61 *Ibid.*

62 *Ibid.*, p.251.

63 *Ibid.*, p.249.

64 *Ibid.*, p.254.

65 *Ibid.*

66 'Waubra is a way of life' in *The Courier*, Ballarat, 22 March 2000, p.31.

Waubra brought with it a population growth (which during the 1930s reached approximately 140).<sup>67</sup> By this time, the Waubra Police Station had closed and the main businesses operating in the town were the Springs Hotel, White Hart Hotel, motor garage, supply stores and bakery, blacksmith's shops, post office and telephone exchange, money order office and a branch of the Commonwealth Bank.<sup>68</sup> By the end of the 20<sup>th</sup> century, most of these businesses had closed.

## **B. Description**

### **B.1 Precinct Boundaries** (refer to precinct map at the rear of this precinct)

The Waubra Precinct is comprised of the central township of Waubra and includes the Sunraysia Highway (and parallel service lane on the south side), Hall Street (to the Government Road to the south) and Heffernan's Lane (to the end of the Hawthorn hedge to the north). The precinct terminates at the bluestone creek bed to the east of the town.

### **B.2 Buildings & Significant Details** (refer to photos at the rear of this precinct)

The significant buildings and places within the Waubra precinct are: the Victorian styled Springs Hotel (corner Sunraysia Highway and Hall Street); Victorian Gothic styled St. David's Uniting and Holy Trinity Anglican Churches (Sunraysia Highway); Victorian Primitive Gothic styled former Wesleyan Chapel (Hall Street), altered Mechanics Institute (Hall Street) (photos 4.01-4.04); rudimentary interwar vernacular motor garages (corner Sunraysia Highway and Heffernan's Lane and next to the Springs Hotel); War Memorial and Flagpole (Sunraysia Highway), Victorian vernacular Spring Hotel stables outbuilding (Hall Street) four Victorian and/or interwar Californian Bungalow styled houses in Hall Street and along the Sunraysia Highway, and the Town Reserve to the south-east of central Waubra.

The significant buildings in the Waubra precinct have therefore been constructed in the 1860-70s or during the interwar period in the early 20<sup>th</sup> century. They are all detached buildings and single storey, with gabled or hipped roof forms clad in galvanised corrugated iron (apart from St. David's and Holy Trinity Churches which are clad in slate). Wall construction varies between face brick, bluestone and horizontal weatherboard cladding. Galvanised iron and timber parapets are a feature of the motor garage and Springs Hotel respectively, which are used for signage in appropriate styles, scales and colours. There is a mixture of narrow and wide eaves, and brick chimneys that adorn the rooflines. Early, timber framed, predominantly double hung windows appear on most buildings (although the churches have pointed and lead lighted openings), and there are also timber, and timber and glazed doors. The Churches and residential buildings are also identified by the tubular steel and wire and timber picket fences of heights ranging between 1200 and 1500mm.

### **B.3 Urban Design & Engineering Infrastructure**

The Waubra precinct is a small scale and widely-spread township, largely identified by some significant and intact houses, hotel, churches and other 19<sup>th</sup> and early 20<sup>th</sup> century buildings and structures.

The allotment sizes within the precinct vary considerably. The very wide Sunraysia Highway punctuates the centre of the precinct, which is denoted for its substantial road junction. Hall Street and Heffernan's Lane are diagonally aligned to the Sunraysia Highway and are situated to the north and south of the road junction respectively. The largest allotments are those of the Anglican and Uniting Churches, and also the Victorian brick house opposite (north-west corner of Sunraysia Highway and Heffernan's Lane), motor garage (north-east corner of Sunraysia Highway and Heffernan's Lane) and the interwar Californian Bungalow farm house further west along the Sunraysia Highway (north side). As a commercial building, the Springs Hotel building is aligned directly on the front and side (Hall Street) boundary, and the former motor garage neighbouring the hotel is also aligned directly onto the street. The remaining buildings and houses have front setbacks ranging between 3 and 5 metres.

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67 Oulton, *op.cit.*, p.263.

68 *Ibid.*



Significant urban foci in or nearby the precinct include The Springs Hotel; War Memorial and Flag Pole; Holy Trinity Church and adjacent California Red pine trees (including the pine tree nearby the Memorial between the service road and the Sunraysia Highway at the front the Anglican Church site) (photo 4.05); and the cluster of substantial cypress trees at the western end of the Sunraysia Highway.

Within the Waubra precinct are significant visual connections that assist in understanding the historical, cultural and architectural development of the town and the surrounding area. From the centre of the precinct there are views to the rich agricultural lands that surround the town and the nearby hills (the Sunraysia Highway and Heffernan's Lane provide uninterrupted view corridors) (photos 4.04, 4.09). There are also views to the Catholic Church to the east of Waubra, visually connecting the original three Church allotments of the township

In terms of engineering infrastructure, the most significant remnants are the original/early Victorian bluestone crossovers/retaining walls where Hall Street meets the Sunraysia Highway (photo 4.06), and the bluestone creek bed at the eastern boundary of the precinct. All constructed kerbs and gutters are of more recent concrete construction, although gravel and grassed verges remain an important part of the streetscapes (photo 4.07). Apart from the southern side of the service road, the precinct is characterised by nature strips without concrete paths. Immediately outside the Springs Hotel is an original bluestone step (with tooled edges) and elegant iron boot scrape (photo 4.08). Overhead power lines and street signs form other infrastructure that has been introduced over time.

#### **B.4 Landscaping**

Apart from the substantial California Red pine trees within and nearby the Holy Trinity Church, the two rows of mature Hawthorn hedges on the north side of the Sunraysia Highway (opposite the Springs Hotel) and along Heffernan's Lane (photo 4.09) make an important contribution to the visual amenity of the precinct. Grassed nature strips are another important component of the streetscapes.

#### **C. Statement of Cultural Significance**

The Waubra Precinct is **architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates some original design qualities associated with the early development of the small township in the mid 19<sup>th</sup> century, as well as later developments, particularly during the interwar period in the early 20<sup>th</sup> century. These qualities include the small number of Victorian and interwar styled residential, commercial, religious and community buildings, notably the Springs Hotel; St. David's Uniting Church; Holy Trinity Anglican Church; former Wesleyan Chapel; Mechanics Institute (albeit substantially altered); motor garage; the Springs Hotel stables; War Memorial; and the four residential buildings. Other intact qualities include the single storey heights, modest scale, detached buildings, parallel alignment of buildings with the street, predominantly 3-4 metre front setbacks (residential buildings only), predominantly or face brick wall construction; visible brick chimneys, gabled and hipped roof forms, predominantly galvanised corrugated iron roof cladding, predominantly timber framed double hung windows, wide and narrow eaves.

The Waubra Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates important visual qualities that reflect the historical and cultural development of the township and surrounding areas. These include views to: the Springs Hotel, one of the earliest buildings constructed in the town; the surrounding agricultural farmland, providing a visual link to the foundations of the township's settlement; and St. David's Uniting Church, Holy Trinity Anglican Church and also the spire of St. John's Catholic Church (outside the township) which are a legacy of the earliest subdivisions in the town..

The Waubra Precinct is **historically** significant at a **LOCAL** level (AHC criterion H.1). It is associated with the early development of the Waubra (originally The Springs) from 1856, when 30 acres was reserved for the township. The reserve was subdivided into allotments by Hugh Fraser

in 1864. In particular, the Church allotments (including the former Wesleyan Chapel) and the Springs Hotel (and stabling) represent the earliest developments in the town, which was established as a community/commercial centre for the surrounding rich agricultural district. The precinct is also associated with later activities in the 1920s and 1930s, with the construction of a few interwar Californian Bungalow houses and motor garages, instigated by soldier settlement farming subdivisions in the nearby area.

The Waubra Precinct is **scientifically** significant at a **LOCAL** level (AHC criterion C.2). It is of importance for contributing to a history of the 19<sup>th</sup> century infrastructure development of the town, as identified by the remnant bluestone cross overs/retaining walls (at the junction of Hall Street and the Sunraysia Highway) and creek bed, and the iron boot scrape outside the Springs Hotel.

The Waubra Precinct is **socially** significant at a **LOCAL** level (AHC criterion G.1). The area is recognized and highly valued by the local community for commercial, cultural, religious, and commemorative reasons.

Overall, the Waubra Precinct is of **LOCAL** significance.

## **PLANNING SCHEME FORMAT**

### **Waubra Heritage Precinct**

#### **Policy Basis**

The Waubra Heritage Precinct policy applies to all land located within the heritage overlay schedule as HO XX and also known as Policy Map XX. The Pyrenees Shire Municipal Strategic Statement emphasizes the need to protect, conserve and enhance places of cultural significance.

The Waubra Heritage Precinct is historically important in demonstrating the major periods of development of the small township in the 1850s-1870s, and during the interwar years (1920s and 1930s). Although many original buildings have been demolished over time, the precinct still reflects the rural qualities as a community centre for the nearby surrounding farms.

The Waubra Heritage Precinct is therefore architecturally important for its few remaining 19<sup>th</sup> and early 20<sup>th</sup> century, intact buildings in a rural small scale township setting. St. David's Uniting and Holy Trinity Anglican Churches and the former Wesleyan Chapel represent the earliest developments in the town of the 1860s period and the two former Churches are also significant foci. Another significant focus is the extant Springs Hotel that was rebuilt in 1870s, while the 1920s motor garage diagonally opposite dominates its site. Houses of the interwar period also contribute to the small scale rural character, which is further identified by the single storey height of the buildings, galvanised corrugated iron roof cladding (except for St. David's and Holy Trinity Churches), horizontal weatherboard and face brick construction (except for St. David's and Holy Trinity Churches), and timber framed windows. Substantial allotments contribute to the widely-spread nature of the town, while views to the large California Red Pine trees and other trees (near Holy Trinity Church and to the east of the precinct on the Sunraysia Highway), Hawthorn hedges and to the surrounding farms and hills enhance the rural qualities and low building density of the place.

#### **Objectives**

- To ensure the retention and conservation of the individually significant and contributory significant Victorian and interwar buildings and places that demonstrate the historic significance and development of the precinct;
- To conserve the modest scale of buildings within the Precinct, including the single storey height limit, building separation and detached buildings;
- To promote and support the continuing commercial, residential and cultural use of the precinct;
- To conserve the existing topography and widths of the streets within the Precinct;
- To conserve the general uniformity of scale within Heritage Overlay Area, including the single storey height, and regular front setbacks;

- To conserve and enhance the significant urban foci (and views to the significant urban foci) in the precinct, including: the Springs Hotel, Holy Trinity Anglican Church and nearby pine trees (including the California Red Pine trees); and the row of cypress trees (west end of the Sunraysia Highway);
- To conserve and enhance the important Hawthorn hedges on the north side of the Sunraysia Highway (opposite the Springs Hotel) and along Heffernan's Lane nearby the motor garage;
- To conserve the remaining 19<sup>th</sup> century street furniture, notably the iron boot scrape outside the Springs Hotel;

## **Policy**

### *Exercising Discretion*

It is policy to:

- retain existing and intact culturally significant or contributory Victorian and interwar styled places within the Precinct;
- encourage contemporary interpretation of traditional building design within the Precinct, which includes detached buildings, and hipped and/or gable roof forms (with a pitch between 25 and 30 degrees);
- encourage the use of traditional construction materials which includes horizontal weatherboard or face or rendered brick wall construction; timber framed windows, brick chimneys, and non-zincalume corrugated sheet metal roofing;
- encourage development which responds to the single storey height and modest proportions, form and bulk of most buildings in the area;
- encourage appropriately proportioned signage on commercial buildings, of complimentary design and colours to the style and period of the building;
- encourage the use of paint colours on buildings that are appropriate for the style and period of construction;
- encourage the use of appropriate fence types, designs and locations which do not obscure the visibility of the place from the street;
- encourage the appropriate development, form and scale of garages and/or carports areas, with a location at the rear of the existing and/or infill buildings;
- encourage garden plantings and design that compliment the period and style of the place;
- encourage the development of street furniture and associated fixtures that are sympathetic with the character of the streetscape, and where possible, are influenced by early photographs of the town;
- encourage commercial and residential development that enhances the small scale nature of the town;

Where a permit is required for building alterations or new development of other works, it is policy to:

- ensure that alterations and/or infill development draw on traditional architectural characteristics including:

- hipped and gabled roof forms;
- parapets on commercial buildings;
- ensure that alterations and/or infill development employ traditional building materials including:
  - horizontal weatherboard, or face or rendered brick wall construction (depending on the construction of the significant place or places visually connected to the development);
  - non-zincalume corrugated sheet metal roof cladding;
  - timber or rendered brick parapets (commercial buildings);
  - timber framed windows and doors;
- ensure that the general design of the alterations or infill design support and enhance the heritage values of the precinct in terms of bulk, form, scale, height, style and setting;
- ensure that new fences are:
  - appropriately designed and constructed to compliment the building and streetscape;
  - no higher than 1300mm;
- ensure that signage on commercial buildings is:
  - appropriately located on shopfronts or parapets;
  - of a design, form and colour that compliments the style of the building;
- ensure that allotment configuration conforms to the following:
  - the front setbacks or alignment of the building should be equivalent to the front setbacks or alignments of neighbouring buildings, or if these are different, the setback or alignment may be between those of neighbouring buildings;
  - The side setbacks should be equivalent to neighbouring buildings within the Precinct;

For new concrete kerbs and channels:

- consideration should be given to constructing concrete kerbs and channels of a form, scale and pigment that is reflective of bluestone construction (see photo 1.14 as a guide for this type of work);

#### *Performance measures*

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

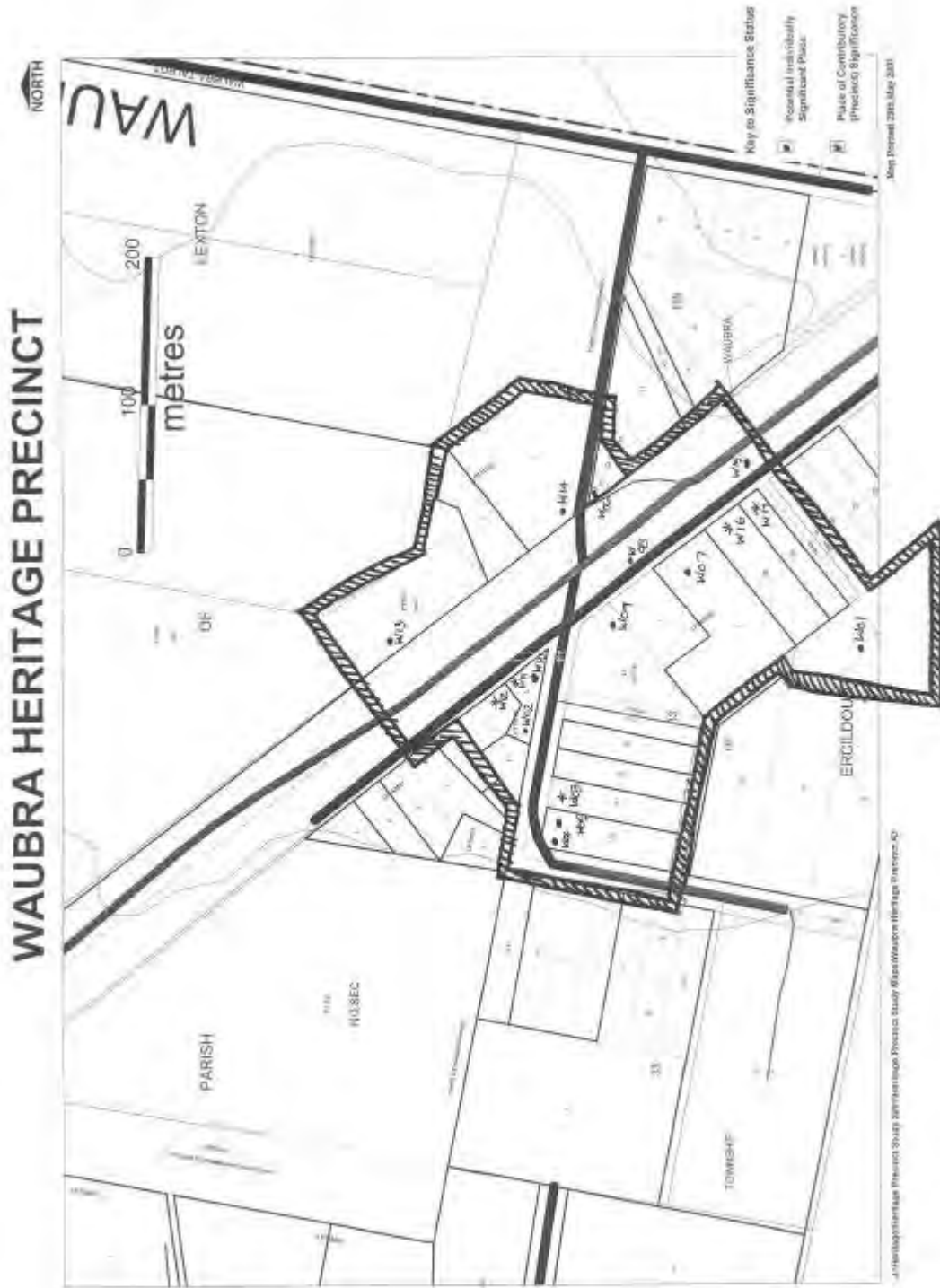
- existing and intact culturally significant or contributory Victorian and interwar styled places within the Precinct should be retained;
- building heights should be single storey only (or appear single storey if an attic storey is introduced), and comply with the following:
  - The highest point of the roof should not be greater than the highest adjacent significant building visually connected to it, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line;
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
  - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it;
- new garages and/or carports should be located at the rear of existing and/or infill buildings;
- Existing significant visual connections, from existing thoroughfares and significant sites, particularly those views of the surrounding agricultural lands and hills, to St. John's Catholic Church spire, and to the Springs Hotel and St. David's Uniting and Holy Trinity Anglican Churches, should remain predominantly unobstructed and enhanced wherever possible;
- When required, significant trees should be replaced with the same or an appropriate equivalent species;

#### *Decision Guidelines*

It is policy that the responsible authority consider as appropriate:

- Supporting Background (History, Description and Statement of Significance) of the Waubra Precinct in the Pyrenees Shire Heritage Precinct Study (2001);







**Figure 4.01**

Jack McGregor's Blacksmith's Shop, c.1900. Source: M. Oulton, *A Valley of the Finest Description: A History of the Shire of Lexton, Shire of Lexton & Pakenham Gazette*, p.259.



**Figure 4.02**

The Springs Hotel and A. Collins's Supply Store next door, c.1900. Source: M. Oulton, *A Valley of the Finest Description: A History of the Shire of Lexton, Shire of Lexton & Pakenham Gazette*, p.263.



**Photo 4.01**

View of central Waubra, showing the significant buildings & foci, notably The Springs Hotel, California Red Pine trees and the Anglican Church.



**Photo 4.02**

View along Hall Street from the Sunraysia Highway. The large gabled brick bricks in the background (to the left) are the Mechanics Institute and Old School Building.





**Photo 4.03**

View from the south side of the Sunraysia Highway along Hall Street, showing the single storey galvanised corrugated iron interwar motor garage. Especially note the uninterrupted views of the surrounding area.



**Photo 4.04**

The mature California Red Pine trees at the front of the Waubra Anglican Church grounds. These trees form a significant focus in the town.



**Photo 4.05**

The Waubra Catholic Church, situated to the east of the Waubra precinct. The Church is visually connected to the other Waubra churches and to the centre of the township.



**Photo 4.06**

Detail of bluestone crossover/retaining wall at the junction of Hall Street and the Sunraysia Highway.





**Photo 4.07**

The service road to the south of the Sunraysia Highway, showing large gravel verge. In the background to the right are introduced concrete kerbs and channels.



**Photo 4.08**

Detail of the Victorian cast iron boot scrape outside The Springs Hotel.





**Photo 4.09**

The Hawthorn Hedge along Heffernan's Lane.

### **3.2.5 Avoca Township Precinct**

### 3.2.5 Avoca Township Precinct: Supporting Background

#### A. **Historical Overview**<sup>69</sup> (refer to historical figures at the rear of this precinct)

The Avoca Lead was opened up in October 1853 and traced south-west to the site of the present township. By June 1854 the population on the diggings was 16,000 and yet it was recorded that, with the exception of a few tents pitched near the Avoca Creek for the sake of water supply and the Police Camp buildings, the present site of Avoca was covered with timber and the only place of business was that of Mr Henry Knott, whose calico tent occupied the centre of what now forms the High Street. However in October 1854 town lots were laid out and Avoca's first land sales took place. By the end of 1854 a visitor to the town observed a number of substantial buildings including a Bank of Victoria, a Wesleyan chapel, a National school, the Avoca Hotel and two neat gold offices. At least two of these buildings – the National school [A178] and Bank of Victoria [A53] – still survive.

In 1858, 166 Avoca residents successfully petitioned the government to proclaim Avoca a municipal district and the Avoca municipality came into existence in March 1859. The Shire of Avoca was established in December 1863.

By 1868 the town boasted a bewildering variety of businesses ranging from a ginger beer brewer to a billiard maker with no less than 65 displaying a High Street address. Avoca even had its own paper, the Avoca Mail (established in 1863), which 5 years later was to face competition from the establishment of a second newspaper, the Avoca Free Press.

Away from the commercial centre, the police camp was distinguished by a number of prominent buildings including a solid lock up [A152] and official police residence [A151]. Eight people gave the Camp as their address – five police officers, the clerk-of-courts, the sub-treasurer and the warden.

Religious and educational building focused on Barnett Street and by 1872 the Presbyterian church, the Church of England [A6], the Roman Catholic church and the National school [A178] were located here. Most buildings in the town were still constructed of timber although a family of Green brothers were energetically engaged as brick makers.

#### B. **Description**

##### B.1 **Precinct Boundaries** (refer to precinct plan at the rear of this precinct)

The central core of the Avoca Township Precinct is High Street between Camp Street to the south and North Street to the north. Boyce Street forms the east boundary while Dundas Street and the Avoca Creek comprise the boundary to the west. Within the precinct are other thoroughfares including Duke, Russell, Bridport, Creek, Davy, Rutherford and Barnett Streets.

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69 The Historical Overview for this precinct has been directly taken from W. Jacobs & K. Twigg, *The Pyrenees Shire/Avoca Shire Heritage Study*, February 1995.

## **B.2 Buildings & Significant Details** (refer to photos at the rear of this precinct)

### **B.2.1 Commercial, Cultural and Infrastructure Buildings**

The Avoca Township precinct is characterised by its commercial strip along High Street, and its school and church zone along Barnett and Rutherford Streets. The significant Victorian, Federation and interwar commercial styled buildings are both single and double storey, although the two storey buildings are largely concentrated in High Street between Russell and Bridport Streets (photos 5.01-06). These buildings are also largely constructed in either horizontal weatherboard, unpainted or rendered brick, or pressed metal cladding, and have gabled or hipped roofs clad in galvanised corrugated iron. The street facades are further identified by glazed shopfronts, predominantly with timber framed windows, timber or brick wall surrounds and stall boards (photo 5.07). There are also some copper framed shopfront windows and shopfront ingoes, glazed tile surrounds and decorative lead lighting (as particularly identified in the Willows Café building) (photo 5.08). Early significant brick chimneys adorn the rooflines of several of these buildings.

