Volume 3: Greater Shepparton City Council Heritage Study Stage IIB

Data Sheet for Places of Cultural Heritage Significance within the Tatura Residential Precinct West (HO211)

Prepared by:
Heritage Concepts

MAY 2013
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Tatura is located in the Goulburn Valley - one of the richest horticultural and intensively farmed areas in Australia. Its rivers and irrigation systems have until in recent times offered farmers a security of