Another significant design feature of many of the commercial buildings are the broadly-projecting skillion verandahs and balconies, supported by timber or cast iron columns (photo 5.07). Some of the verandahs are adorned with timber advertising valance hoardings.

Parapets are an early, significant, and dominant element in the commercial area of the precinct. The original/early parapets are either constructed in timber, or unpainted or rendered brick. Some of the parapets have projecting stringcourses and other decorative features, such as projecting capping (particularly the interwar buildings) or Classical features (especially the Victorian buildings).

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 Singing Kettle building and the Butcher's shop (photos 5.09-10). Additional inappropriate signage is identified by the projection of hoardings about the upper walls of the main façade and on verandah roofs.

Throughout the commercial area of High Street are several examples of inappropriate infill development. These buildings have replaced earlier structures, and their construction, form and design are not in accordance with the general characteristics and amenity of the area.

To the east of the retail centre of High Street is an important cultural zone of Church and School buildings dispersed along Rutherford and Barnett Streets. At the north end of Barnett Street are the former National school and the Avoca State School No. 4 (photo 5.11). Both buildings are constructed in unpainted brick, with steeply pitched gable roof forms, although the latter building is considerably more imposing and grandiose in scale. At the corner of Duke and Rutherford Streets is the brick and gabled Masonic Hall (photo 5.12), while the corners of Russell and Barnett Streets are particularly characterised by the brick, Victorian Gothic styled Anglican (photo 5.13) and Uniting Church (photo 5.14) buildings with their steeply pitched gabled roofs. Towards the southern end of Barnett Street is the timber Country Fire Authority building with its parapeted and longitudinal hipped roof form, and the Presbyterian Church complex, being largely comprised of horizontal weatherboard wall construction and steeply pitched gabled roof forms clad in galvanised corrugated iron.

The south-western portion of the Avoca Precinct is taken up by the former Police camp buildings dating back to the late 1850s and 1860s. These single storey masonry, bluestone, brick and horizontal weatherboard buildings (namely the police station/residence, lock up, former police quarters and powder magazine) have hipped and gabled roof forms with slate or galvanised corrugated iron roof cladding.

## **B.2.2 Residential Buildings**

Situated within the east and west portions of the Avoca Township Precinct – and along the northern and southern ends of High Street (and dispersed between some of the commercial buildings in High Street) – are the individually significant and contributory residential buildings (photos 5.15-17). Most of these Victorian, Federation and interwar Bungalow buildings are houses (although there are some rear outbuildings such as stabling), being single storey and constructed primarily of horizontal weatherboard with some built in face brick. Hipped and gabled roof forms (clad in galvanised corrugated iron, brick chimneys that adorn the rooflines, front and side verandahs supported by cast iron or timber columns (with either cast iron valances for the Victorian styled houses and timber fretwork for the Federation styled houses), timber framed windows, decorative eaves brackets (Victorian houses) and decorative gable infill (Federation houses) are the other predominant significant characteristics of these places.

A few of the houses have experienced some inappropriate alterations, including (but not limited to) false brick cladding and tiled roof cladding.

The fence designs and construction for the houses within the precinct are many and varied. Many of the fence designs in High Street do not compliment the style of the houses (such as introduced wire fences or brick fences for timber houses), although most fences are no higher than 1200mm.

## **B.3 Urban Design & Engineering Infrastructure**

The Avoca Township precinct is a combination of a built up Victorian, Federation and interwar commercial area (High Street), surrounding residential areas (Barnett, Rutherford, and Dundas Streets, and the northern and southern extremities of High Street) and a dispersed zone of cultural buildings along Barnett and Rutherford Streets.

Given the large scale and divergent commercial, cultural and residential uses of the precinct, the allotment sizes vary. However, there is a predominant east-west orientation for most of the buildings, due to the north-south axial configuration of the subdivisional layout of the major streets. Indeed, most of these allotments appear to be based on the historical subdivisional layouts dating back to the mid 19<sup>th</sup> century.

Not surprisingly, most of the commercial buildings are attached or semi-detached buildings with little or no front setback. The residential buildings are detached with front setbacks ranging between 2 and 5 metres. Most of the residential side setbacks are narrow, although a number of the houses are situated on large allotments and subsequently have one larger side setback (over 2 metres in length).

Throughout the precinct are significant urban foci. The most prominent landmark in Avoca is the War Memorial, centrally located on the median strip in High Street (photo 5.18). Other significant foci include the Uniting Church in Rutherford Street, Anglican Church in Rutherford Street and the Avoca State School No. 4 in Barnett Street. There are also significant views to these landmarks in High, Rutherford, Barnett, Duke and Russell Streets. Other important views include those from High Street to the Avoca Hall along Cambridge Street, from Rutherford Street to the Masonic Hall, and from High Street along Duke, Russell and Cambridge Streets to the tree-lined Avoca Creek.

The engineering infrastructure is largely not original and have largely been introduced in the 20<sup>th</sup> century. There are introduced concrete paths, and kerb and channel along High Street, while Rutherford and Barnett Streets also have introduced concrete kerb and channel. Gravel verges are also evident in Barnett Street and Dundas Street, and there is recent brick paving on the east side of High Street from Cambridge to Bridport Streets. In Russell and Barnett Street are open concrete drains (photo 5.23).

Car parking – which doubles as a gravel petanque rink, stone parking bays and treated pine bollards and rotundas have also been introduced along the wide median strip in High Street.

The rustic timber seats outside the Avoca Hotel [A51] further contribute to the urban design and character of the commercial area.

#### **B.4 Landscaping**

The most prominent landscape in Avoca is the wide median strip in High Street (photo 5.19). The northern and southern reaches are landscaped in grass, with a row of substantial pine and other exotic trees in the central and northern areas. The row of pine trees along the northern end represent the last surviving pines that formed a long row through the township. The nature strips are adorned with prunus trees, while recent Plane trees have been planted in the central areas of the median strip, and there are sugar gums at the south end of the precinct. There is also a Lone Pine tree nearby the War Memorial (photo 5.18).

Other important tree lines are evident along the west side of High Street (photo 5.21), along both sides of Rutherford Street (between Duke and Russell Streets) (photo 5.22), and along the Avoca Creek (photo 5.23). Two substantial palm trees are situated at the corner of Barnett and Russell Streets, while wide grassed nature strips are a particular characteristic of Barnett and Dundas Streets.

#### **C. Statement of Cultural Significance**

The Avoca Township 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 commercial, cultural and residential development of the central Avoca township from the gold rush of the 1850s to the 1930s. These qualities include (but are not limited to) the Victorian, Federation and interwar styled shops, hotels, stores, houses, churches, schools and police buildings, with their horizontal weatherboard, brick, rendered brick, stone or pressed metal wall construction, hipped and gabled roof forms clad in galvanised corrugated iron, one and two storey heights and predominantly timber framed windows. Other intact qualities include the brick chimneys that adorn the rooflines, shopfront tile surrounds, ingos and lead lighting (commercial buildings), widely projecting skillion verandahs supported by timber or cast iron columns (commercial buildings), front or side verandahs with timber or cast iron columns and valances (residential buildings), dominant timber or brick parapets and valance hoardings (commercial buildings only), narrow and wide eaves (residential buildings), and decorative features consistent with the style of the building.

The Avoca Township Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates important visual qualities that reflect the historical and cultural development of the township and surrounding areas, and contribute to the setting of Avoca. These qualities include the uninterrupted views of the prominent High Street median strip with an important and substantial row of pine trees at the northern end and the centrally located Lone Pine tree and War Memorial. The prunus trees along the nature strips are also important. Other significant aesthetic qualities include the significant urban foci, notably the Uniting and Anglican Church buildings in Rutherford Street, Avoca State School building in Barnett Street and the Masonic Hall in Rutherford Street, as well as the tree lines along the western side of High Street, in Rutherford Street and along the Avoca Creek.

The Avoca Township Precinct is **historically** significant at a **LOCAL** level (AHC criterion H.1). It is associated with the early development of Avoca from the 1850s as a result of gold discoveries in the area. In particular, the precinct is associated with the first police camp in the early 1850s, first land sales from 1854 and commercial, residential and cultural developments in the late 1850s and 1860s, as identified by the shops, churches, schools and houses. Later early 20<sup>th</sup> century commercial and residential developments also had a significant impact on the Avoca township, as denoted by the extant Federation and interwar buildings today.

The Avoca Township Precinct is **socially** significant at a **LOCAL** level (AHC criterion G.1). This area of Avoca is recognized and highly valued by the local community for commercial, cultural, religious, commemorative and recreational reasons.



Overall, the Avoca Township Precinct is of **LOCAL** significance.

## **PLANNING SCHEME FORMAT**

### **Avoca Township Heritage Precinct**

#### **Policy Basis**

The Avoca Township Heritage Precinct policy applies to all land located within the heritage overlay schedule as HOXX and also known as Policy Map XX. The Pyrenees Shire Municipal Strategic Statement emphasizes the need to protect, conserve and enhance places of cultural significance.

The Avoca Township Precinct is historically important in demonstrating the mixture of commercial, residential, and cultural land uses, which date from the gold rushes of the early 1850s, first land sales of 1854, through to the 1920s and 1930s. The precinct therefore reflects both 19<sup>th</sup> and early 20<sup>th</sup> century commercial and residential streetscapes which although altered (and is under further threat of inappropriate alteration and demolition), still retain the essential rural township character of Avoca.

The precinct is architecturally important for the single and double storey Victorian, Federation and interwar commercial buildings, constructed of horizontal weatherboard, brick or pressed metal, with similarly constructed dominant parapets in front of gabled or hipped galvanised corrugated iron roofs, broadly-projecting skillion verandahs supported on timber or cast iron columns with verandah hoardings, and a number of intact timber or copper framed shopfronts (some with leadlight highlights and glazed tile surrounds). Other commercial buildings, particularly those of the Victorian era, also have stylistic detailing and balconies consistent for the design of the building.

The precinct is also architecturally important for its detached, single storey, predominantly horizontal weatherboard houses, which have gabled or hipped roof forms clad in galvanised corrugated iron. Brick chimneys, timber framed windows, narrow or wide eaves, and decorative detailing (consistent of the Victorian, Federation or interwar Bungalow style of the house) are other significant qualities.

The important architectural and aesthetic historic character is further enhanced by the cultural places, notably the Churches and Schools. The Anglican, Uniting and Presbyterian Churches in Barnett and Rutherford Streets, together with the Avoca State School, former National School, and Masonic Hall are some of the significant urban foci that assist in providing a greater appreciation of the cultural developments in the town from the 19<sup>th</sup> century. The landscapes within the precinct also reflect the historical and cultural development of the township and contribute to the setting of the place. The wide median strip in High Street – with its row of substantial pine trees at the northern end, Lone Pine tree and War Memorial – is a particularly prominent and significant landscape and urban landmark. Other important landscapes include the tree lines in Rutherford Street and along the Creek, and the prunus trees along the nature strips in High Street.

## **Objectives**

- To ensure the conservation of the individually significant and contributory Victorian, Federation and interwar commercial, residential and cultural buildings and places that demonstrate the historic significance of the Heritage Overlay Area. The notable significant commercial streetscape qualities associated with these buildings include (but are not limited to) the broadly-projecting skillion verandahs (where verandahs are an early and/or significant part of the design); hipped or gabled roof forms; dominant timber and brick parapets; extant early 20<sup>th</sup> century glazed tile shopfront walls; and the extant timber framed and copper framed shopfronts including the upper leadlight windows. The notable significant residential streetscape qualities include (but are not limited to) single storey height, gabled and hipped roof forms, timber framed windows, front or side verandahs, brick chimneys, decorative detailing and regular front setbacks;
- To conserve and enhance the general uniformity of scale throughout the commercial allotments within Heritage Overlay Area, including single and two storey height limit, regular alignment of shop fronts and verandahs;
- To conserve the uniformity of front and side setbacks and predominantly side driveways; building separation and subdivision throughout the residential allotments of the Heritage Overlay Area;
- To conserve the existing topography and widths of the streets within the Heritage Overlay Area;
- To promote and support the continuing commercial, residential and cultural use of the precinct;
- To conserve and enhance the significant urban foci (and views to the significant urban foci) in the precinct, including: the High Street median strip and War Memorial; Avoca State School; former National School; Masonic Hall; Uniting Church and Anglican Church buildings and sites;
- To conserve and enhance the important tree lines along High Street, particularly along the median strip with its substantial surviving row of pines at the north end; prunus trees along the nature strips of High Street; and the tree lines in Rutherford Street and along the Avoca Creek. Replacement plantings should be restricted to these areas;

## **Policy**

### *Exercising Discretion*

It is policy to:

- retain existing individually significant and contributory Victorian, Federation, and interwar commercial, residential or cultural places;
- encourage contemporary interpretation of traditional building design within commercial zones of the Precinct, which includes hipped and/or gable roof forms (with a pitch between 25 and 30 degrees); dominant parapets, broadly-projecting skillion verandahs and minimal detailing;
- encourage the accurate reconstruction of 19<sup>th</sup> and early 20<sup>th</sup> century commercial skillion verandahs where these have been removed and/or altered, including the skillion form, and timber or cast iron columns;
- encourage the accurate reconstruction of traditional, 19<sup>th</sup> and early 20<sup>th</sup> century commercial shopfronts, where these have been removed and/or altered. Thought should be given to the date of construction of the building and the shopfront style associated with the period. Factors may include (but are not limited to): the reinstatement of stall board and ingos, and the use of

timber window frames (or copper/metal frames if this construction was originally part of the fabric) and glazed wall tiles (for early 20<sup>th</sup> century shopfronts);

- encourage contemporary interpretation of traditional building design for infill development within the residential allotments of the Precinct, which includes detached dwellings, hipped and/or gabled roofs, verandahs, and minimal detailing;
- encourage development which responds to the single and double storey height and proportions, form and bulk predominant in the buildings of the area;
- encourage the use of traditional construction materials for infill development which includes horizontal weatherboard, pressed metal or unpainted or rendered brick wall construction, timber framed windows (residential buildings), timber framed windows, and non-zincalume sheet metal roofing;
- encourage appropriately proportioned signage, of complimentary designs and colours to the 19<sup>th</sup> and early 20<sup>th</sup> century commercial buildings in the area;
- encourage the location of signage on commercial buildings to shopfronts, verandah hoardings and building parapets;
- encourage the use of paint colours on buildings that are appropriate for the style and period of construction;
- encourage the use of appropriate fence types, designs and locations in residential areas which do not obscure the visibility of the place from the street;
- encourage the appropriate development, form and scale of garages and/or carports in residential areas, with a location at the rear of the existing and/or infill buildings;
- encourage garden plantings and design that compliment the period and style of the place (residential areas only);
- retain the surviving row of pine trees along the north end of High Street, and when necessary, replace with similar species;
- retain prunus trees along the nature strips in High Street;
- retain the tree lines in Rutherford Street;
- retain the rustic timber seats outside the Avoca Hotel and encourage the development of street furniture and associated fixtures that are sympathetic with the character of the streetscape, and where possible, are drawn from early photographs of the town;

Where a permit is required for building alterations, new development of other works, it is policy to:

- ensure that alterations and/or infill development draw on traditional architectural characteristics (including but not limited to):
  - gabled and/or hipped roof forms;
  - parapets on commercial buildings;
  - broadly-projecting skillion verandahs (commercial buildings only);
  - ground floor shopfronts (commercial buildings only);

- ensure that alterations and/or infill development employ traditional building materials including:
  - horizontal weatherboard, pressed metal or rendered brick wall construction;
  - non-zincalume corrugated sheet metal roof cladding;
  - timber or rendered brick parapets (commercial buildings);
  - timber framed windows and doors;
- ensure that the general design supports and enhances the heritage values of the precinct in terms of bulk, form, scale, height, style and setting;
- ensure that new fences are:
  - appropriately designed and constructed to compliment the building and residential streetscape;
  - no higher than 1200mm;
- ensure that signage is:
  - appropriately located on shopfronts, parapets and verandah hoardings;
  - of a design, form and colour that compliments the style of the building;
- ensure allotment configuration conforms to the following:
  - The front alignment of the building should be equivalent to the front alignments of neighbouring buildings, or if these are different, the alignment may be between the setbacks of the neighbouring buildings;
  - The side setbacks should be equivalent to neighbouring residential buildings within the Precinct;

For new concrete kerbs and channels:

- consideration should be given to constructing concrete kerbs and channels of a form, scale and pigment that is reflective of bluestone construction (see photo 1.14 as a guide for this type of work);

#### *Performance measures*

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

- Existing individually significant and contributory Victorian, Federation, and interwar commercial, residential or cultural places should be retained;
- Building heights should be single storey only (or double storey for commercial buildings visually connected to other significant double storey buildings), and comply with the following:
  - The highest point of the roof should not be greater than the highest adjacent significant building visually connected to it, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line;

- The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
- The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it;
- New garages and/or carports should be located at the rear of existing and/or infill residential buildings;
- Existing significant visual connections, from existing thoroughfares and significant sites, particularly those views of the War Memorial and tree lines along the median strip in High Street, and the tree lines along the west side of High Street and in Rutherford Street should remain unobstructed and enhanced wherever possible;
- When required, street trees should be replaced with the same or an appropriate equivalent species (in High and Rutherford Streets);



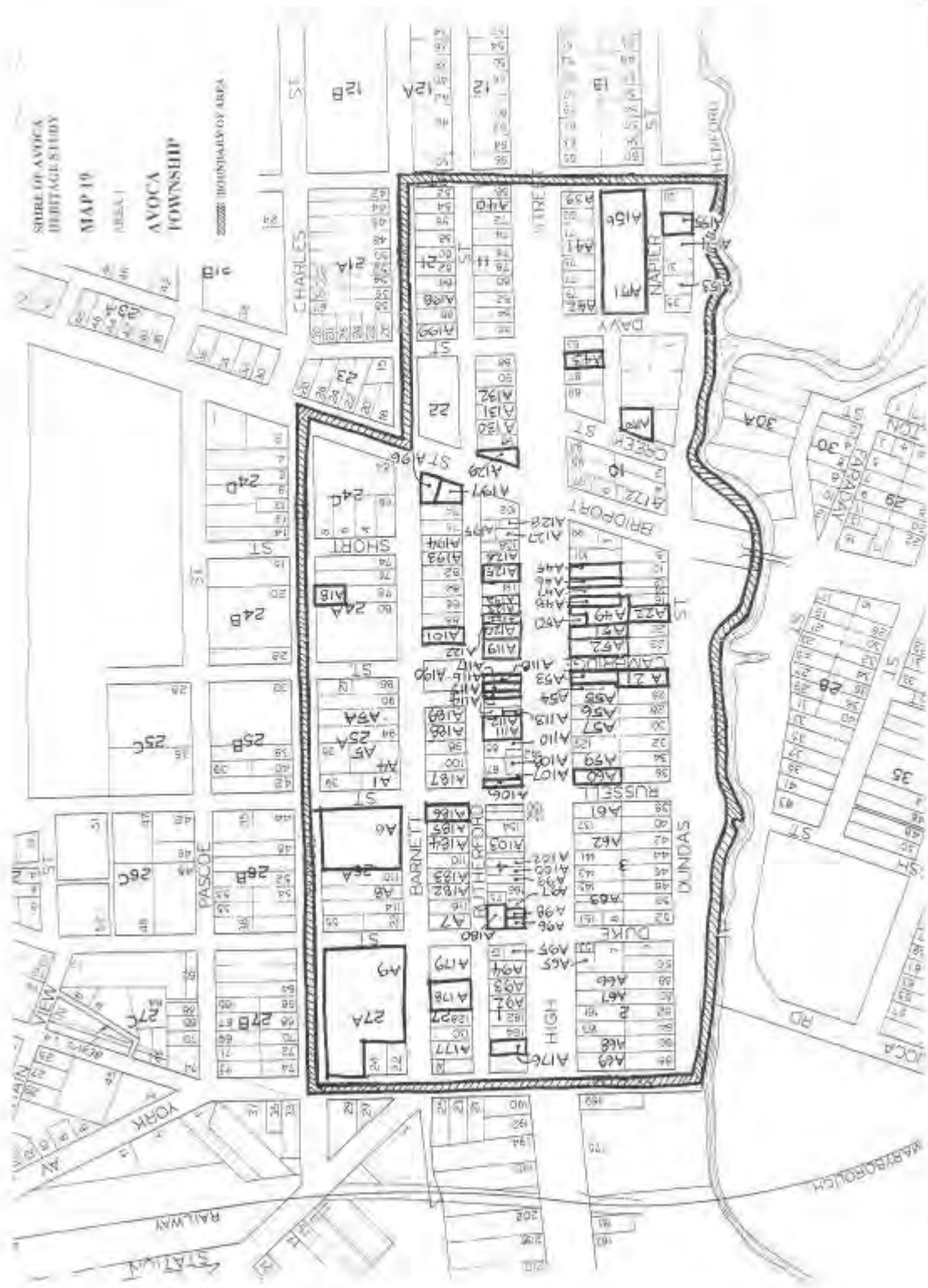
*Decision Guidelines*

It is policy that the responsible authority consider as appropriate:

- Supporting Background (History, Description and Statement of Significance) of the Avoca Township Precinct in Pyrenees Shire Heritage Precinct Study (2001);
- W. Jacobs & K. Twigg, *The Pyrenees Shire/Avoca Shire Heritage Study* (1995);
- THA Landscape Architects, Avoca Streetscape Master plan (1995-96);
- THA Landscape Architects, Avoca Urban Design Framework (2000);

# AVOCA HERITAGE PRECINCT







**Photo 5.01**

High Street (north end). View looking south showing single and double storey commercial and residential buildings, with the central median strip to the right showing the surviving row of pine trees.



**Photo 5.02**

High Street (north end). View looking south showing commercial buildings on the west side of High Street.





**Photo 5.03**

High Street, east side, (between Russell and Cambridge Streets). Single and double storey commercial buildings, with projecting verandahs, hipped and gabled roofs clad in galvanised corrugated iron, parapets, brick chimneys and timber (or copper) framed shopfront windows.



**Photo 5.04**

High Street, west side (between Russell and Cambridge Streets). Mix of 19th century and interwar single and double storey buildings with prominent parapets, pitched roof forms, weatherboard and brick wall construction and timber framed windows.



**Photo 5.05**

High Street, west side (between Russell and Cambridge Streets). Detailed view of the Pyrenees Advocate building and other single storey weatherboard Victorian styled shop buildings, and the two storey brick commercial building with a projecting verandah and balcony and prominent parapet.



**Photo 5.06**

High Street, east side (between Cambridge and Bridport Streets). View of the single and double storey shop buildings, with prominent parapets and chimneys, and projecting skillion verandahs.





**Photo 5.07**

High Street, east side (between Russell and Cambridge Streets). View of the timber and copper framed and glazed shopfronts, with projecting skillion verandahs over.



**Photo 5.08**

High Street, east side (between Russell and Cambridge Streets). Detail of the early upper lead lighting on the Willows Cafe building.



**Photo 5.09**

High Street, west side (between Duke and Russell Streets). The Singing Kettle building with appropriate signage on the parapet.



**Photo 5.10**

High Street, west side (near Duke Street). Butcher's shop, showing appropriate signage on the parapet.





**Photo 5.11**

Avoca State School No.4, Barnett Street. This building is a significant landmark in the township.



**Photo 5.12**

Masonic Hall, corner Rutherford and Duke Streets. This building is a landmark in this area of Avoca.



**Photo 5.13**

Church of England, corner Barnett and Russell Streets. The Church building is another significant landmark in Avoca.



**Photo 5.14**

Uniting Church building, corner Russell and Rutherford Streets. There are significant views of the Church from High Street.





**Photo 5.15**

High Street, east side, north end. View of single storey Victorian styled houses that characterise this part of Avoca.



**Photo 5.16**

Duke Street (viewed from High Street). View of single storey houses with hipped and gabled roofs clad in galvanised corrugated iron, brick chimneys that adorn the rooflines and timber framed windows.



**Photo 5.17**

High Street, west side, near the corner of Russell Street. View of Victorian styled residential building constructed in horizontal weatherboards with hipped roofs clad in galvanised corrugated iron, unpainted brick chimneys, timber framed windows and front verandah with cast iron decoration.



**Photo 5.18**

War Memorial and Lone Pine. The Memorial forms a highly significant landmark in the town.





**Photo 5.19**

View of the median strip in High Street, with the gravel car park in the foreground and the War Memorial in the background.



**Photo 5.20**

Row of mature pine trees within the median strip along the northern end of High Street.



**Photo 5.21**

View of exotic tree line along the west side of High Street (between Russell and Cambridge Streets).



**Photo 5.22**

View of substantial tree line in Rutherford Street (north of Russell Street).



**Photo 5.23**

View of the tree lines along the Avoca Creek, looking west along Russell Street from High Street. Also note the open concrete drains.

### **3.2.6 Moonambel Township Precinct**



### 3.2.6 Moonambel Township Precinct: Supporting Background

#### A. Historical Overview<sup>70</sup> (refer to historical figures at the rear of this precinct)

On a mission to discover the most direct route between Adelaide and the Mount Alexander diggings for the South Australian gold escort, Alexander Tolmer, described passing through a gap in the Pyrenees camping the night in the valley beyond, 'in the heart of the mountains.' When gold was discovered here in November 1860 Tolmer's camping place became the site of the new township of Moonambel, said to be an Aboriginal word for 'hollow in the hills', although it was originally known as Mountain Creek.

The township was surveyed less than a month after the discovery of gold in November 1860 and in January 1861 it was reported, 'The Main or High Street is already progressing and scores of substantial buildings are being erected regardless of expense, every one in business seems to feel a confidence in this place.' In September 1861 a successful petition in support of a municipality was arranged by residents concerned to safeguard the township's pre-eminence in the face of rushes to Redbank and Barkly and in October 1861 the Municipal District of Moonambel was proclaimed. Over the next three years elected councillors vigorously sought improvements for the area before the municipality finally amalgamated with the Avoca Shire in 1864.

By 1865 Moonambel had consolidated into a modest mining township with a population of about three hundred. Moonambel's businesses spread out in a long line along Brooke Street and this became the main commercial thoroughfare. Moonambel acted as an administrative centre for the surrounding locality and the police camp occupied a central section of the commercial precinct comprising a police residence/station, a weatherboard lock up and a courthouse with a court of petty session and warden's court.

In Humffray Street, parallel to Brooke Street, a remarkably self contained religious and educational precinct with the State School [M22], Methodist (Uniting) Church [M23], Church of England [M24], and Roman Catholic Church [M25] all occupying adjacent sites.

#### B. Description

##### B.1 Precinct Boundaries (refer to precinct plan at the rear of this precinct)

The area is bound by Mountain Creek to the north, the east boundary being Grant Street, the west boundary being Woods Street and the south boundary being the allotments on the south side of Humffray Street. The main thoroughfare of the precinct is Brooke Road.

##### B.2 Buildings & Significant Details (refer to photos at the rear of this precinct)

The Moonambel Township precinct is predominantly characterised in two ways: by its combined low density Victorian and interwar commercial and residential strip along Brooke Road and by its substantially intact 19<sup>th</sup> and early 20<sup>th</sup> century Church and School avenue along Humffray Street.

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70 The Historical Overview for this precinct has been directly taken from W. Jacobs & K. Twigg, *The Pyrenees Shire/Avoca Shire Heritage Study*, February 1995.



In Brooke Road, all of the significant Victorian buildings are single storey and detached, with gabled and hipped roof forms clad in galvanised corrugated iron and timber framed windows (photos 6.01-02). Unpainted brick chimneys adorn the rooflines. These predominantly commercial (with a smaller number of residential) buildings are largely constructed in horizontal weatherboard or pressed metal (as in the Store and Bakery), with the former produce building constructed in hand-made unpainted brick and the Moonambel General Store in a combination of weatherboard, hand-made brick and concrete block.

The notable buildings in the town include the former Store and Bakery building on the north side of Brooke Road (east end) built in c.1873, with its chamfered corner (photo 6.03). This building appears to be reasonably intact, although it is in poor condition. Diagonally opposite (further eastwards) is the former Police Residence and Lock Up constructed in 1880 and the 1860s respectively (photo 6.04). The residence is a single storey, Victorian building with a hipped and gabled roof and front verandah at the side supported by stop chamfered timber columns. Further westwards along Brooke Road is the single storey Moonambel General Store, with its double gabled roof form skillion verandah projecting at the front with timber columns (photo 6.05). This building appears to have been constructed in the 19<sup>th</sup> century, although the western-most gable suggests that the building was extended during the interwar period. Neighbouring the General Store is the former Produce building constructed in the c.1870s (photo 6.06). It has a gabled roof and prominent parapet. On the southern side of Brooke Road opposite the Produce Store is the Commercial Hotel built in 1860 (with a number of alterations and additions over time) (photo 6.07). The double gabled horizontal weatherboard building has a prominent parapet and projecting skillion supported by timber columns. There is also an interwar Bungalow house and a shop building along the eastern extremities of the precinct. These buildings have hipped and gabled roofs, timber framed windows and are single storey in height. There is also a significant amount of vacant land in the central Moonambel precinct, between Brooke Road and Humffray Street.

The buildings along Brooke Road predominantly have shallow (if any) front setbacks. There are a mix of narrow and wide side setbacks.

In Humffray Street, all the Churches and School building are constructed in unpainted brick, with steeply pitched gabled roof forms clad in galvanised corrugated iron. Projecting minor gable porches, pointed windows, timber framed windows, decorative brick bands, no eaves, gable ventilators (both vertically oriented and oculi) and projecting buttresses are other features. The eastern most building is the Moonambel State School built in 1875 (photo 6.08). Neighbouring it to the west is the Uniting (formerly Methodist) Church building constructed in 1913 (photo 6.09), while the neighbouring Church of England building (photo 6.10) and Catholic Church (photo 6.11) were erected in 1878 and 1884 respectively.

All the buildings along Humffray Street have substantial front and side setbacks, due to the large scale of the allotments.

The fence designs and construction for the significant properties in the precinct vary, being both early and introduced. However, most fences are no higher than 1200mm. An early timber picket fence spans between the General Store and former Bakery and Store building in Brooke Road, and there are also other houses within the precinct with timber picket fences. An early hedge fence is situated at the eastern end of Brooke Road. Timber post and rail and later steel mesh fences are evident along Humffray Street.

Another significant feature are the early scrolled metal gates along the Church frontages in Humffray Street, and in particular, the Catholic Church and Church of England.

### **B.3 Urban Design & Engineering Infrastructure**

The variance in use between the commercial and residential allotments in Brooke Road and the Church and school allotments in Humffray Street have provided a divergence in allotment sizes.

Most of the allotments in Brooke Road are narrow, while those in Humffray Street are wide and of a large scale. It appears that these allotments are based on their historical subdivisional layouts.

Throughout the precinct are significant urban foci. The mature trees about the Church of England form a distinctive landmark, and are viewed from different areas in the precinct. There are significant views of the Uniting and Catholic churches and cypress trees from the General Store in Brooke Road, with additional significant views of the Church of England from the junction of Brooke Road and the side street to Humffray Street. There are further significant views of the Churches and school from the park in Humffray Street (the park neighbouring the former Police residence) (photo 6.12), and to the Mountain Creek towards the north of the precinct.

Most of the roadsides have grassed and gravel verges and grassed nature strips (without footpaths), although introduced concrete kerb and channel is evident along Brooke Road. There is some introduced concrete paving outside the General Store. There are also open concrete spoon drains in Brooke Road and along the side road between Brooke Road and Humffray Street.

#### **B.4 Landscaping**

The most prominent landscaping in Moonambel are the substantial trees in Humffray Street, within the Church allotments (photo 6.13). These trees include cypresses, pines and other exotics, and also some eucalypts. Apart from the grassed nature strips, there is also a substantial tree at the north-west corner of Brooke Road and Woods Street. Immediately outside to the precinct to the east is a highly significant Judas tree [M5].

The Mountain Creek to the north of the Moonambel township was the site of alluvial diggings which lead to the formation of the township and is therefore significant from both natural and cultural viewpoints.

#### **C. Statement of Cultural Significance**

The Moonambel Township Precinct is **architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1) for its range of post-alluvial gold rush buildings of the 19<sup>th</sup> century. The precinct demonstrates many original and early design qualities associated with the commercial, residential and cultural development of the central Moonambel area between the 1860s and the early 20<sup>th</sup> century. These qualities include the Victorian styled buildings (former Bakery and Store, Produce Store, General Store (with later additions), Police Residence, Commercial Hotel), houses, and the interwar Bungalow houses in Brooke Road. These qualities also include the Victorian and Federation Gothic styled brick Churches and School in Humffray Street. Other intact qualities include the gabled and hipped roof forms, galvanised corrugated iron roof cladding, unpainted brick and horizontal weatherboard wall cladding, unpainted brick chimneys, front verandahs (skillion verandahs for commercial buildings), timber framed windows, prominent parapets (commercial buildings), brick buttresses (Churches only); timber picket fences and post and rail fences, scrolled metal gates (Church allotments), parapet signage (commercial buildings) and decorative features consistent with the style of the building (particularly for the Churches).

The Moonambel Township Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates important visual qualities that reflect the historical and cultural development of the township and surrounding areas, and contribute to the setting of the township. These qualities include the uninterrupted views of the Churches and School in Humffray Street from Brooke Road, the views to the substantial exotic and native trees in Humffray Street to the south, and the Mountain Creek towards the north.

The Moonambel Township Precinct is **historically** significant at a **LOCAL** level (AHC criterion H.1). It is associated with the early development of Moonambel from the 1860s as a result of the discovery of gold in November 1860 along the Mountain Creek, and the subsequent commercial, cultural, residential, religious and educational developments that occurred throughout the 19<sup>th</sup> and early 20<sup>th</sup> centuries. These developments shaped the Moonambel township into a modest mining township. The remaining buildings are a legacy of these developments.

The Moonambel Township Precinct is **scientifically** significant at a **LOCAL** level (AHS criterion F.1). The Mountain Creek was the site of the alluvial diggings and provide potential for further archaeological and educational research.

The Moonambel Township Precinct is **socially** significant at a **LOCAL** level (AHC criterion G.1). This area of Moonambel is recognized and highly valued by the local community for commercial, cultural, religious, and educational reasons.

Overall, the Moonambel Township Precinct is of **LOCAL** significance.

## **PLANNING SCHEME FORMAT**

### **Moonambel Township Heritage Precinct**

#### **Policy Basis**

The Moonambel Township Heritage Precinct policy applies to all land located within the heritage overlay schedule as HOXX and also known as Policy Map XX. The Pyrenees Shire Municipal Strategic Statement emphasizes the need to protect, conserve and enhance places of cultural significance.

The Moonambel Township Precinct is historically important in demonstrating the mixture of commercial, residential, and cultural land uses, which date from soon after the first gold discovery in the area in November 1860, and the subsequent land sales in the 19<sup>th</sup> century. The precinct therefore predominantly reflects a modestly scaled, low density, commercial and residential Brooke Road rural streetscape, and a largely 19<sup>th</sup> century Church and School streetscape along Humffray Street. Although many buildings have subsequently been demolished or relocated, these streetscapes – combined with the banks of the Mountain Creek - still retain the essential rural mining township character of Moonambel.

The precinct is architecturally important for the modestly scaled, single storey predominantly Victorian styled commercial, residential, Church and School buildings mainly in Brooke Road and Humffray Street respectively. These buildings are constructed of unpainted brick or horizontal weatherboard, with gabled or hipped roofs clad in galvanised corrugated iron. Other important architectural qualities include the unpainted brick chimneys, front or side verandahs (skillion verandahs supported by timber columns for commercial buildings), timber framed windows, prominent parapets (commercial buildings), parapet signage (commercial buildings), gable ventilators, brick buttresses (Church buildings), decorative features consistent with the building style, scrolled metal Church gates and timber picket and post and rail timber fences.

The contrast between the relatively shallow front setbacks of Brooke Road and the substantial front and side setbacks of the Church and School allotments in Humffray Street is also distinctive and important.

The important architectural and aesthetic historic character is further enhanced by the substantial exotic trees in Humffray Street, and the views of the Churches along Brooke Road and the views of the Mountain Creek towards the north of the precinct.

#### **Objectives**

- To ensure the retention and conservation of the individually significant and contributory predominantly Victorian styled commercial, residential, church and school buildings and places that demonstrate the historic significance of the Heritage Overlay Area. The notable significant commercial and residential streetscape qualities include (but are not limited to) the broadly-projecting skillion verandahs (where verandahs are an early and/or significant part of the design); hipped or gabled roof forms; unpainted brick or horizontal weatherboard wall construction; galvanised corrugated iron roof cladding, unpainted brick chimneys; timber framed windows; front skillion verandahs (commercial buildings); front verandahs (residential buildings); shallow front setbacks and timber picket or post and rail fences. The notable significant Church and School streetscape qualities include the unpainted brick construction of steeply pitched gabled buildings, with galvanised corrugated iron roof cladding, pointed windows, timber framed windows, front minor gable porches, brick buttresses and decorative detailing;
- To conserve and enhance the modest scale commercial, residential and Church and school buildings within the Heritage Overlay Area;

- To conserve and enhance the single storey height limit within the Heritage Overlay Area;
- To conserve the uniformity of front and side setbacks; building separation and subdivision throughout the Heritage Overlay Area;
- To conserve the existing topography and widths of the streets within the Heritage Overlay Area;
- To promote and support the continuing commercial, residential, Church and school use of the precinct;
- To conserve and enhance the significant views within precinct, including the views to the Churches, School and substantial trees in Humffray Street, and the Mountain Creek towards the north of the precinct;
- To conserve and enhance the important tree lines in Humffray Street. Replacement plantings should be restricted to these areas;
- To conserve and enhance the grassed and gravel verges and open drainage systems along the streets within the Heritage Overlay Area;

## **Policy**

### *Exercising Discretion*

It is policy to:

- retain existing individually significant and contributory 19<sup>th</sup> and early 20<sup>th</sup> century commercial, residential, Church and school buildings;
- encourage contemporary interpretation of traditional building design within the Precinct, which includes hipped and/or gable roof forms (with a pitch between 25 and 30 degrees); dominant parapets (commercial buildings), skillion verandahs with timber columns (commercial buildings) and minimal detailing;
- encourage the accurate reconstruction of traditional, Victorian commercial shopfronts, particularly the Bakery and Store building and the Produce Building;
- encourage development which responds to the single storey height and proportions, form and bulk predominant in the buildings of the area;
- encourage the retention of the large scale of the Church allotments in Humffray Street;
- encourage the use of traditional construction materials for infill development which includes horizontal weatherboard or unpainted or rendered brick wall construction, timber framed windows, and non-zincalume sheet metal roofing (unpainted brick construction may be considered for any new developments opposite the Churches and School in Humffray Street);
- encourage appropriately proportioned signage, of complimentary designs and colours to the 19<sup>th</sup> century commercial buildings in the area;
- encourage the location of signage on commercial buildings to verandah building parapets;
- encourage the use of paint colours on buildings that are appropriate for the style and period of construction;
- encourage the use of appropriate fence types, designs and locations which do not obscure the visibility of the place from the street;



- encourage the appropriate development, form and scale of garages and/or carports, with a location at the rear of the existing and/or infill buildings;
- encourage garden plantings and design that compliment the period and style of the place (residential allotments);
- encourage the development of street furniture and associated fixtures that are sympathetic with the character of the streetscape, and where possible, are drawn from early photographs of the town;

Where a permit is required for building alterations, new development of other works, it is policy to:

- ensure that alterations and/or infill development draw on traditional architectural characteristics (including but not limited to):
  - gabled and/or hipped roof forms;
  - parapets on commercial buildings (desirable but not essential);
  - broadly-projecting skillion verandahs (commercial buildings only – desirable but not essential);
- ensure that alterations and/or infill development employ traditional building materials including:
  - horizontal weatherboard or unpainted red brick or rendered brick wall construction;
  - non-zincalume corrugated sheet metal roof cladding;
  - timber or rendered brick parapets (commercial buildings);
  - timber framed windows and doors;
- ensure that the general design supports and enhances the heritage values of the precinct in terms of bulk, form, scale, height, style and setting;
- ensure that new fences are:
  - appropriately designed and constructed to compliment the building and residential streetscape;
  - no higher than 1200mm;
- ensure that signage is:
  - appropriately located on shopfronts, parapets and verandah hoardings;
  - of a design, form and colour that compliments the style of the building;
- ensure allotment configuration conforms to the following:
  - The front alignment of the building should be equivalent to the front alignments of neighbouring buildings, or if these are different, the alignment may be between the setbacks of the neighbouring buildings;

- The side setbacks should be equivalent to neighbouring residential buildings within the Precinct;

For new concrete kerbs and channels:

- consideration should be given to constructing concrete kerbs and channels of a form, scale and pigment that is reflective of bluestone construction (see photo 1.14 as a guide for this type of work);

#### *Performance measures*

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

- Existing individually significant and contributory 19<sup>th</sup> and early 20<sup>th</sup> century commercial, residential, Church and school buildings should be retained;
- Building heights should be single storey only and comply with the following:
  - The highest point of the roof should not be greater than the highest adjacent significant building visually connected to it, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line;
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
  - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it;
- New garages and/or carports should be located at the rear of existing and/or infill residential buildings;
- Existing significant visual connections, from existing thoroughfares and significant sites, particularly those views of the Churches and trees in Humffray Street and the views of the Mountain Creek towards the north of the precinct, should be enhanced wherever possible;
- Existing grassed and gravel verges should be retained;

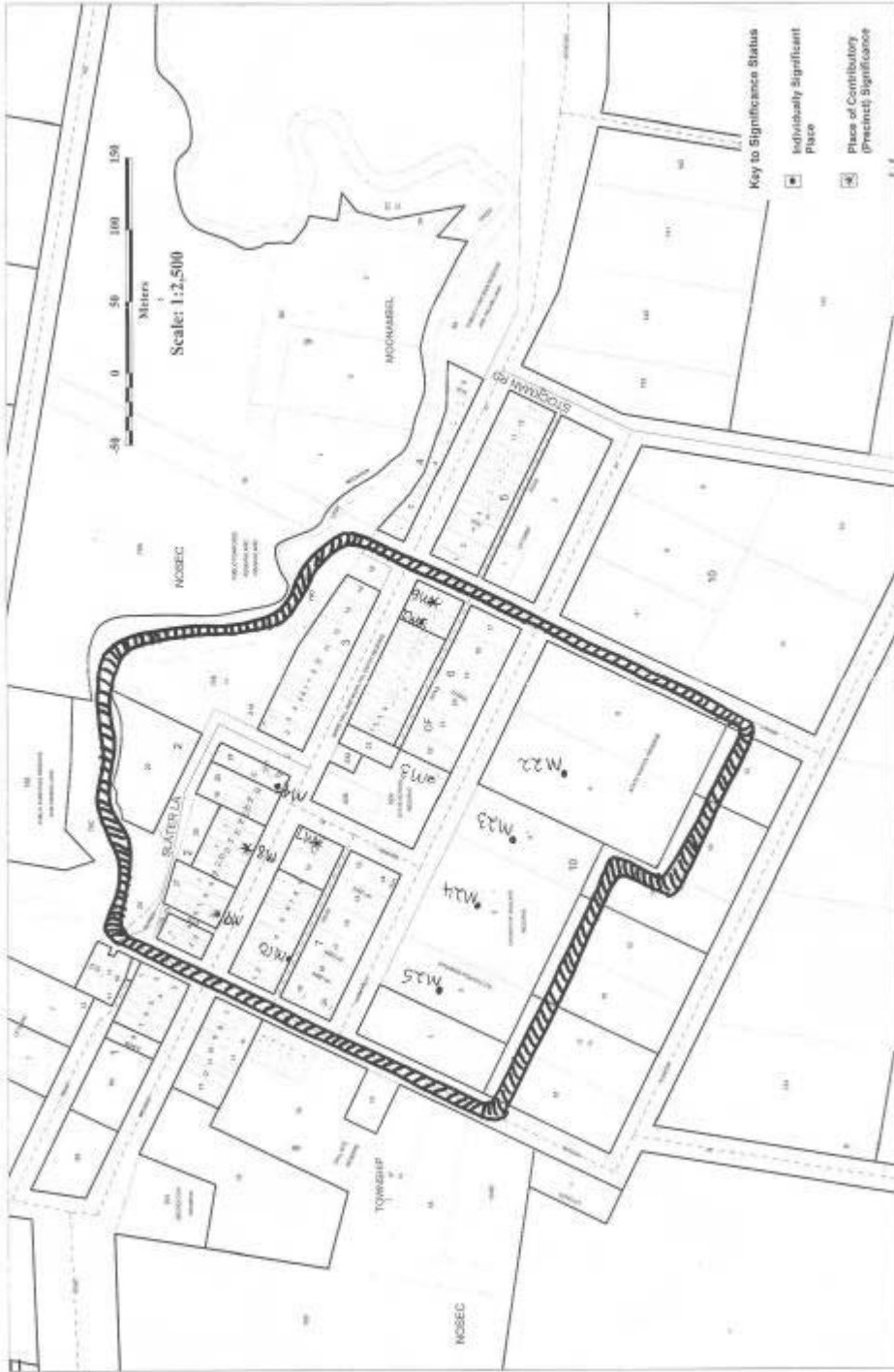
#### *Decision Guidelines*

It is policy that the responsible authority consider as appropriate:

- Supporting Background (History, Description and Statement of Significance) of the Moonambel Township Precinct in Pyrenees Shire Heritage Precinct Study (2001);
- W. Jacobs & K. Twigg, *The Pyrenees Shire/Avoca Shire Heritage Study* (1995);

# MOONAMBEL HERITAGE PRECINCT

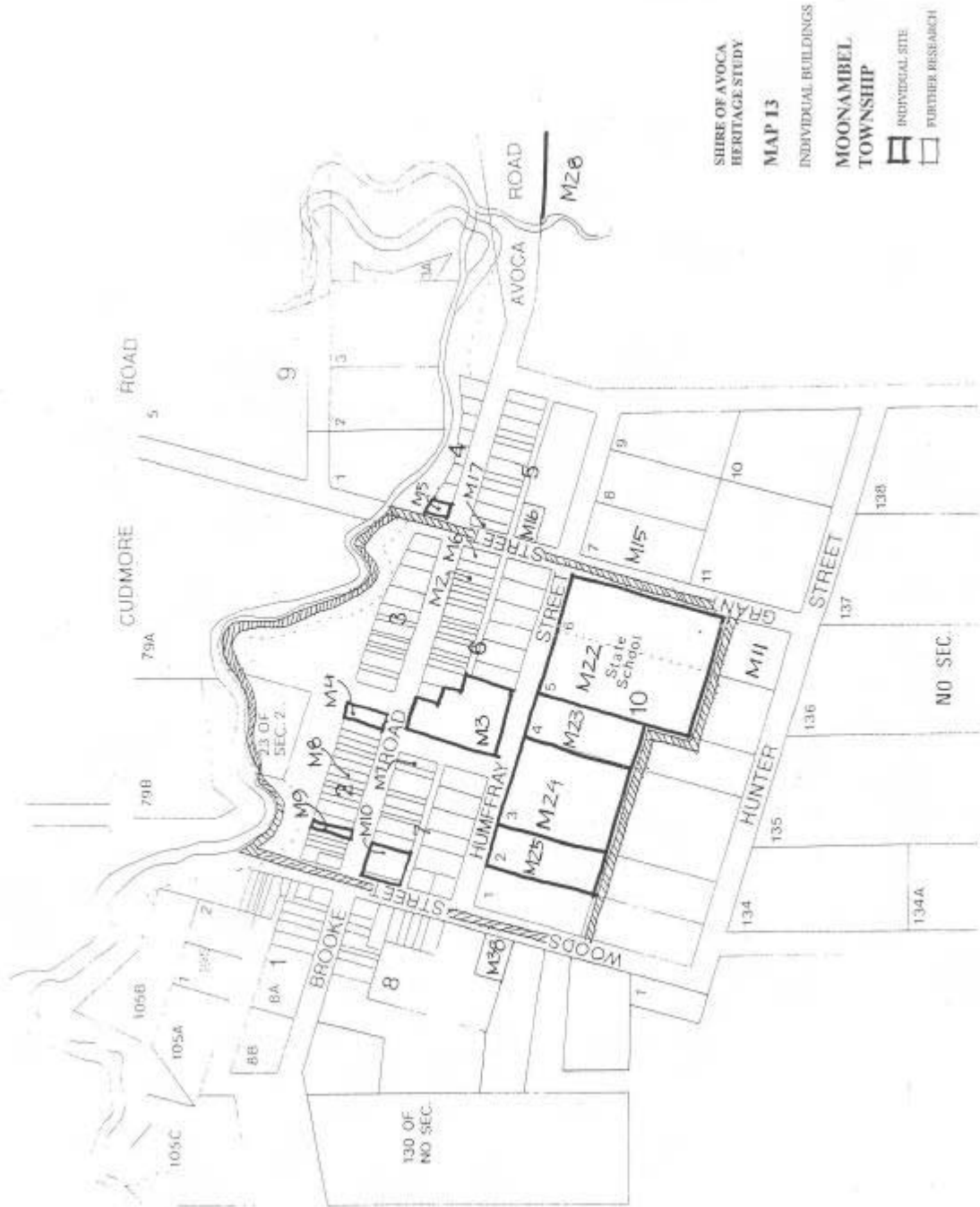
NORTH



Key to Significance Status  
Individually Significant Place  
Place of Contributory (Precinct) Significance

Map Printed 15 November 2001

2: Moonambel Heritage Precinct Study, 2001 (Heritage Precinct Study, Map of Moonambel Heritage Precinct A)





**Photo 6.01**

Brooke Road, looking east, showing single storey, gabled commercial buildings with galvanised corrugated iron roof cladding.



**Photo 6.02**

Single storey timber cottage in Brooke Road, having gabled roof forms clad in corrugated galvanised iron (painted), and a front verandah.





**Photo 6.03**

Former Store and Bakery Building, Brooke Road.



**Photo 6.04**

Former Police Residence and Police Lock Up buildings, Brooke Road.



**Photo 6.05**

Moonambel General Store, Brooke Road.



**Photo 6.06**

Former Produce building, Brooke Road.





**Photo 6.07**

Commercial Hotel, western end of Brooke Road.



**Photo 6.08**

Moonambel State School building, east end of Humffray Street.



**Photo 6.09**

Uniting Church building and substantial cypress trees, Humffray Street.



**Photo 6.10**

Church of England and surrounding substantial trees, Humffray Street.





**Photo 6.11**

Catholic Church and substantial cypress trees, western end of Humffray Street.



**Photo 6.12**

Significant views of the Church and school buildings and substantial trees from the park along the eastern end of Brooke Road.





**Photo 6.13**

Humffray Street, looking west showing the substantial and significant cypress and other trees.

### **3.2.7 Landsborough Township Precinct**

### 3.2.7 Landsborough Township Precinct: Supporting Background

#### A. Historical Overview<sup>71</sup> (refer to historical figures at the rear of this precinct)

Streets were laid out in Landsborough in September 1862, less than a month after the gold rush to the area began. The town was named after William Landsborough, an explorer who was at that time in charge of a party sent to search for the missing Burke and Wills and all the major streets bore the names of the Burke and Wills expeditionary party. Two weeks later a newspaper correspondent observed, 'The carpenters are still actively engaged erecting buildings and from present appearances, I think that our Burke St will be one of the finest and longest streets in the Pyrenees.'

By 1868 Landsborough had a population of 141 families, making it the second largest town in the Shire. Its rapid growth was initially fuelled by gold but in the later decades of the nineteenth century it depended increasingly on the local farming community. Land in the area had been opened up for settlement at an early date, due partly to the activities of the energetic Progress Committee which had persuaded the Government to release 20,000 acres for sale or selection in the Landsborough area under the 1865 Land Act.

The first two decades of the century were profitable ones for the local farming community and they brought a new prosperity to the town, generating a spate of building activity in the 1920s. Burke Street was closely lined with shops and long-time Landsborough resident, Nancy Friend, remembers the carnival atmosphere on a Saturday evening when the shops stayed open until midnight and farming families travelled to Landsborough to shop and socialise:

Fittocks had a big old gramophone and they would have it going right out on the street when the farmers came in. They had one of the first sod fountains and we would buy a brink for one penny. And it was a great day if the Fittocks had made ice cream. They would make it in a wooden churn with cream and ice and salt and everyone would know when the Fittocks were making ice cream.

#### B. Description

##### B.1 Precinct Boundaries (refer to precinct plan at the rear of this precinct)

The central core and thoroughfare of the Landsborough Township Precinct is Burke Street. The north boundary of the precinct is the Native Creek, with the south boundary comprised of Wills Street. The precinct also extends to the east to King Street, and to the west to Stawell Road. Other roads included in the precinct are Howitt and McKinlay Streets.

##### B.2 Buildings & Significant Details (refer to photos at the rear of this precinct)

The Landsborough Township precinct is characterised by a mixture of 19<sup>th</sup> and early 20<sup>th</sup> century detached single storey, hipped and gabled commercial, cultural and residential buildings along Burke Street. Most buildings are constructed of horizontal weatherboard wall cladding, with unpainted brick chimneys and timber framed windows. There are a number of broadly-projecting skillion verandahs, particularly for the commercial buildings, and the houses are also identified by front verandahs. These verandahs are supported by timber columns, with the residential verandahs also having decorative cast iron valances or brackets. The skillion verandahs are simple and have no other ornamentation.

The sites towards the east (south-east) of the precinct are a mixture of commercial, cultural and residential buildings. They include the Victorian Gothic styled St. John's Church of England (with introduced false brick cladding) (photo 7.01), imposing interwar cement rendered Public Hall and neighbouring bowling greens (photo 7.02), and the altered former London Chartered Bank constructed in 1863 (photo 7.03).

The northern side of the central precinct area is largely characterised by modestly scaled, simple Victorian styled shops (photo 7.04). On the corner of Burke and McKinlay Streets is the

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71 The Historical Overview for this precinct has been directly taken from W. Jacobs & K. Twigg, *The Pyrenees Shire/Avoca Shire Heritage Study*, February 1995.

substantial, multi-gabled Burke and Wills Hotel (photo 7.05), constructed in the 1860s but with a prominent interwar brick street façade and parapet.

The north-western area of the precinct is identified by a number of significant buildings and sites, including Shay's Flat School of the c.1870s (photo 7.06), unpainted brick interwar Hodgett's Store with its distinctive brick parapet (photo 7.07), and the former Landsborough Common School constructed of mud brick in 1867 (photo 7.08). Together with the Victorian styled house (photo 7.09) and other single storey houses (including an interwar Californian Bungalow) (photo 7.10) along this part of the precinct, these buildings have gabled roof forms clad in galvanised corrugated iron.

Throughout the precinct, there are early and introduced signage within the parapets on the commercial buildings. Most of the signage is appropriate.

The buildings along the central and south-eastern end of the Landsborough Township Precinct in Burke Street have shallow (if any) front setbacks, with a range of narrow and wide side setbacks. The buildings towards the north-west of the precinct have larger front and side setbacks

There are no consistent fence designs or construction materials identified in the Landsborough Township Precinct. However, most of the fences – whether post and rail, cyclone wire, steel mesh, and brick and steel – are no higher than 1200mm.

### **B.3 Urban Design & Engineering Infrastructure**

Because all of the allotments within the precinct are situated along Burke Street, most of the allotments are consistent in length and conform to the historical subdivisional and street layout.

Throughout the precinct are significant urban foci. Particular landmarks include the Public Hall, Burke and Wills Hotel and Hodgett's Store along various parts of Burke Street. There are significant views of these buildings along Burke Street. The group of peppercorn trees near the corner of Burke and McKinley Streets also forms another landmark.

Burke Street also identified by the introduced concrete kerb and channel and an absence of footpaths (photo 7.11).

#### **B.4 Landscaping**

Landscaping in central Landsborough is largely confined to the substantial group of peppercorn trees near the corner of Burke and McKinley Streets, grassed nature strips and the bowling greens.

#### **C. Statement of Cultural Significance**

The Landsborough Township Precinct is **architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1) for its range of modestly scaled, single storey, detached 19<sup>th</sup> and early 20<sup>th</sup> century commercial, cultural and residential buildings along Burke Street (between Stawell Road and King Street) that initially resulted from the gold rush in the early 1860s. The significant architectural qualities include the hipped and gabled roof forms, galvanised corrugated iron roof cladding, horizontal weatherboard wall construction (with occasional unpainted brick construction), prominent parapets and skillion verandahs (commercial buildings), front verandahs (residential buildings), timber verandah columns, timber framed windows, early parapet signage, and unpainted brick chimneys. The grassed nature strips (without footpaths), bowling greens, group of peppercorn trees and the landmarks (including the Public Hall, Burke and Wills Hotel and Hodgett's Store) also contribute to the significance of the precinct.

The Landsborough Township Precinct is **historically** significant at a **LOCAL** level (AHC criterion H.1). It is associated with the early development of Landsborough from the 1860s as a result of the discovery of gold and the subsequent laying out of the streets in 1862. These developments shaped the Landsborough into a thriving town until the 1920s. The remaining buildings in the precinct are a legacy of these developments.

The Landsborough Township Precinct is **socially** significant at a **LOCAL** level (AHC criterion G.1). This area of Landsborough is recognized and highly valued by the local community for commercial, cultural, and religious reasons.

Overall, the Landsborough Township Precinct is of **LOCAL** significance.



## **PLANNING SCHEME FORMAT**

### **Landsborough Township Heritage Precinct**

#### **Policy Basis**

The Landsborough Township Heritage Precinct policy applies to all land located within the heritage overlay schedule as HOXX and also known as Policy Map XX. The Pyrenees Shire Municipal Strategic Statement emphasizes the need to protect, conserve and enhance places of cultural significance.

The Landsborough Township Precinct is historically and architecturally important in demonstrating the mixture of commercial, residential, and cultural land uses, which date from soon after the first gold discovery and laying of the streets in 1862. The precinct is notable for its modestly scaled, detached, low density, single storey, commercial, cultural and residential buildings Burke Street. Most of the buildings have hipped and gabled roof forms clad in galvanised corrugated iron, horizontal weatherboard wall construction (with the occasional unpainted brick wall construction), unpainted brick chimneys, prominent parapets and/or skillion verandahs (commercial buildings), front verandahs with decorative detailing (residential buildings), timber framed windows, and shallow (if any) front setbacks (particularly central Landsborough).

The small number of significant landmark buildings in Burke Street also contribute to the architectural character and historical understanding of the township's development. These buildings include the imposing interwar Public Hall, 19<sup>th</sup> century Burke and Wills Hotel and the interwar Hodgett's Store. The Peppercorn trees, grassed nature strips (without footpaths) and the bowling greens further enhance the aesthetic and cultural significance of the township.

#### **Objectives**

- To ensure the retention and conservation of the individually significant and contributory 19<sup>th</sup> and early 20<sup>th</sup> century commercial, residential and cultural buildings and places that demonstrate the historic significance of the Heritage Overlay Area. The notable significant commercial and residential streetscape qualities include (but are not limited to) the broadly-projecting skillion verandahs (where verandahs are an early and/or significant part of the design); hipped or gabled roof forms; horizontal weatherboard wall construction; galvanised corrugated iron roof cladding, unpainted brick chimneys; timber framed windows; front verandahs (residential buildings); and shallow front setbacks;
- To conserve and enhance the modest scale of the commercial, residential and Church and school buildings within the Heritage Overlay Area;
- To conserve and enhance the single storey height limit and detached nature of the buildings within the Heritage Overlay Area;
- To conserve the uniformity of front and side setbacks; building separation and subdivision throughout the Heritage Overlay Area;
- To conserve the existing topography and widths of the streets within the Heritage Overlay Area;
- To promote and support the continuing combined commercial, residential, and cultural use of the precinct;
- To conserve and enhance the significant views of significant landmarks within precinct, including the views to Public Hall, Burke and Wills Hotel and Hodgett's Store;
- To conserve and enhance the important group of peppercorn trees near the corner of Burke and McKinley Streets;

- To conserve and enhance the grassed nature strips within the Heritage Overlay Area;

## **Policy**

### *Exercising Discretion*

It is policy to:

- retain existing individually significant and contributory 19<sup>th</sup> and early 20<sup>th</sup> century commercial, residential, and cultural buildings and sites;
- encourage contemporary interpretation of traditional building design within the Precinct, which includes hipped and/or gable roof forms (with a pitch between 25 and 30 degrees); dominant parapets (commercial buildings), skillion verandahs with timber columns (commercial buildings) and minimal detailing;
- encourage the accurate reconstruction of traditional, Victorian commercial shopfronts;
- encourage development which responds to the single storey height and proportions, form and bulk predominant in the buildings of the area;
- encourage the use of traditional construction materials for infill development which includes horizontal weatherboard or rendered brick wall construction, timber framed windows, and non-zincalume sheet metal roofing;
- encourage appropriately proportioned signage, of complimentary designs and colours to the 19<sup>th</sup> century commercial buildings in the area;
- encourage the location of signage on commercial buildings to verandah building parapets and/or verandah valance hoardings;
- encourage the use of paint colours on buildings that are appropriate for the style and period of construction;
- encourage the use of appropriate fence types, designs and locations which do not obscure the visibility of the place from the street;
- encourage the appropriate development, form and scale of garages and/or carports, with a location at the rear of the existing and/or infill buildings;
- encourage garden plantings and design that compliment the period and style of the place (residential allotments);
- encourage the development of street furniture and associated fixtures that are sympathetic with the character of the streetscape, and where possible, are drawn from early photographs of the town;

Where a permit is required for building alterations, new development of other works, it is policy to:

- ensure that alterations and/or infill development draw on traditional architectural characteristics (including but not limited to):
  - gabled and/or hipped roof forms;
  - parapets on commercial buildings (desirable but not essential);

- broadly-projecting skillion verandahs (commercial buildings only – desirable but not essential);
- ensure that alterations and/or infill development employ traditional building materials including:
  - horizontal weatherboard or rendered brick wall construction;
  - non-zincalume corrugated sheet metal roof cladding;
  - timber or rendered brick parapets (commercial buildings);
  - timber framed windows and doors;
- ensure that the general design supports and enhances the heritage values of the precinct in terms of bulk, form, scale, height, style and setting;
- ensure that new fences are:
  - appropriately designed and constructed to compliment the building and residential streetscape;
  - no higher than 1200mm;
- ensure that signage is:
  - appropriately located on shopfronts, parapets and verandah hoardings;
  - of a design, form and colour that compliments the style of the building;

- ensure allotment configuration conforms to the following:
  - The front alignment of the building should be equivalent to the front alignments of neighbouring buildings, or if these are different, the alignment may be between the those of neighbouring buildings;
  - The side setbacks should be equivalent to neighbouring residential buildings within the Precinct;

For new concrete kerbs and channels:

- consideration should be given to constructing concrete kerbs and channels of a form, scale and pigment that is reflective of bluestone construction (see photo 1.14 as a guide for this type of work);

*Performance measures*

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

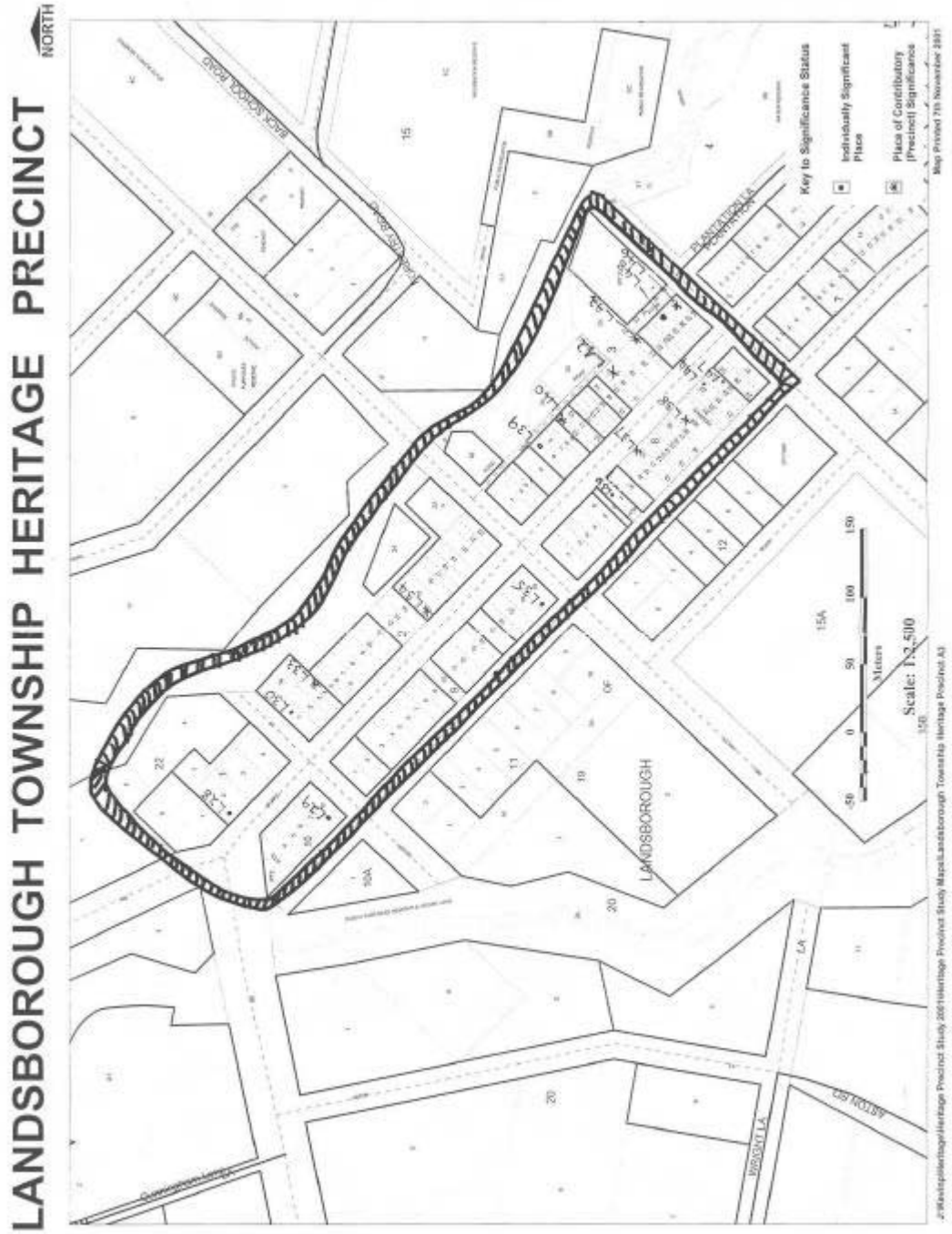
- Existing individually significant and contributory 19<sup>th</sup> and early 20<sup>th</sup> century commercial, residential, cultural buildings and sites should be retained;
- Building heights should be single storey only and comply with the following:
  - The highest point of the roof should not be greater than the highest adjacent significant building visually connected to it, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line;
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
  - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it;
- New garages and/or carports should be located at the rear of existing and/or infill residential buildings;
- Existing significant visual connections, from existing thoroughfares and significant sites, particularly those views of the Public Hall and bowling greens, Burke and Wills Hotel and Hodgett's Store should be retained and enhanced wherever possible;
- Existing grassed nature strips (without footpaths) should be retained;

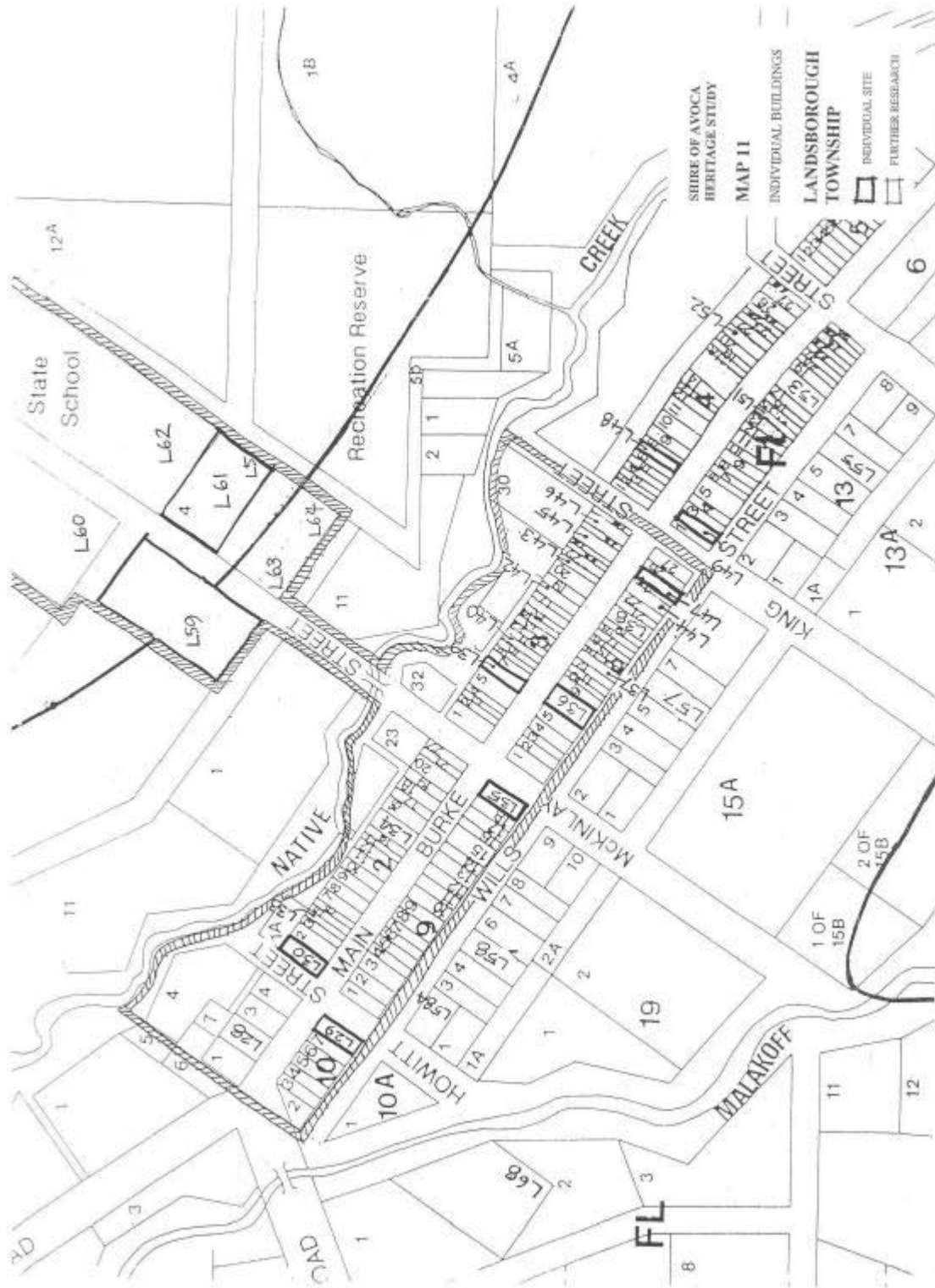
*Decision Guidelines*

It is policy that the responsible authority consider as appropriate:

- Supporting Background (History, Description and Statement of Significance) of the Landsborough Township Precinct in Pyrenees Shire Heritage Precinct Study (2001);
- W. Jacobs & K. Twigg, *The Pyrenees Shire/Avoca Shire Heritage Study* (1995);









**Photo 7.01**

St. John's Church of England, eastern end of Burke Street.



**Photo 7.02**

Landsborough Public Hall, Burke Street.





**Photo 7.03**

Former London Chartered Bank, eastern end of Burke Street.



**Photo 7.04**

Row of modestly scaled, single storey shops with gabled roofs, galvanised corrugated iron roof cladding, brick chimneys, horizontal weatherboard wall cladding, timber framed windows and skillion verandahs.



**Photo 7.05**

Burke and Wills Hotel, corner Burke and McKinley Streets. Note the modestly scaled 19th century gable roof forms behind the brick interwar parapet.



**Photo 7.06**

Shay's Flat School, corner Burke and McKinley Streets.





**Photo 7.07**

W.B. Hodgett's Store, Burke Street.



**Photo 7.08**

Former Landsborough Common School, Burke Street.



**Photo 7.09**

Victorian house, Burke Street (north-western end).



**Photo 7.10**

Interwar Californian Bungalow house neighbouring Hodgett's Store in Burke Street.





**Photo 7.11**

Burke Street, showing grassed nature strips without footpaths.

### **3.2.8 Landsborough Camp Hall Precinct**

### 3.2.8 Landsborough Camp Hill Precinct: Supporting Background

#### A. Historical Overview<sup>72</sup> (refer to historical figures at the rear of this precinct)

In addition to the laying out of the streets of the Landsborough township in 1862, was the establishment of a police camp on elevated land to the north side of Native Creek. By September of that year, it was estimated that there were 9,000 gold diggers on the field as a result of the gold rushes at Landsborough. Warden F.A. Powlett had arrived early in the rush and established a police station. The land that he selected was quickly given the name Camp Hill was later part of a 'reserve for public buildings.' The road leading up to the police station was popularly known as Camp Street – although it was officially designated McKinley Street. As the population continued to increase, reaching an estimated 12,000 in October 1862, there were calls for greater police protection.

By the end of October 1862, a court house had also been erected on Camp Hill and a new police magistrate and warden, Mr W. Butler, had arrived from Buckland. In 1862 a portable house for the use of the police was erected in Landsborough.

In addition to the police station were other 'public buildings' on Camp Hill, notably the State School and Catholic Church (and later Presbytery). In 1877 a new timber school building was constructed in Camp Street and was known as Landsborough State School No. 1862. This was actually the fourth school building to have been built in Landsborough by that time.

St. Francis Roman Catholic Church was built opposite the police site in Camp (McKinley) Street in 1886, opening in 1887. By 1917, Catholicism was so strong in the area that Landsborough was chosen as the centre of a new mission. The Landsborough mission included townships that had previously been part of neighbouring parishes such as Navarre, Crowlands and Elmhurst, and Redbank and Moonambel. The brick presbytery was also built at this time, behind the Church.

As the gold yields declined and Landsborough made the transition into a settled community, there was no longer such a need for police protection at Camp Hill, and the number of police stationed there was reduced. The court house and a small jail were eventually demolished, although the police station remains and continues in use today.

#### B. Description

##### B.1 Precinct Boundaries (refer to precinct plan at the rear of this precinct)

The Landsborough Camp Hill precinct is largely comprised of the former Camp Hill reserve on the rising land to the north of the Native Creek. The allotments front onto McKinley Street, the central core of the precinct, with the southern boundary largely formed by Forestry Road and the east and west boundaries being the extremities of the church, school, police and residential allotments in this vicinity.

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72 The Historical Overview for this precinct has been directly taken from W. Jacobs & K. Twigg, *The Pyrenees Shire/Avoca Shire Heritage Study*, February 1995.



## **B.2 Buildings & Significant Details** (refer to photos at the rear of this precinct)

The Landsborough Camp Hill precinct is characterised by the 19<sup>th</sup> century police residence (photo 8.01), lockup (photo 8.02), former State School building (photo 8.02), St. Francis Catholic Church (photo 8.03), 20<sup>th</sup> century school building (photo 8.04), brick late Federation styled presbytery (photo 8.05) and two Victorian styled houses (photos 8.06-07).

These buildings are all single storey and detached, with hipped and gabled roofs clad in galvanised corrugated iron. They are constructed in horizontal weatherboard and brick, and have unpainted brick chimneys or galvanised iron ventilation stacks adorning the rooflines. Timber framed windows and gable ventilators are other significant features, as are front verandahs for the residential buildings.

All the buildings have substantial front setbacks to McKinley Street, and wide side setbacks and are situated on large scale allotments. There are a range of fence types and construction, namely post and wire, cyclone wire and steel mesh. These fences are no higher than 1200mm.

## **B.3 Urban Design & Engineering Infrastructure**

The large scale of the allotments within the precinct results from the early subdivision of the land as a reserve for public buildings. Moreover, the substantial size of the police site especially reflects the initial need in the 1860s to accommodate a large number of police and associated buildings (including a court house). All the individually significant and contributory buildings (apart from the Catholic Presbytery) are visually connected to each other. The rural nature of the precinct is further enhanced by the uninterrupted views to the surrounding hills, farmland and bushland in all directions.

Most of the precinct is identified by gravel verges and grassed nature strips (photo 8.08), without footpaths (except for the recent and appropriate asphalt footpath between the School and the Native Creek). There is also a recent concrete spoon drain near the corner of Forestry Road.

## **B.4 Landscaping**

A prominent landscape feature in the precinct is the tree line on the west side of McKinley Street, immediately northwards of the Native Creek (photo 8.08). There is also a substantial palm tree near the McKinley Street frontage of the residential allotment neighbouring the Catholic Church.

## **C. Statement of Cultural Significance**

The Landsborough Camp Hill Precinct is **architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1) for the 19<sup>th</sup> century police, school and church buildings (and to a lesser degree the 19<sup>th</sup> century residential buildings) that reflect the original Camp Hill and public building reservation of this area. The significant architectural qualities of the precinct include gabled and hipped roof forms clad in galvanised corrugated iron, unpainted brick chimneys or galvanised iron ventilation stacks, timber framed windows, horizontal weatherboard wall construction (and occasional brick construction), gable ventilators, and front verandahs (residential buildings). The large allotment sizes, gravel verges and grassed nature strips, tree line near the Native Creek, and the uninterrupted visual connections of the significant Church, School and police buildings also contribute to the significance of the precinct.

The Landsborough Camp Hill Precinct is **historically** significant at a **LOCAL** level (AHC criterion H.1). It is associated with the early development of the police camp and station at Landsborough following the gold rush in 1862. It is further associated with the reservation of nearby land for public buildings, and the subsequent development of the Landsborough State School and St. Francis Catholic Church and Presbytery.

The Landsborough Camp Hill Township Precinct is **socially** significant at a **LOCAL** level (AHC criterion G.1). This area of Landsborough is recognized and highly valued by the local community for educational, cultural and religious reasons.

Overall, the Landsborough Camp Hill Precinct is of **LOCAL** significance.

## **PLANNING SCHEME FORMAT**

### **Landsborough Camp Hill Heritage Precinct**

#### **Policy Basis**

The Landsborough Camp Hill Heritage Precinct policy applies to all land located within the heritage overlay schedule as HOXX and also known as Policy Map XX. The Pyrenees Shire Municipal Strategic Statement emphasizes the need to protect, conserve and enhance places of cultural significance.

The Landsborough Camp Hill Precinct is historically and architecturally important in demonstrating the mixture of school, church and police land uses as a result of the police camp and station established after the gold rush in 1862, and the subsequent reservation of nearby land for public buildings. The precinct is therefore predominantly identified by modestly scaled, low density, detached, single storey, hipped and gabled buildings. These buildings have galvanised corrugated iron roof cladding, predominantly horizontal weatherboard wall construction (the Catholic Church is constructed in brick and painted), timber framed windows, unpainted brick chimneys or galvanised iron ventilation stacks, and gable ventilators. The precinct is also identified by large front and side setbacks, gravel verges and grassed nature strips and an important tree line near by the Native Creek along McKinley Street. The importance of the precinct is further identified by the uninterrupted visual connections of the police residence, lock up, schools and Church building.

#### **Objectives**

- To ensure the retention and conservation of the individually significant and contributory predominantly 19<sup>th</sup> and early 20<sup>th</sup> century Church, school, police and residential buildings and places that demonstrate the historic significance of the Heritage Overlay Area. The notable significant architectural qualities include the hipped and gabled roof forms clad in galvanised corrugated iron, horizontal weatherboard wall construction, unpainted brick chimneys, gable ventilators, front verandahs (residential buildings), and timber framed windows;
- To conserve and enhance the modest scale of the Church, school, police and residential buildings within the Heritage Overlay Area;
- To conserve and enhance the single storey height limit within the Heritage Overlay Area;
- To conserve the large scale of front and side setbacks; building separation and subdivision throughout the Heritage Overlay Area;
- To conserve the existing topography and widths of the streets within the Heritage Overlay Area;
- To promote and support the continuing predominantly educational, religious and police use of the precinct;
- To conserve and enhance the significant views within the Heritage Overlay Area, particularly the uninterrupted visual connections of the police, church and school buildings;
- To conserve and enhance the important tree line along McKinley Street near the Native Creek and the palm tree neighbouring the Catholic Church site;
- To conserve and enhance the gravel verges, grassed nature strips, and open drainage systems along the streets within the Heritage Overlay Area;

#### **Policy**

*Exercising Discretion*

It is policy to:

- retain existing individually significant and contributory 19<sup>th</sup> and early 20<sup>th</sup> century residential, police, Church and school buildings;
- encourage contemporary interpretation of traditional building design within the Precinct, which includes hipped and/or gable roof forms (with a pitch between 25 and 30 degrees);
- encourage development which responds to the single storey height and proportions, form and bulk predominant in the buildings of the area;
- encourage the retention of the large scale of the allotments in the Heritage Overlay Area;
- encourage the use of traditional construction materials for infill development which includes horizontal weatherboard or rendered brick wall construction, timber framed windows, and non-zincalume sheet metal roofing;
- encourage the use of paint colours on buildings that are appropriate for the style and period of construction;
- encourage the use of appropriate fence types, designs and locations which do not obscure the visibility of the place from the street;
- encourage the appropriate development, form and scale of garages and/or carports, with a location at the rear of the existing and/or infill buildings;
- encourage garden plantings and design that compliment the period and style of the place (residential allotments);
- encourage the development of street furniture and associated fixtures that are sympathetic with the character of the streetscape, and where possible, are drawn from early photographs of the town;

Where a permit is required for building alterations, new development of other works, it is policy to:

- ensure that alterations and/or infill development draw on traditional architectural characteristics (including but not limited to):
  - gabled and/or hipped roof forms;
- ensure that alterations and/or infill development employ traditional building materials including:
  - horizontal weatherboard or rendered brick wall construction;
  - non-zincalume corrugated sheet metal roof cladding;
  - timber framed windows and doors;
- ensure that the general design supports and enhances the heritage values of the precinct in terms of bulk, form, scale, height, style and setting;
- ensure that new fences are:
  - appropriately designed and constructed to compliment the building and residential streetscape;
  - no higher than 1200mm;
- ensure allotment configuration conforms to the following:
  - The front alignment of the building should be equivalent to the front alignments of neighbouring buildings, or if these are different, the alignment may be between the setbacks of the neighbouring buildings;
  - The side setbacks should be equivalent to neighbouring residential buildings within the Precinct;

#### *Performance measures*

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

- Existing individually significant and contributory 19<sup>th</sup> and early 20<sup>th</sup> century residential, police, Church and school buildings should be retained;
- Building heights should be single storey only and comply with the following:
  - The highest point of the roof should not be greater than the highest adjacent significant building visually connected to it, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line;
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
  - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it;
- New garages and/or carports should be located at the rear of existing and/or infill residential buildings;



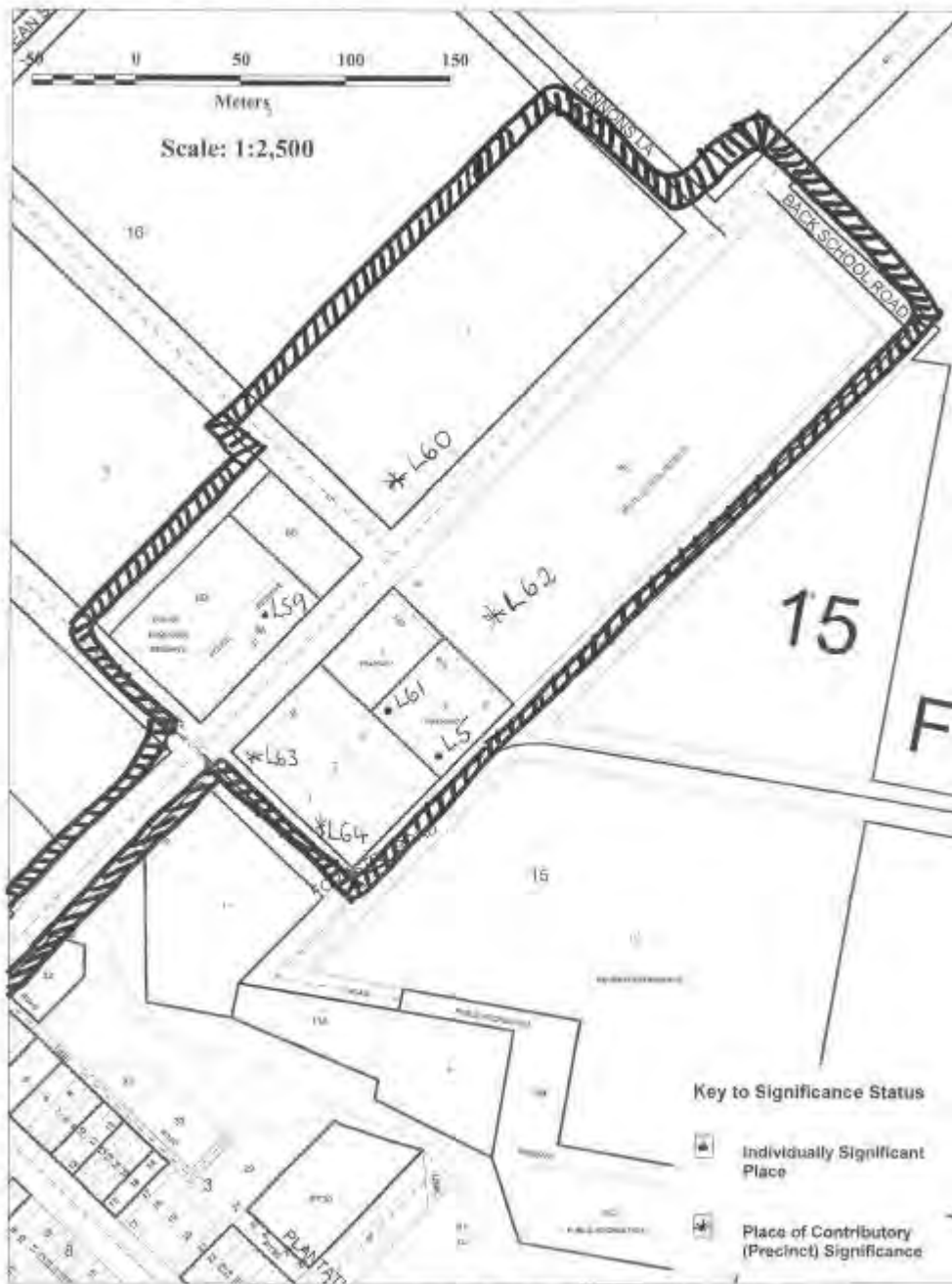
- Existing significant visual connections of the significant police, Church and school buildings should be retained enhanced wherever possible;
- Existing gravel verges, grassed nature strips and open drains should be retained;

*Decision Guidelines*

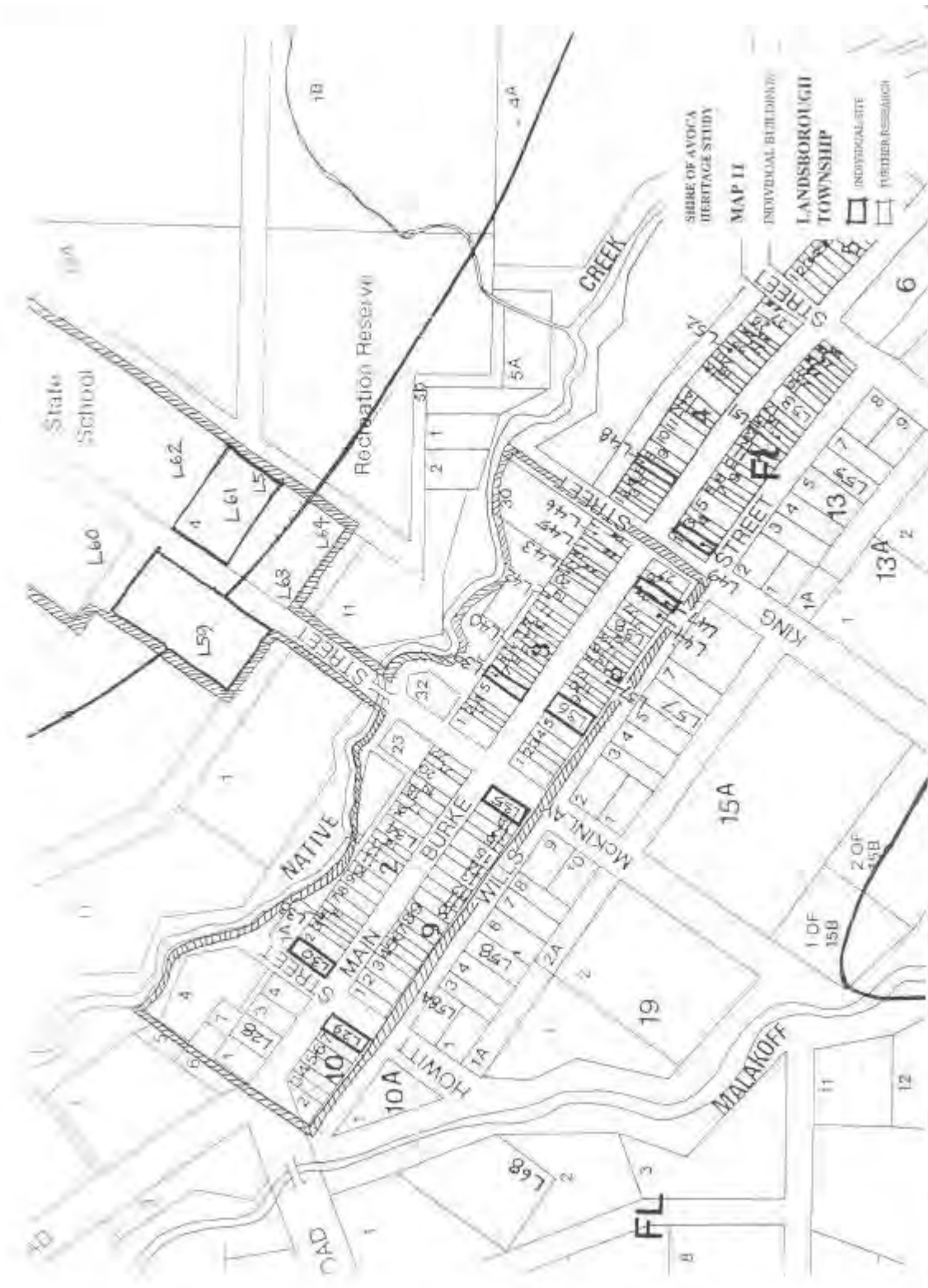
It is policy that the responsible authority consider as appropriate:

- Supporting Background (History, Description and Statement of Significance) of the Landsborough Camp Hill Precinct in Pyrenees Shire Heritage Precinct Study (2001);
- W. Jacobs & K. Twigg, *The Pyrenees Shire/Avoca Shire Heritage Study* (1995);

# LANDSBOROUGH CAMP HILL HERITAGE PRECINCT NORTH



J:\Kevin\Heritage\Heritage Precinct Study 2001\Heritage Precinct Study Maps\Landsborough Camp Hill Heritage Precinct A4  
Map Printed 8th November 2001





**Photo 8.01**

Former Police Residence, McKinley Street.



**Photo 8.02**

Former Landsborough Police Lockup and Former Barkly State School building, McKinley Street.





**Photo 8.03**

St. Francis Catholic Church, McKinley Street.



**Photo 8.04**

Present Landsborough Primary School, McKinley Street.





**Photo 8.05**

Catholic Presbyterian, Forestry Road (behind St. Francis Church in McKinley Street).



**Photo 8.06**

Victorian house (right) and views to the surrounding farmland and bushland.



**Photo 8.07**

Victorian styled house at the corner of McKinley Street and Forestry Road.



**Photo 8.08**

Significant tree line along McKinley Street, near the Native Creek.

### 3.3 Potential Heritage Places in the southern half of the Pyrenees Shire

The results from the Community Consultations and from the detailed fieldwork identified 232 places for architectural, historical, scientific or social reasons. A list of these places is as follows (lists of places within Precincts by street name are given in Appendices 6.04-6.07):

Heritage Place	Address	Possible Property No.	Informant	Notes
<b>Beaufort</b>				
<b>Heritage Places within Precinct</b>				
Day's Plumbing service	2-4 Burke Street, Beaufort			
Memorial Park	Cnr Havelock & Livingstone Streets, Beaufort		Lenore & Clive Keays K. Russell	Built WWI by George Lightfoot, foreman of Public Works. Opened 1927. Plaque to be placed on it. Other plaques in Park from former Avenue of Honour. Known as the RSL Memorial Park. Elm trees
Croquet lawns (formerly bowling green)	Walker Street, Beaufort (behind Mechanics Institute)		Lenore Keays	Croquet Club nearly 100 years old. Land saved - owned by the Council. Originally a Bowling Green - next to the hospital
Horse trough	Havelock Street, Beaufort		Colin Gerrard	Has lost its plaque. Now a planter box at front of the Fire Station.
Timber Bungalow	2 Havelock Street, Beaufort			
Aluminium Clad House	4 Havelock Street, Beaufort			
Timber Bungalow	6 Havelock Street, Beaufort			
Timber House	8 Havelock Street, Beaufort			
Beaufort Coin Laundry & part Hardware	13 Havelock Street, Beaufort			
Beaufort Hardware	15 Havelock Street, Beaufort			
Beaufort Cycles & Toys	17 Havelock Street, Beaufort			
Former Harris Building	19 Havelock Street, Beaufort			
Beaufort Pizza	21 Havelock Street, Beaufort			
Beaufort Fire Station	Havelock Street, Beaufort		Colin Gerrard	Original reel gone to Streatham CFA Museum
House	Havelock Street, Beaufort			
Masonic Hall	16 Havelock Street, Beaufort			(Already listed on Pyrenees Planning Scheme HO 18)
House	18 Havelock Street, Beaufort			
Metal lined shop	20 Havelock Street, Beaufort			

Mechanics Institute	22 Havelock Street, Beaufort			(Already listed on Pyrenees Planning Scheme HO 19)
Recent Aluminium Clad Shop	Lawrence Street, Beaufort			
Timber shop	8 Lawrence Street, Beaufort			
Beaufort Post Office	13 Lawrence Street, Beaufort		Lenore Keays	State Library of Victoria photo record no.770531 dated 1917. Two men had mining claims on the site - gold bearing land. Court case held, judge decided the community needed a post office on the site.
Shop Building (4 shops)	12-20 Lawrence Street, Beaufort			
Rendered House	2 Livingstone Street, Beaufort			
Golden Age Hotel	Havelock Street, Beaufort		Lenore Keays	Has a photo of 1870
Stable Outbuilding	Market Street/Havelock Street, Beaufort			
Beaufort Motors Garage	Neill Street, Beaufort			
Beaufort House	7 Neill Street, Beaufort			State Library of Victoria photo record no. 1061954 dated 1985 Known as 'Ben Lomond' in William's book "Beaufort Revisited"
Former Beaufort Service Station	33-35 Neill Street, Beaufort			
Hains & Sutton Autoglass Factory	36 Neill Street, Beaufort			
de Baere's Antique Gallery	42 Neill Street, Beaufort		Colin Gerrard Lenore Keays K. Russell	Formerly a hotel? After a fire found the shingle roof and a cellar. One of the original 'town houses'
Shop	43 Neill Street, Beaufort			
Newsagency	44 Neill Street, Beaufort			
Information Centre (Former Shop)	47 Neill Street, Beaufort			
Shop (Andy's Takeaway)	49 Neill Street, Beaufort			
Former Beaufort Bakery	50 Neill Street, Beaufort			
Craft Shop	52 Neill Street, Beaufort		K. Russell	The original town Billiards salon
National Australia Bank	54 Neill Street, Beaufort		K. Russell	Commercial Banking of Sydney??
Supermarket (2 Storey)	56 Neill Street, Beaufort			
Butcher, Elders, Pyrenees Advocate	62-68 Neill Street, Beaufort			
Band Rotunda	Neill Street, Beaufort		Lenore Keays	(Already listed on the Pyrenees Planning Scheme

				HO 20 State Library of Victoria - photos available 1963, 1966. Built c1903 A doctor's house behind it.
House	63 Neill Street, Beaufort			
Timber Former Shop	65 Neill Street, Beaufort			
Former Methodist Church	69 Neill Street, Beaufort		K. Russell	
Former Lands Office?	76 Neill Street, Beaufort			
CFA Building?	Cnr Pratt & Lawrence Streets			
Beaufort Hotel	Cnr Pratt & Lawrence Streets			
Cottage	Pratt Street, Beaufort			
Timber House	31? Pratt Street, Beaufort			
Timber Bungalow	33 Pratt Street, Beaufort			
Railway Hotel	35 Pratt Street, Beaufort			
Beaufort Railway Station & Goods Shed	Pratt Street, Beaufort		Lenore Keays K. Russell	Cast Iron Water Fountain Signal box
Remnant Avenue of Honour	Pratt Street, Beaufort		Lenore Keays	Chestnut trees. Memorial to a railway worker but plaque stolen since railway station closed. Planted in 1919.
Railway Memorial Centenary Tree	Pratt Street, Beaufort		Lenore Keays	Commemorates 100 years of trains on the Melbourne-Beaufort railway line. Tree planted by Mr. A. G. Gibbs, Chairman Victorian Railways Board April 6th.1975.
Historic Water Main Valve Marker	Pratt Street, Beaufort			'SV. 25'
Timber House	Willoby Street, Beaufort			
Timber Cottage	25 Willoby Street			
Timber Cottage	28 Willoby Street			
Beaufort Meats Store	300 Willoby Street			



<b>Beaufort</b>				
<b>Potential Individual Places Outside Precinct</b>				
'Belmont' house	Raglan Road, Beaufort			(Already listed on the Pyrenees Planning Scheme HO 21) State Library of Victoria photo dated 1973
Possible Mud Stone & Sapling Hut	Raglan Road, Beaufort		Lenore Keays Colin Gerrard	State Library of Victoria photo record no.1061952 dated 1973 Wattle and daub dairy
'The Firs'	Mainlead-Raglan Road, Beaufort		Lenore Keays Dulcie Crick	First brick house. Painting in Shire offices. Restored by Lawrence Wills. Previously owned by Nicholl a music teacher who has inscribed his students names on the walls
'Eurambeen' house	Beaufort			State Library of Victoria photo record no. 1061971
Tipperary Gold Puddling Site	Twin Puddler Track, Beaufort			(already on Pyrenees Planning Scheme HO 22)
'Buln Gherin' House	Beaufort			State Library of Victoria photo record no. 1061970
'Stoneleigh' house	Beaufort Carranballac Road, Beaufort			State Library of Victoria photos dated 1985 (Already on Pyrenees Planning Scheme HO34)
'Trawalla' house	Beaufort			State Library of Victoria photos dated 1985
'St.Enoch's House	Beaufort			State Library of Victoria photo record no. 1062258
'Mawallock' Old homestead	Beaufort			State Library of Victoria photo record no. 1061994
'The Furze'	Beaufort-Amphitheatre Road, Beaufort			(already on Pyrenees Planning Scheme HO 30)
Former site of Weigh bridge	Cnr? Havelock and Neill Streets, Beaufort		Lenore Keays	Originally near Beaufort Hotel, then to cemetery as minister's waiting room and Main Lead Goldfield
'Roxburgh?'	Beaufort		Lenore Keays	Wotherspoon's house
Police Station	Livingstone Street, Beaufort		Lenore Keays	Originally built same style as the court house. Rebuilt to accommodate the needs of the police
Original site of Presbyterian Church	Cnr Livingstone and Warburton Streets, Beaufort		Lenore Keays	
Former Beaufort Court House (now Historical Museum)	Livingstone Street, Beaufort		Lenore Keays	State Library of Victoria photo record no. 1061947 dated 1985. Has its original furniture and floor. Built 1864.
Former site of Steam train	Cnr Lawrence and Havelock Streets, Beaufort		Dulcie Crick	Donated by Mr.Wotherspoon, sold off and has disappeared. Cement slab only evidence remaining. Opposite Kindergarten
St.Andrew's Uniting Church	Livingstone Street, Beaufort		K. Russell	Roof and windows
Former Undertakers' and Funeral Parlour	Cnr Cummins and Livingstone Streets, Beaufort		Lenore Keays	Had a shingle roof later corrugated iron - has photos of both

Wattle and daub Cottage	Near cnr Livingstone and Neill Streets, Beaufort		Lenore Keays	Mrs. La More's cottage?
Wotherspoon Cottage	Cnr Livingstone and Sturt Streets, Beaufort		Lenore Keays	
Wotherspoon Cottage	Cnr Livingstone and Stuart Streets, Beaufort		Lenore Keays	
Phil Harris' Cottage	Cnr Livingstone and Warburton Streets, Beaufort		Lenore Keays	
Dr. Adam's House	Livingstone Street, Beaufort		Lenore Keays	
Camp Hill	Beaufort		Lenore Keays K. Russell	Site of original post office A few pine trees were planted there about 60-70 years ago, which have germinated and now it is covered in pines. There are important views to Camp Hill from central Beaufort.
Former gaol site	Beaufort		Lenore Keays	Demolished and purchased by a local, who has constructed a fence and also used the front step the prisoners walked over.
Avenue of Honour (Pines)	Neill Street? Main Street? Beaufort		Lenore & Clive Keays	Trees removed because roots affected the road. Plaques retained and now at the Memorial Park
Mainlead Fiery Creek Cemetery			Lenore Keays Colin Gerrard	Lost? behind hotel near Apple Hill Cottage
'Hillside'	Beaufort		Lenore Keays Dulcie Crick	Site of Old post office and police magistrate
Golf Course	Beaufort		Dulcie Crick	Planned to construct 5 dams - 2 court cases stopped the construction
Ding Dong Mine	Waburton Street, Beaufort		Lenore Keays	Women used to collect lime to whitewash their houses
Beaufort State School	Beaufort		Lenore Keays K. Russell	Built of round stone (rubble?) now covered over. Has photos of the main structure. Bell tower and façade of importance
Beaufort Cemetery	Cemetery Road, Beaufort		K. Russell	Gravestones of early Chinese miners, Indian hawkers and early white settlers.
Very old house	Lake Road, Beaufort		Lenore Keays?	
Goldfields Recreation Reserve - Beaufort Lake	Off Park Street, Beaufort		Lenore Keays Colin Gerrard K. Russell	Has several memorials
Norfolk Mine			Lenore Keays	Has pay clerk's books
Beaufort Hospital	Walker Street? Beaufort		Lenore Keays	Has a former mine site nearby
Former site of Victoria Hotel	Near main street? Beaufort		Lenore Keays	Long narrow building demolished 1960s built on laid logs, foundations visible in summer. Owner had fish, stocked all the local lakes and rivers.
Yam Holes	(Behind Beaufort Primary school??)		K. Russell	Early mining activities
Trawalla Cemetery			K. Russell	Private cemetery?
Waterloo			Lenore Keays K. Russell	Mullock Heaps Old township and mines
Raglan			K. Russell	Old mines and township
Eurambeen Cemetery			K. Russell	Private cemetery?

**Snake Valley****Heritage Places Within Precinct**

Timber House	Carngham Linton Road, Snake Valley			
General Store	Carngham Linton Road, Snake Valley		Pat Yeoman	Glass sign above door 'Yeoman Bros'
Timber House	Carngham Linton Road, Snake Valley			
Timber House	Carngham Linton Road, Snake Valley			
Snake Valley Hall and Infant Welfare Centre	Carngham Linton Road, Snake Valley		Pat Yeoman Jean Gardner	
Timber House	Carngham Linton Road, Snake Valley			
Timber Royal Hotel	Carngham Linton Road, Snake Valley		Pat Yeoman	Consists of parts of other buildings
Timber House	Carngham Linton Road, Snake Valley			
Weigh bridge ruins	Cnr Carngham Linton Road & Chepstowe Road, Snake Valley			
Service Station	Carngham Linton Road, Snake Valley			
Aluminium clad shop	Cnr Carngham Linton Road and Murray Street, Snake Valley			
Reserve	Cnr Carngham Linton Road and Murray Street, Snake Valley			
Galvanised Shearing shed	Murray Street, Snake Valley		Pat Yeoman	Cypress hedge on corner
St. Brigid's Catholic Church	Cnr Carngham Linton Road & Smythesdale Road, Snake Valley		Lysette Ashford	
Stand pipe	Carngham Linton Road, Snake Valley		Kate Breen Pat Yeoman	

**Snake Valley Memorial****Heritage Places within Precinct**

Presbyterian Manse	Carngham Linton Road, Snake Valley			(already on Pyrenees Planning Scheme HO 44)
Carngham Uniting Church and Sunday School/Hall	Carngham Linton Road, Snake Valley		Kath O'Brien Jean Gardner Kate Breen Pat Yeoman Glyn Parry	(already on Pyrenees Planning Scheme HO 42) architectural and spiritual fence State Library of Victoria photo record no.1110303
Avenue of Honour	Carngham Linton Road, Snake Valley		Kath O'Brien Jean Gardner Kate Breen Glyn Parry Lysette Ashford	Gate, posts & fencing, Trees planted to cover view of old mining sites as seen from Manse - originally planted native trees-golden wattles later removed to allow cypress trees to spread
World War I Memorial			Kath O'Brien Jean Gardner Kate Breen Glyn Parry	Gate, posts & fencing, trees, 'Peace' memorial marble slab & wrought iron fence surrounding 'Peace' and wooden sign adjacent

## Snake Valley & Snake Valley Memorial Potential Individual Places Outside Precincts

Former Methodist Church now Scout Hall	Carngham Linton Road, Snake Valley		Kath O'Brien Jean Gardner Pat Yeoman	(already on Pyrenees Planning Scheme HO43) Originally Plymouth Rock Brethren Church - historic and architectural Tower classified but not rest of building, though interior sound. Sold pre 1966 to the Scouts
Bailee/Bailey's Monument Plaque and historic marker	Bailee's Creek, 3kms from Snake Valley		Kath O'Brien Pat Yeoman	Site of first hut in 1839
Snake Valley Primary school	Snake Valley		Kath O'Brien Jean Gardner	
Dredge Dam	Snake Valley		Jean Gardner Pat Yeoman Kaylene Baird	Site of dredge now at Maldon
Dawson Dam	Snake Valley		Jean Gardner	
Church of England	Snake Valley		Jean Gardner Pat Yeoman	
Stand pipe	Nunns Road, Snake Valley		Kate Breen Pat Yeoman	
Magnum Bonum (Mag Dam)			Pat Yeoman	Mining activities, possibly man-made. Mullock heaps
'The Acre' Mining Dam	Chepstowe Road, Snake Valley		Pat Yeoman	Mining activities, possibly man-made
Former internment camp/Church of England Boys Society Camp	Snake Valley		Pat Yeoman	
Blackfellows Lane			Kaylene Baird	Aborigines lived at end of the lane Vegetation/landscape native trees overlay, important corridor to Mag Dam
Footbridges	Carngham Linton Road, Snake Valley		Pat Yeoman Kaylene Baird	Uniting Church and Royal Mail Hotel
Saw Mill	Nunns Road, Snake Valley		Pat Yeoman Kaylene Baird	Posts for soldier settlement
Old Saw Mill	Mag Dam Road, Snake Valley		Lysette Ashford	
Old tennis courts	Cnr Carngham Linton Road and ?, Snake Valley		Pat Yeoman Kaylene Baird	Behind RSL hall
RSL Hall	Cnr Carngham Linton Road and ?, Snake Valley		Pat Yeoman Kaylene Baird Jean Gardner	Relocated from Ballarat Air force Base c1947

Shire Yards, old Pound and old tennis courts	Carngham Linton Road, Snake Valley		Pat Yeoman Kaylene Baird	Between the town centre and Presbyterian manse/church & memorial precinct?
Brittania Mine site	Coates Road, Snake Valley		Pat Yeoman Kaylene Baird	4 graves c1864 remnants insitu
Old Town Reservoir	Scarsdale Road? Snake Valley/Carngham		Pat Yeoman Kaylene Baird	
Cairn	Cnr.Greenbanks Lane and Haddon-Preston? Road, Snake Valley		Pat Yeoman Kaylene Baird	Site of Preston Hill township
'Mooramong' Homestead	Carngham			(already on Pyrenees Planning Scheme HO40)
Carngham Lodges and Men's Huts	Beaufort Carngham Road, near Snake Valley			(already on Pyrenees Planning Scheme HO41)
Shepherd's Hut on old Carngham Station	Carngham			(already on Pyrenees Planning Scheme HO45)

## Waubra

### Heritage Places within Precinct

Hotel Stables	Hall Street, Waubra		Kay Rose	Cobble floor, situated on 20 acres
Waubra Mechanics Institute	Hall Street, Waubra			
Timber Cottage	Hall Street, Waubra			
Former School Building	Hall Street, Waubra		Margaret Clark	State Library of Victoria photo record no.1132489 First school
Waubra Garage	Heffernan's Lane, Waubra			
War Memorial & Water Supply Tablet	Cnr Sunraysia Highway & Hall Street, Waubra			
Waubra Holy Trinity Anglican Church & Pioneer Memorial Gates	Cnr Sunraysia Highway & Hall Street, Waubra		Nancy Dean	Last service held February 2001 State Library of Victoria photo record no.1132486. Beautiful stained glass, partially of bluestone
'Ash House'	Cnr Sunraysia Highway & Heffernans Lane, Waubra		Kay Rose Peter Cox Nancy Dowler Mr Harrison	The site once accommodated 5 traction engines (John Fowler & CO., Australia Ltd.) Sydney Welch & Perrin & Co., Agents Melbourne. Engines from Leeds?, England. Mr Harrison from Hall St owns the only remaining engine which was fitted with new tubes in 1975 & renewed in 1992.
St.David's Uniting Church	Sunraysia Highway, Waubra		Margaret Clark	Formerly Presbyterian. Presbyterian Church began as a school and then the first church was built in 1860 followed by the others. Robertson gave stone for the building of the church from Mt.Mitchell State Library of Victoria photo record no.1132482
The Springs Hotel	Sunraysia Highway, Waubra		Kay Rose	Has water tank in roof. Its bricks came from Addington Brickworks. Built 1870s State Library of Victoria photo record no.1132488
Garage	Sunraysia Highway,			



	Waubra			
Timber Bungalow	Sunraysia Highway, Waubra			
Timber Bungalow	Sunraysia Highway, Waubra			
Interwar Bungalow	Sunraysia Highway, Waubra			
Rendered Brick Interwar Bungalow	Sunraysia Highway, Waubra			
Bridge	Sunraysia Highway, Waubra		Kay Rose Peter Cox Nancy Dowler	
Town Reserve, 3 brick wells & bore	Behind Hall Street, Waubra		Kay Rose Nancy Dowler Mr Harrison	Former town water supply from wells and bore on reserve. Covered with railway sleepers. Circuses were also held on the reserve in the early-mid 20 <sup>th</sup> century.

## Waubra

### Potential Individual Places outside Precinct

St. John's Catholic Church	Cnr Sunraysia Highway and Evansford Road?, Waubra		Margaret Clark Kay Rose Peter Cox Nancy Dowler	Robertson gave stone for the building of the church (from Mt. Mitchell). Previously a number of houses (now former house sites) there each with a garden and a cow.
Recreation Hall and reserve	Sunraysia Highway, Waubra		Nancy Dowler	View across to Mt. Bolton -cultural landscape? Mrs Collins donated the ground to the town.
School house and former police station	Hall Street, Waubra		Margaret Clark Kay Rose Nancy Dowler	
Cemetery	Hall Street, Waubra		Kay Rose Peter Cox Nancy Dowler	Cemetery includes early Chinese burials & early cemetery architecture.
Stables site	Lane off Hall Street, Waubra		Nancy Dowler	Behind Mechanics Hall
Formerly Mrs.Collins Shop	Cnr Sunraysia Highway and Evansford Road, Waubra		Margaret Clark	Shop and post office. First post office across the creek. Now site of relocated billiards room
'White Hart' hotel site	Cnr Ballarat and Beaufort Addington Roads, Waubra		Margaret Clark	Owned by Fitzgeralds where Farmers pioneers Association met
Water Tanks - Waubra water supply	Waubra		Kay Rose Peter Cox Nancy Dowler	
Racecourse site	Sunraysia Highway, Waubra		Kay Rose Peter Cox Nancy Dowler	
Cypress Trees	Sunraysia Highway, Waubra (west end)		Kay Rose Peter Cox Nancy Dowler	Planted c1919 as an Avenue of Honour?

Stone gate posts	Sunraysia Highway, Waubra		Kay Rose Peter Cox Nancy Dowler	From bridge over creek
Horse trough	Sunraysia Highway, Waubra		Kay Rose Peter Cox Nancy Dowler	Near bridge in ruinous condition
Post and rail fence	Sunraysia Highway, Waubra		Kay Rose Peter Cox Nancy Dowler	
Californian Red Pine trees (3)	Sunraysia Highway, Waubra		Kay Rose Peter Cox Nancy Dowler	
Golden Poplars	Sunraysia Highway, Waubra		Kay Rose Peter Cox Nancy Dowler Mr. Harrison	Planted by Mr Harrison for his mother about 30 years ago. Her house was built 1968. The remnant bowling green was put in for Mr Harrison's father. The creek provided enough water for the family
Stand pipe	Sunraysia Highway, Waubra		Kay Rose Peter Cox Nancy Dowler Mr Harrison	Water to Bowling Green before town water supply. Connected to the bore before town water supply? About 40-45 years old.
Cobblestone /bluestone creek bed	Sunraysia Highway, Waubra		Kay Rose Peter Cox Nancy Dowler	
Old fig tree	Waubra		Kay Rose Peter Cox Nancy Dowler	
Weighbridge	Evansford Road, Waubra		Mr Harrison	Bought the weighbridge and repaired it
Hawthorn Hedges	Evansford Road? Waubra			
King Billy's Seat	Near Troy Hill, Waubra		'The Courier' 22 March 2000 p.31	An Aboriginal who lived in the town in the late 1880s. A seat has been carved in his honour into a granite rock on the hill.
Schultz's House	Waubra		Kay Rose Peter Cox Margaret Clark	Built of brick from Addington Brickworks and covered in weatherboards, has a galvanised roof and a baker's oven. Now converted into a shearing shed with much of the interior removed. Grew grapes. Now owned by Mick MacDonald
Winery with Quoin Hill House	Sunraysia Highway, Waubra		Kay Rose Peter Cox Margaret Clark	
Site of Tawny's Chaff Mill	Outside shire boundary Waubra-Talbot		Margaret Clark Mr. Harrison	Burnt down c 1961-1962. Near Railway station. Mr.Harrison loaded 900 bags of chaff a day. Possible archaeological site
Site of Railway Station	Outside shire boundary Waubra-Talbot		Margaret Clark Kay Rose Peter Cox Mr. Harrison	Demolished, removed between 1960s and last 5 years especially water tank and turntable. Possible archaeological site.
Small quarry	Outside shire boundary Waubra-Talbot		Margaret Clark Kay Rose Peter Cox Nancy Dowler	

Addington Brickworks	Outside shire boundary Waubra-Talbot		Margaret Clark Kay Rose Peter Cox	
Site of boiling down works	Mt.Bolton		Kay Rose Peter Cox Nancy Dowler Margaret Clark	

## Lexton Potential Individual Heritage Places

The Toll Bar Park	Cnr Williamson and Skene Streets, Lexton			Site of John Mylrea's Lexton Hotel built in 1852, burnt down in 1899. The Park was created in 1985 as part of Victoria's 150th.celebrations (Walking Tour of Lexton)
Pyrenees Hotel	Cnr Williamson and Goldsmith Streets, Lexton			Site of Burnbank Inn & Store (1845-c1859), site of first post office 1848 and the discovery of gold at Cameron's Run "Clunes" in 1851 (Walking Tour of Lexton)
Pyrenees Store Co	Cnr Williamson and Thomson Streets, Lexton			(Walking Tour of Lexton)
Site of Blacksmith and Wheelwright Shop	Thomson Street, Lexton			Run by Michael Lyons in 1847, probably built by William Millar (Walking Tour of Lexton)
Lexton Public Hall	Cnr Campbell and Anderson Streets, Lexton			1898 ANA purchased the Doctor's Creek School for the hall, which has been altered and changed over the years. (Walking Tour of Lexton)
'Sunnyside'	Anderson Streets, Lexton			Built by the Anderson family - pioneers (Walking Tour of Lexton)
Court House	Cnr Williamson and Goldsmith Streets, Lexton		Margaret Clark	Second court house built in 1874. Purchased by the shire in 1936 for £300(Walking Tour of Lexton) Same style as the court house at Steiglitz. Possibly the second oldest court house in Victoria.
General Store and Butcher's shop	Williamson Street, Lexton			Established in 1854 (Walking Tour of Lexton)
Site of Carriers Rest Boarding House	Goldsmith or Skene Street, Lexton			Established by 1867 (Walking Tour of Lexton) Possible archaeological site.
Mrs.Bank's Sweet Shop/Former Post office	Goldsmith or Skene Street, Lexton			Sweet Shop from c1916 to 1925. Post Office from 1925-1987, then moved to Lexton General Store. (Walking Tour of Lexton)
Sandlant's Timber Mill	Anderson Street, Lexton			C1931-1950s timber used for houses, bridges and posts for Country Roads Board (Walking Tour of Lexton)
Uniting Church	Cnr Skene and Butler Streets?Lexton			First service in Mr.Simpkin's home on this site in 1856, then the land given to the church -first service 1863. Present chapel from Clemenston in 1912. (Walking Tour of Lexton)
Former Lexton Free Library and tennis courts	Cnr Skene and Williamson Streets, Lexton			In use by 1881, now used for a meeting place by various sporting and leisure clubs. Earthen tennis courts on the east side. (Walking Tour of Lexton) Now the Lexton Community Centre.
St. Andrew's	Cnr Williamson Street and			Built in 1856 by Fletcher and Shugg of Carngham.

Presbyterian Church and School	School Lane, Lexton			Presbyterians School operating in the town from 1855. In 1876 the church rebuilt on the original foundations. (Walking Tour of Lexton)
Major Mitchell Memorial Plaque	Cnr School Lane and Williamson Street/Road to Talbot, Lexton			Unveiled in 1930. Major Mitchell passed through in 1836. (Walking Tour of Lexton)
Primary School no.1569	School Lane, Lexton			Opened 1875, built by William Phelan. Originally had a school residence. (Walking Tour of Lexton)
St.Joseph's Catholic Church and grave sites	Cnr Clapperton and Skene Streets, Lexton			First mass held by travelling priest in 1851. Church built in 1894 by David Gray. The second church was opened in 1977. By 1857 there were 7 graves - 3 in the church block and another in Clapperton Street east. (Walking Tour of Lexton) State Library of Victoria photo 1984
St.Mary's Anglican Church	Cnr Russell and Skene Streets?, Lexton			First service held in 1850. In 1874 plans were drawn up by Mr.Figgis and the building was built by William Morley on land given by William Grayling. (Walking Tour of Lexton)
Site of Millar's Store	Cnr Waldy and Skene Streets, Lexton			William & Rachel Millar settled in 1845. Millar built an inn, store and blacksmiths and wheelwrights shop. The store became the first court house and police magistrate's residence in 1852 and the surrounding land became the police paddocks. (Walking Tour of Lexton) Possible archaeological site
Grayling's General Store	Goldsmith or Skene Street? Lexton			Established in 1849 by Richard and Jane Grayling. The store operated until 1965 on this site. (Walking Tour of Lexton)
Canoe Tree	3 kms east of Lexton ?Lexton district			(Walking Tour of Lexton)
Cemetery	3 kms east of Lexton			Opened in 1853. Of 4 hectares. Before 1853 some burial near the present catholic church. (Walking Tour of Lexton)
Site of Presbyterian Manse	3 kms east of Lexton, south of the cemetery			Built of brick? In 1847 adjoining Doctor's Creek. Consisted of 4 rooms and outside kitchen. The site included a fenced glebe and a one hectare garden. Fire destroyed the manse in 1870 (Walking Tour of Lexton) Possible archaeological
Rifle Range	Lexton district			The Lexton Rifle Club was established in 1888. The range closed in 1970 and the members transferred to Beaufort. (Walking Tour of Lexton)
Battery Dam	Amphitheatre Road, Lexton			Gold mining in the area in 1892. Ore from the Pyrenees range was transported to a 4 head battery. The dam was built across the creek to provide water for the steam engine to work the battery and the quartz crushing operation (Walking Tour of Lexton)

Recreation Ground, Football Ground, Golf and former Racecourse	Lexton district			Consists of 10 hectares. Race meetings were held from c1870-1913. The 18 hole golf course was in use by 1926. Home ground of the Lexton Football Club (Walking Tour of Lexton)
'Woodstock' Homestead	Sunraysia Highway, Lexton			Brick and stone homestead. Has a bluestone woolshed (National Trust of Australia (Victoria) file no.B2786 State Library of Victoria photo of 1974
Mount Mitchell Homestead and Stables	Sunraysia Highway, Lexton			Of stone erected in 1870s for the Robertson family, to replace an earlier homestead. (National Trust of Australia (Victoria) file no.B3022 State Library of Victoria photos of 1967, 1974
Toll Bar Hill	Mt.Mitchell		Margaret Clark	A toll paid to use the road, now the Sunraysia Highway.
Standpipe	Waterloo			'Lexton Crossroads of the early Victorians' The Courier March 1st 2000 p.31

## Amphitheatre Potential Individual Heritage Places

Amphitheatre Catholic Church	Cnr Pyrenees-Bailey Streets and Evans Street, Amphitheatre			State Library of Victoria photo of 1982 no.987070
Timber Hotel	Bailey Street, Amphitheatre			
Presbyterian Church	Bailey Street, Amphitheatre			
Substantial Victorian brick house formerly an inn?	Cnr Bailey Street and Evans Road, Amphitheatre			
Public Hall	Cnr Evans and School Roads, Amphitheatre			
Interwar Timber Bungalow	Amphitheatre			
Tree line	Bailey Street, Amphitheatre			
Cemetery Reserve	Pyrenees Street, Amphitheatre			Possible archaeological site
Water Reserve	Off Evans Road, Amphitheatre			



Recreation Reserve	School Road, Amphitheatre			
State School	School Road, Amphitheatre			
Railway Reserve	Cnr Evans Road and Avoca-Ararat Road, Amphitheatre			Remnants possible archaeological site

## **4.0 Cultural Significance**

## 4.0 Cultural Significance

### 4.1 Basis of Assessment Criteria

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

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

### 4.2 The *Burra Charter* Criteria

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

Places of aesthetic value may:

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

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

A place may have historic value because:

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

**Article 2.4: Scientific value:** or research value of a place will depend 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 6.02 for a copy of the abbreviated version of the Assessment Criteria.

## **4.4 Levels of Significance**

The definitions for each significance level adopted for are:

### **Individual Significance Status**

#### **State**

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

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

#### **Local**

**Heritage places that are considered significant to the local area, and to the Pyrenees Shire.**

These places meet the Criteria of the Register of the National Estate. These places are recommended for individual inclusion onto the Pyrenees Shire Planning Scheme;

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

#### **Contributory**

These places are not individually significant, but are significant contributors to the streetscape and visual amenity of the precinct (a significant heritage overlay area). These places are recommended for inclusion onto the Pyrenees Shire Planning Scheme as part of and within a Heritage Precinct;

## **5.0 Heritage Recommendations**



## 5.0 Heritage Recommendations

### 5.1 Introduction

The Pyrenees Shire Heritage Precinct Study covered the southern half of the Shire and particularly the towns of Beaufort, Waubra, Snake Valley and the area now known as Snake Valley Memorial. Heritage precincts were prepared and a preliminary list of heritage places in Lexton and Amphitheatre established. Within these towns, four heritage precincts were developed, and 64 potentially individually significant and 30 contributory significant heritage places identified.

The study also reviewed and prepared four heritage areas proposed in the Avoca Shire/Pyrenees Shire Heritage Study (1995) for the towns of Avoca, Moonambel and Landsborough and the area known as Landsborough Camp Hill. Within these four heritage precincts, 55 individually significant and 89 contributory significant places were identified.

### 5.2 Heritage Program Recommendations

#### 5.2.1 High Priority (6 – 12 months)

##### a. Pyrenees Shire Policy Review & Implementation

- Based on the recommendations (both in terms of policies and proposed heritage overlay areas) from this Study, it is recommended that that an amendment to the Pyrenees Shire Planning Scheme be prepared that makes changes to the following municipal heritage policies, as outlined below:
- **Municipal Strategic Statement- Heritage Planning**
- **Local Planning Policy Framework-**
  - **Local Planning Policies**
    - **Heritage**
      - **Beaufort Heritage Precinct, Beaufort;**
      - **Waubra Heritage Precinct, Waubra;**
      - **Snake Valley Heritage Precinct, Snake Valley;**
      - **Snake Valley Memorial Heritage Precinct, Snake Valley;**
      - **Avoca Township Heritage Precinct, Avoca;**
      - **Moonambel Township Heritage Precinct, Moonambel;**
      - **Landsborough Township Heritage Precinct, Landsborough;**
      - **Landsborough Camp Hill Heritage Precinct, Landsborough;**
- **Heritage Overlay**
  - **Incorporation of eight (8) nominated precinct areas;**
  - **Incorporation of fifty-five (55) nominated individual heritage places identified within the heritage precincts in the northern half of the Shire (and researched and assessed in the Avoca Shire/Pyrenees Shire Heritage Study (1995));**

##### **Municipal Strategic Statement**

- It is recommended that Council review the current Municipal Strategic Statement (MSS) to reflect Council's key strategic planning, land use and development objectives for the municipality. The MSS is dynamic and enables community involvement in its on going review. When preparing amendments to this scheme and before making decisions about permit applications, the responsible authority must take the MSS into account.

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

- It is recommended that Section 22.06-05 Specific-Purpose Heritage Policies in the Local Planning Policy Framework (LPPF) of the Pyrenees Shire Planning Scheme be reviewed and amended to incorporate additional policies and objectives. This policy is divided into an overall Heritage Policy with objectives and policy statements, and 8 proposed individual

policies that apply specifically to those heritage areas within the Municipality. Each individual policy will have its own objectives and policy statements;

- These objectives will also 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 and the *Avoca Shire Heritage Study* (1995);
  - 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 Heritage Overlay control in the Planning Scheme";
  - 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 overlay areas (precincts)**

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

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

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

- Preparation of policies and objectives in accordance with (a) 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 eight heritage precincts indicated below (and the heritage places within them), which have been researched, assessed and developed according to: the ICOMOS Burra Charter; the Criteria for the Register of the National Estate (as prescribed in the *VPP Practice Note: Applying the Heritage Overlay*); and the Pyrenees Shire Local Planning Policy Framework (LPPF) (Municipal Strategic Statement (MSS), Section 22.06-05 Specific Purpose Heritage Policies and Section 43.01 Heritage Overlay Policies, be nominated for inclusion onto the Pyrenees Shire Planning Scheme as follows:

- Beaufort Heritage Precinct, Beaufort;
  - Waubra Heritage Precinct, Waubra;
  - Snake Valley Heritage Precinct, Snake Valley;
  - Snake Valley Memorial Heritage Precinct, Snake Valley;
  - Avoca Township Precinct, Avoca;
  - Moonambel Township Precinct, Moonambel;
  - Landsborough Township Precinct, Landsborough;
  - Landsborough Camp Hill Precinct, Landsborough;
- It should be noted that Heritage Overlays in the new format Planning Scheme do not specifically indicate the significance of specific individual and contributory places. Rather, the Heritage Overlays provide information on “what” is significant about the precinct as a whole. Reference to the Pyrenees Shire Heritage Precinct Study 2001 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 an amendment to the Pyrenees Shire Planning Scheme be prepared and carried out to include all heritage places (heritage places identified as being of individual, contributory and potential individual cultural heritage significance in heritage precincts) recommended above, subject to the normal statutory amending processes provided under the Planning and Environment Act 1987;
  - It is recommended that heritage places of potential individual significance status identified in each of the heritage precincts in the southern half of the Pyrenees Shire be protected as places of contributory significance for an interim period until further research and assessment is carried out to justify their inclusion on the Pyrenees Shire Planning Scheme as individually significant places;
  - It is recommended that the heritage places of individual and contributory significance identified in the Avoca Heritage Study be included in an amendment to the Pyrenees Shire Planning Scheme, subject to the normal statutory amending processes provided under the Planning and Environment Act 1987;
  - It is recommended that the extent of heritage controls to all objects & monuments (but not buildings) also apply to an area of 5-10 metres from the object or monument. The extent of the heritage overlay for heritage places i.e. buildings should be carefully assessed particularly for places in rural areas. Views of the place from the street are important and should be included as part of the heritage overlay where possible.
  - 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 eight heritage overlay areas (precincts) (a draft version is provided as Appendix 6.12);

**c. 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 Pyrenees Shire Heritage Precinct Study and the Pyrenees Shire Avoca Shire Heritage 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 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;
- There is strong evidence that a Design and Development Overlay (DDO) could be considered for the Lexton township, in association with the protection of individual heritage places (overlays). It is recommended that further investigation be carried out during the Detailed Heritage Study for the southern half of the Shire.

**d. Council Heritage Incentives**

- It is recommended that the Pyrenees 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;
  - 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;

**e. Public Awareness Program (Stage 1)**

- In addition to the exhibition of the Heritage Precinct Study to the public and the formal notification to effected owners recommended that the Pyrenees Shire Council conduct information sessions in Beaufort, Snake Valley and Waubra for the benefit of owners effected by the study;
- It is recommended that the Council, in association with the Beaufort & District Historical Society, investigate and erect heritage plaques for the significant historical mining sites in the Beaufort area;

**f. Detailed Heritage Study for the southern half of the Shire**

- It is recommended that a detailed heritage study for the southern half of the Shire be carried out. It is further recommended that the outcomes of this report, notably the heritage precincts and the potential individual heritage places identified within these precincts by the consultants, and the places outside the precincts identified by the community, be used as evidence for any future funding applications to State and Commonwealth Governments;

**5.2.1 Medium Priority (12-24 months)**

**a. Public Awareness Program (Stage 2)**

- It is recommended that the Pyrenees 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 Pyrenees 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;

**5.2.2 Low Priority (24-36 months)**

**a. Public Awareness Program (Stage 3)**

- It is recommended that the Pyrenees Shire Council develop a revolving heritage fund, administered by Council staff and community representatives, following advice from Council's Heritage Advisor. Small low interest loans for modest restoration works to improve the visual amenity of the streetscapes within heritage precincts could be one of the primary aims. These low interest loans can act as incentives to achieve works that would not otherwise be considered by owners of heritage properties, and may include painting, roof repairs and other urgent works;



## **9.0 Appendices**

## **6.01 The Australia ICOMOS Burra Charter**

# 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: 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.
- Guidelines to the Burra Charter: Cultural Significance;

## 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, meaning, 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 environment.
  
- 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 masses 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 productivity 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 uses; 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

### Article 9. Location

- 9.1 The physical location of a *place* is part of its *cultural significance*. A building, work or other component of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.
- 9.2 Some buildings, works or other components of *places* were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other components do not have significant links with their present location, removal may be appropriate.
- 9.3 If any building, work or other component is moved, it should be moved to an appropriate location and given an appropriate use. Such action should not be to the detriment of any *place of cultural significance*.

### Article 10. Contents

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

### Article 11. Related places and objects

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

### Article 12. Participation

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

### Article 13. Co-existence of cultural values

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

## Explanatory Notes

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.

cles

## Conservation Processes

### 14. Conservation processes

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

### 15. Change

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*.

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

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.

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.

### 16. Maintenance

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

## icles

### le 1. Definitions

e purposes of this Charter:

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

*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*, *meaning*, records, *related places* and *related objects*.

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

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

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

*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.

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

*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.

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

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

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

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

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

*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 recognized 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

### 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.

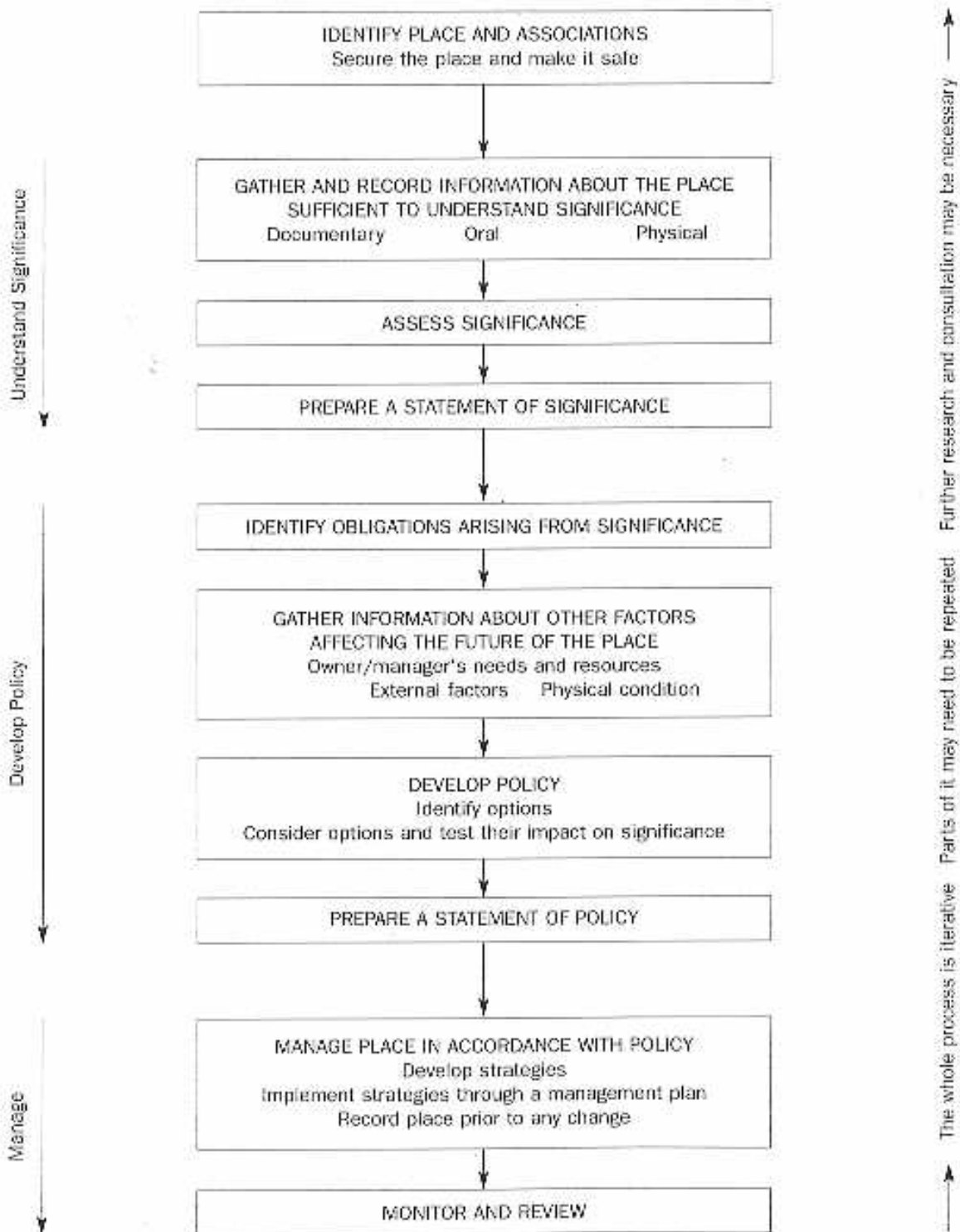
*Words in italics are defined in Article 1.*

## Explanatory Notes

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

# The Burra Charter Process

Sequence of investigations, decisions and actions





## **6.02 Assessment Criteria for the Register of the National Estate**

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.

Criteria for the Register of the National Estate

**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.

## **6.03 Pyrenees Shire Help Form**

## Pyrenees Shire Heritage Precinct Study 2001

The Pyrenees Shire covers an area of 3457 square kilometres. Despite its size, the Shire has only a small population, the majority of which reside in the towns of Beaufort and Avoca. There are a number of smaller townships and settlements located throughout the Shire however, which provide local services and facilities to surrounding rural areas and provide important foci for community activities and social interaction.

The Shire recognises the cultural heritage significance of its townships and has engaged Dr David Rowe and Ms Lorraine Huddle of Authentic Heritage Services Pty Ltd to develop heritage precincts. Their initial precinct work will cover the townships of **Snake Valley**, **Beaufort**, and **Waubra**, but residents of **Amphitheatre** and **Lexton** can also assist with informing the consultants of significant individual places in their localities.

### What is a Heritage Precinct?

A Heritage Precinct is an area that has been found to have heritage significance for aesthetic, architectural, historic, scientific, social and/or spiritual reasons. The special historic character of the area is then mapped, and the physical representations of this history photographed and described. The opportunities and constraints of retaining and enhancing the heritage value of the precinct area are recorded in Council's Planning Scheme as Heritage Overlays, with policies and guidelines provided to help the Council and the community understand, appreciate and protect those important qualities.

Heritage Precincts include those special heritage qualities that are significant to the character of an area. These heritage qualities may include descriptions such as:

- **Heritage Buildings** (style, dates, scale, construction, type, fences, etc)
- **Urban Design** (urban foci, views, street furniture, etc)
- **Engineering Infrastructure** (footpaths, kerbs & channels, street lights)
- **Landscaping** (significant treelines, gardens, median strips, etc.)

### How Can You Help?

The Consultants would greatly appreciate community help, through either your attendance at one of the community consultation sessions and/or by completing the Help Page (on the reverse side – consultation dates, locations and times are shown on this page). The type of information that they need include historical information about the towns of Beaufort, Snake Valley and Waubra, and the things you believe are important in those towns. Those things may be:

- **A Building or Buildings**
- **A View**
- **A Footpath**
- **Street Lights**
- **Landscaping**
- **Memorials**
- **Social Events held at the Town**

## Help Page

### Community Consultations

David and Lorraine will be available to talk to you further about the heritage work they are carrying out in the Shire, and for you to tell them the things you consider are important on the following days and in the following locations:





## **6.04 List of Heritage Places in the Beaufort Precinct**

## PYRENEES SHIRE HERITAGE PRECINCT STUDY 2001

### List of Places in the Beaufort Heritage Precinct

<b>File No.</b>	<b>Street No.</b>	<b>Street Name</b>	<b>Town</b>	<b>Site Name</b>	<b>Significance Type</b>	<b>Property No.</b>
B01	2-4	Burke Street	Beaufort	Day's Plumbing Service	Individual	505006800
B02		Havelock & Livingstone Streets (cnr)	Beaufort	Memorial Park	Individual	513016350
B03	12-14	Havelock Street	Beaufort	House	Contributory	513015500
B04		Havelock Street	Beaufort	Beaufort Fire Station	Individual	513016900
B05		Havelock Street	Beaufort	Horse trough	Contributory	513016900
B06	2	Havelock Street	Beaufort	Timber Bungalow	Contributory	513015000
B07	4	Havelock Street	Beaufort	Aluminium Clad House	Contributory	513015100
B08	6	Havelock Street	Beaufort	Timber Bungalow	Contributory	513015200
B09	8	Havelock Street	Beaufort	Timber House	Individual	513015300
B10	13	Havelock Street	Beaufort	Beaufort Coin Laundry & Part Hardware	Contributory	513016500
B11	15	Havelock Street	Beaufort	Beaufort Hardware	Contributory	513016500
B12	16	Havelock Street	Beaufort	Masonic Hall	Individual	513015600
B13	17	Havelock Street	Beaufort	Beaufort Cycles & Toys	Individual	513016600
B14	18	Havelock Street	Beaufort	House	Individual	513015700
B15	19	Havelock Street	Beaufort	Former Harris Building	Individual	513016700
B16	20	Havelock Street	Beaufort	Metal Lined Shop	Individual	513105800
B17	21	Havelock Street	Beaufort	Beaufort Pizza	Individual	513016800
B18	22	Havelock Street	Beaufort	Mechanics Institute & Free Library & Trees	Individual	513015900
B19	10	Lawrence Street	Beaufort	Recent Aluminium Clad Shop	Contributory	518026000
B20	8	Lawrence Street	Beaufort	Timber Shop	Individual	518025900
B21	13	Lawrence Street	Beaufort	Beaufort Post Office	Individual	518023800
B22	12-20	Lawrence Street	Beaufort	Shop Building (4 shops)	Individual	518026100
B23	11	Havelock Street	Beaufort	Golden Age Hotel	Individual	513016400
B24	2	Livingstone Street	Beaufort	Rendered House	Contributory	520031700
B25		Market St/Havelock Street	Beaufort	Stable Outbuilding	Individual	513015300
B26		Neill Street	Beaufort	Clock Tower, Memorial Rotunda & Reserve	Individual	
<b>File No.</b>	<b>Street No.</b>	<b>Street Name</b>	<b>Town</b>	<b>Site Name</b>	<b>Significance Type</b>	<b>Property No.</b>
B27	27-29	Neill Street	Beaufort	Beaufort Motors Garage	Individual	521041000
B28	31	Neill Street	Beaufort	Former Beaufort Service Station (Antique Furniture & Hardware)	Individual	521040900

B29	36-38	Neill Street	Beaufort	Hains & Sutton Auto glass Factory	Contributory	521033200
B30	42	Neill Street	Beaufort	de Baere House Antique Gallery (Former Shop)	Individual	521033400
B31	43	Neill Street	Beaufort	Shop	Contributory	521040300
B32	44	Neill Street	Beaufort	Newsagency	Contributory	521033500
B33	47	Neill Street	Beaufort	Information Centre (Fmr Shop)	Contributory	521040100
B34	49	Neill Street	Beaufort	Shop (Andy's Takeaway)	Contributory	521040000
B35	50	Neill Street	Beaufort	Former Beaufort Bakery	Individual	521033700
B36	52	Neill Street	Beaufort	Craft Shop	Individual	521033800
B37	54	Neill Street	Beaufort	National Australia Bank (fmr Bank of Victoria)	Individual	521034000
B38	56A	Neill Street	Beaufort	Supermarket (2 Storey)	Individual	521034000
B39	62-68	Neill Street	Beaufort	Butcher, Elders, Pyrenees Advocate, Vintage Jewellers	Individual	521034300
B40	63	Neill Street	Beaufort	House	Individual	521039700
B41	65	Neill Street	Beaufort	Timber (Former Shop)	Individual	521039600
B42	69	Neill Street	Beaufort	Former Methodist Church & Plaque	Individual	521039400
B44	76	Neill Street	Beaufort	Former Lands Office?	Contributory	521034800
B45	13	Pratt Street (Cnr Pratt & Lawrence Street)	Beaufort	Beaufort Hotel (fmr Camp Hotel)	Individual	525047700
B47		25 Pratt Street	Beaufort	Cottage	Contributory	525047800
B48		Pratt Street	Beaufort	Beaufort Railway Station & Goods Shed	Individual	
B49		Pratt Street	Beaufort	Railway Memorial Centenary Tree	Individual	
B50		Pratt Street	Beaufort	Memorial Chestnut Trees	Individual	
B51		Pratt Street	Beaufort	Historic Water Main Valve Marker	Contributory	
B52	31	Pratt Street	Beaufort	Timber House	Individual	525048100
B53	33	Pratt Street	Beaufort	Timber Bungalow	Individual	525048200
B54	35	Pratt Street	Beaufort	Railway Hotel	Individual	525048300
B55		Walker Street	Beaufort	Croquet Lawns	Individual	
<b>File No.</b>	<b>Street No.</b>	<b>Street Name</b>	<b>Town</b>	<b>Site Name</b>	<b>Significance Type</b>	<b>Property No.</b>
B56	15	Willoby Street	Beaufort	Timber House	Individual	534059000
B57	25	Willoby Street	Beaufort	Timber Cottage	Individual	534058700
B58	28	Willoby Street	Beaufort	Timber Cottage	Individual	534058200
B59	30	Willoby Street	Beaufort	Beaufort Meats Store	Individual	534058500



## **6.05 List of Heritage Places in the Snake Valley Precinct**

## PYRENEES SHIRE HERITAGE PRECINCT STUDY 2001

### List of Places in the Snake Valley Heritage Precinct

<b>File No.</b>	<b>Street No.</b>	<b>Street Name</b>	<b>Town</b>	<b>Site Name</b>	<b>Significance Type</b>	<b>Property No.</b>
SV01	863	Linton Carngham Road	Snake Valley	Timber House	Contributory	710036000
SV02	865	Linton Carngham Road	Snake Valley	General Store	Individual	710031500
SV03	867	Linton Carngham Road	Snake Valley	Timber House	Contributory	710032700
SV04	871	Linton Carngham Road	Snake Valley	Timber House	Contributory	710036300
SV05	875	Linton Carngham Road	Snake Valley	Snake Valley Hall & WW1 Honour Board	Individual	710032750
SV06		Linton Carngham Road	Snake Valley	Stand Pipe	Contributory	
SV07		Linton Carngham Road	Snake Valley	Timber House	Individual	
SV08	886	Linton Carngham Road	Snake Valley	Timber Royal Hotel	Individual	710037000
SV09		Linton Carngham Road	Snake Valley	Timber House	Individual	710039900
SV10		Linton Carngham Road	Snake Valley	Weigh bridge Ruins	Contributory/Individual	
SV11	880	Linton Carngham Road	Snake Valley	Aluminium clad Shop	Contributory	710032800
SV12		Linton Carngham Road	Snake Valley	Reserve	Individual	710036300
SV13	870	Linton Carngham Road	Snake Valley	St. Brigid's Catholic Church	Individual	710036300
SV14		Murray Street	Snake Valley	Galvanised Shearing Shed	Contributory	



## **6.06 List of Heritage Places in the Snake Valley Memorial Precinct**

## **PYRENEES SHIRE HERITAGE PRECINCT STUDY 2001**

### **List of Places in the Snake Valley Memorial Precinct**

<b>File No.</b>	<b>Street No.</b>	<b>Street Name</b>	<b>Town</b>	<b>Site Name</b>	<b>Significance Type</b>	<b>Property No.</b>
SVM01		Linton Carngham Road	Snake Valley	World War I Memorial	Individual	
SVM02	948	Linton Carngham Road	Snake Valley	Presbyterian Manse	Individual	710035250
SVM03	954	Linton Carngham Road	Snake Valley	Carngham Uniting Church & Sunday School	Individual	710035260
SVM04		Linton Carngham Road	Snake Valley	Avenue of Honour	Individual	

## **6.07 List of Heritage Places in the Waubra Precinct**

## PYRENEES SHIRE HERITAGE PRECINCT STUDY 2001

### List of Places in the Waubra Memorial Precinct

<b>File No.</b>	<b>Street No.</b>	<b>Street Name</b>	<b>Town</b>	<b>Site Name</b>	<b>Significance Type</b>	<b>Property No.</b>
W01		Government Road	Waubra	Town Reserve (including wells & bore)	Individual	
W02		Hall Street	Waubra	Hotel Stables	Individual	406000300
W03	13	Hall Street	Waubra	Waubra Mechanics Institute	Individual	406000700
W04	23	Hall Street	Waubra	Former School Building	Individual	406000600
W05	23	Hall Street	Waubra	Timber Cottage	Individual	406000600
W06	2060	Heffernan's Lane	Waubra	Waubra Garage	Individual	406001700
W07	2063	Sunraysia Highway	Waubra	St. David's Uniting Church	Individual	406000770
W08		Sunraysia Highway	Waubra	War Memorial & Water Supply Tablet	Individual	
W09	2067	Sunraysia Highway	Waubra	Holy Trinity Anglican Church & Memorial Gates	Individual	406000740
W10	2073	Sunraysia Highway	Waubra	The Springs Hotel	Individual	406000300
W11	2077	Sunraysia Highway	Waubra	Garage	Contributory	406000000
W12	2077	Sunraysia Highway	Waubra	Timber Bungalow	Contributory	406000000
W13	2078	Sunraysia Highway	Waubra	Timber Bungalow	Individual	406010100
W14	2066	Sunraysia Highway	Waubra	Ash House	Individual	406000230
W15		Sunraysia Highway	Waubra	Bluestone Creek Bed	Individual	
W16	2055	Sunraysia Highway	Waubra	Interwar Bungalow	Contributory	406000800
W17	2053	Sunraysia Highway	Waubra	Rendered Brick House	Contributory	406000900

## **6.08 List of Heritage Places in the Avoca Township Precinct**

## PYRENEES SHIRE HERITAGE PRECINCT STUDY 2001

### List of Places in the Avoca Township Precinct

<b>File No.</b>	<b>Street No.</b>	<b>Street Name</b>	<b>Town</b>	<b>Site Name</b>	<b>Overall Significance</b>	<b>Property No.</b>
A001	100	Barnett Street	Avoca	House	Contributory	203002100
A004	96	Barnett Street	Avoca	House	Contributory	203002200
A005	94	Barnett Street	Avoca	House	Contributory	203002300
A005A	92	Barnett Street	Avoca	House	Contributory	203002400
A006	108	Barnett Street	Avoca	St. John's Anglican Church	Local	203002050
A007		Barnett Street	Avoca	House	Contributory	229042300
A008	112	Barnett Street	Avoca	House	Contributory	203001900
A009	118	Barnett Street	Avoca	State School No. 4	State	203001750
A021	24	Dundas Street	Avoca	Stockyards	Local	213011400
A022	16	Dundas Street	Avoca	Tunks House (Watford)	State	213011500
A039	67	High Street	Avoca	House	Contributory	217015900
A040	70	High Street	Avoca	House	Contributory	217029300
A041	75	High Street	Avoca	House	Contributory	217016300
A042	81	High Street	Avoca	Former Kitchen Building	Contributory	217016500
A043	85	High Street	Avoca	Court House	State	217016700
A045	103	High Street	Avoca	Mackereths Shop	Local	217017500
A046	105	High Street	Avoca	Mackereths Wine Depot	Local	217017600
A047	107	High Street	Avoca	Shop	Contributory	217017700
A049	111	High Street	Avoca	Herlihy Grocery and Drapery Store	Local	217017900
A050	113	High Street	Avoca	Co-op Shop	Contributory	217018000
A051	115-117	High Street	Avoca	Avoca Hotel and seats	Local	217018100
A052		High Street	Avoca	State Savings Bank	Local	217018100
A053	119	High Street	Avoca	Avoca National Bank	Local	217018200
A054	121	High Street	Avoca	Blue Moon Café	Contributory	217018400
A055	123	High Street	Avoca	Avoca Hardware	Contributory	217018500
A056	125	High Street	Avoca	Former Bank of NSW	Contributory	217018750
A057	127	High Street	Avoca	Elders	Contributory	217018800
A059	131	High Street	Avoca	House	Contributory	217019000
A060	133	High Street	Avoca	Lalor's Pharmacy & House	State	217019100 & 217019200
A061	135	High Street	Avoca	Timber House	Contributory	217019300



<b>File No.</b>	<b>Street No.</b>	<b>Street Name</b>	<b>Town</b>	<b>Site Name</b>	<b>Overall Significance</b>	<b>Property No.</b>
A062	141	High Street	Avoca	Avoca Nursery	Contributory	217019500
A063	147	High Street	Avoca	Singing Kettle Café	Contributory	217019800
A065	155	High Street	Avoca	Butcher's Shop	Contributory	217020100
A066	157	High Street	Avoca	RSL Hall	Contributory	217020150
A067	159	High Street	Avoca	House at rear of motel	Contributory	217020200
A068	165	High Street	Avoca	House	Contributory	217020400
A069	167	High Street	Avoca	House	Contributory	217020500
A092	180	High Street	Avoca	House	Contributory	217024800
A093	176	High Street	Avoca	Bakers House & bakery	Contributory	217024900
A094	178	High Street	Avoca	Bakers House & bakery	Contributory	217024900
A095	174	High Street	Avoca	Snell House	Contributory	217025200
A096	172	High Street	Avoca	Welcome Mart	Local	217025200
A097	168	High Street	Avoca	Shop	Contributory	217025300
A099	164	High Street	Avoca	Shop	Contributory	217025500
A100	162	High Street	Avoca	House	Contributory	217025600
A101	160	High Street	Avoca	Shop	Contributory	217025700
A102	158	High Street	Avoca	Crystal Store	Contributory	217025700
A103	156	High Street	Avoca	House	Contributory	217025800
A105		High Street	Avoca	War Memorial	Local	
A109	144	High Street	Avoca	Shops	Contributory	217026400
A110	142	High Street	Avoca	Shop	Contributory	217026500
A111	138-140	High Street	Avoca	Victoria Hotel Complex	State	217026600
A112	138-140	High Street	Avoca	Victoria Hotel Complex	State	217026600
A113	138-140	High Street	Avoca	Victoria Hotel Complex	State	217026600
A114	134-136	High Street	Avoca	Briggs and O'Driscoll	Contributory	217026700
A115	132	High Street	Avoca	Willows Café	Contributory	217026800
A116	130	High Street	Avoca	Chapman's Store	Local	217026900
A117	128	High Street	Avoca	Two Shops	Local	217027100
A118	126	High Street	Avoca	Avoca Newsagency	Local	217027000
A119	124	High Street	Avoca	Post Office	Local	217027200
A12	62	Boyce Street	Avoca	House	Contributory	205005700
A120	124	High Street	Avoca	Metal Clad Shed	Local	217027200

<b>File No.</b>	<b>Street No.</b>	<b>Street Name</b>	<b>Town</b>	<b>Site Name</b>	<b>Overall Significance</b>	<b>Property No.</b>
A121	122	High Street	Avoca	Avoca Knitting Mills	Local	217027360
A122	120	High Street	Avoca	Rowe's Pie Shop	Contributory	217027400
A123	116-118	High Street	Avoca	Albion Hotel	Local	217027500 & 217027600
A124	114	High Street	Avoca	Bakery	Local	217027700
A125	112	High Street	Avoca	Former Holland's Drapery Store	Local	217027800
A126	110	High Street	Avoca	Avoca Butchery	Contributory	217027900
A127	108	High Street	Avoca	House	Contributory	217028000
A128	106	High Street	Avoca	The Bottom Shop	Contributory	217028100
A129	100	High & Bridport Streets	Avoca	Bank of Victoria	State	217028300
A130	92	High Street	Avoca	House	Contributory	217028500
A131	90	High Street	Avoca	House	Contributory	217028600
A132	88	High Street	Avoca	House	Contributory	217028700
A151		Napier Street	Avoca	Former Police Residence	State	211010350
A152		Napier Street	Avoca	Former Lock Up	State	211010350
A154	27	Napier Street	Avoca	House	Contributory	221037100
A155	25	Napier Street	Avoca	Former Police Quarters No. 2	Local	221037000
A156		Napier Street	Avoca	Former Powder Magazine	State	211010350
A172	4-6	Dundas Street	Avoca	House	Contributory	213011600
A176		Rutherford Street	Avoca	Ammonia Compressor	Local	217024550
A177	132	Rutherford Street	Avoca	House	Contributory	229041800
A178	124	Rutherford Street	Avoca	Former National School	State	229042000
A179	120	Rutherford Street	Avoca	Masonic Lodge	Contributory	229042100
A18	17	Boyce Street	Avoca	Mud Brick House	Local	205004700
A180	77	Rutherford Street	Avoca	Brick House	Contributory	229045400
A182	114	Rutherford Street	Avoca	House	Contributory	229042300
A183	112	Rutherford Street	Avoca	House	Contributory	229042500
A184	108	Rutherford Street	Avoca	Former Rathscar Methodist Church	Contributory	229042560
A185	106	Rutherford Street	Avoca	Methodist Parsonage	Contributory	229042560
A186	104	Rutherford Street	Avoca	Uniting Church Complex	Local	229042570
A187	102	Rutherford Street	Avoca	Old Rectory Guest House	Contributory	229042600
A188	96	Rutherford Street	Avoca	House	Contributory	229042800

<b>File No.</b>	<b>Street No.</b>	<b>Street Name</b>	<b>Town</b>	<b>Site Name</b>	<b>Overall Significance</b>	<b>Property No.</b>
A189	94	Rutherford Street	Avoca	House	Contributory	229042900
A190	92	Rutherford Street	Avoca	Shire Offices	Contributory	229042910
A191	90	Rutherford Street	Avoca	Country Fire Authority Shed	Local	229042950
A192		Rutherford Street	Avoca	Dairy	Contributory	217027500
A193	80	Rutherford Street	Avoca	House	Contributory	229043300
A194	78	Rutherford Street	Avoca	House	Contributory	229043400
A195	51	Rutherford Street	Avoca	House	Contributory	229045100
A196	3	Boyce Street	Avoca	Former Church Manse		205004650
A197	64	Rutherford Street	Avoca	Avoca Presbyterian Complex	Local	203004000
A198	68	Rutherford Street	Avoca	House	Contributory	229043800
A199	70	Rutherford Street	Avoca	House	Contributory	229043700

## **6.09 List of Heritage Places in the Moonambel Township Precinct**

## PYRENEES SHIRE HERITAGE PRECINCT STUDY 2001

### List of Places in the Moonambel Township Precinct

<b>File No.</b>	<b>Street No.</b>	<b>Street Name</b>	<b>Town</b>	<b>Site Name</b>	<b>Overall Significance</b>	<b>Property No.</b>
M02	50	Brooke Street	Moonambel	Shop	Contributory	108027400
M03	36	Brooke Street	Moonambel	Police Residence and Lockup	Local	108027200
M04	33	Brooke Street	Moonambel	Store & Bakery	Local	108025500
M06	50	Brooke Street	Moonambel	House	Contributory	108027400
M07	32	Brooke Street	Moonambel	House	Contributory	108027100
M08	29	Brooke Street	Moonambel	Moonambel General Store	Contributory	108025700
M09	23	Brooke Street	Moonambel	Produce Store	Local	108025800
M10	22	Brooke Street	Moonambel	Commercial Hotel	Local	108027000
M22	24	Humffray Street	Moonambel	Moonambel State School 1683	Local	108028050
M23	18	Humffray Street	Moonambel	Moonambel Uniting Church	Local	108029170
M24	12	Humffray Street	Moonambel	St. Paul's Anglican Church	Local	108029160
M25	6	Humffray Street	Moonambel	St Michael's Catholic Church	Local	108029150

## **6.10 List of Heritage Places in the Landsborough Township Precinct**



## PYRENEES SHIRE HERITAGE PRECINCT STUDY 2001

### List of Places in the Landsborough Township Precinct

<b>File No.</b>	<b>Street No.</b>	<b>Street Name</b>	<b>Town</b>	<b>Site Name</b>	<b>Overall Significance</b>	<b>Property No.</b>
L28	72	Burke Street	Landsborough	House	Contributory	107080100
L29	69	Burke Street	Landsborough	Former Common School	Local	107076700
L30	64	Burke Street	Landsborough	Hodgett's Store	Local	107080000
L33	60	Burke Street	Landsborough	Hodgett House	Contributory	107079900
L34	52	Burke Street	Landsborough	Uniting Church	Contributory	107079850
L35	45	Burke Street	Landsborough	Former Shay's Flat School	Local	107077100
L36	39	Burke Street	Landsborough	Commercial Hotel	Local	107077200
L37	37	Burke Street	Landsborough	Vendy House	Contributory	107077300
L38	37	Burke Street	Landsborough	Former Shop	Contributory	107077300
L39	44	Burke Street	Landsborough	Ashton's Butcher's Shop (Former)	Local	107079600
L40	42	Burke Street	Landsborough	Landsborough Post Office	Contributory	107079500
L42	40	Burke Street	Landsborough	Former Garage	Contributory	107079500
L43	38	Burke Street	Landsborough	Little's Shop and House	Contributory	107079400
L44	35	Burke Street	Landsborough	Fittock House	Contributory	107077400
L46	32	Burke Street	Landsborough	Former Fittock's Green Grocers	Contributory	107079200
L47	29	Burke Street	Landsborough	Landsborough Public Hall	Local	107077460
L48	26	Burke Street	Landsborough	Former London Chartered Bank	Local	107079100

## **6.11 List of Heritage Places in Landsborough Camp Hill Precinct**

## **PYRENEES SHIRE HERITAGE PRECINCT STUDY 2001**

### **List of Places in the Landsborough Camp Hill Precinct**

<b>File No.</b>	<b>Street No.</b>	<b>Street Name</b>	<b>Town</b>	<b>Site Name</b>	<b>Overall Significance</b>	<b>Property No.</b>
L5	19	Forestry Road	Landsborough	Roman Catholic Presbytery	Local	107082750
L59	73	McKinley Street	Landsborough	Police Station/Residence	Local	107082400
L60	4	Dean	Landsborough	Timber House and Pavilion	Contributory	107082500
L61	76	McKinley Street	Landsborough	St Francis Catholic Church	Local	107082755
L62	82	McKinley Street	Landsborough	Landsborough Primary School	Contributory	107082650
L63	68	McKinley Street	Landsborough	Ellis House	Contributory	107082800
L64		Forestry Road	Landsborough	unlisted but on map adjacent L63	Contributory	107082800

## **6.12 Draft Schedule to the Heritage Overlay.**

## Draft Additions to the Schedule to the Heritage Overlay

The following draft Schedule includes the 8 proposed heritage precincts.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply	Outbuildings 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?
	Beaufort Heritage Area	Yes	No	Yes	Yes	No	No	-	No
	Snake Valley Heritage Area	Yes	No	Yes	Yes	No	No	-	No
	Snake Valley Memorial Heritage Area	Yes	No	Yes	Yes	No	No	-	No
	Waubra Heritage Area	Yes	No	Yes	Yes	No	No	-	No
	Avoca Township Heritage Area	Yes	No	Yes	Yes	No	No	-	No
	Moonambel Township Heritage Area	Yes	No	Yes	Yes	No	No	-	No
	Landsborough Township Heritage Area	Yes	No	No	Yes	No	No	-	No
	Landsborough Camp Hill Heritage Area	Yes	No	Yes	Yes	No	No	-	No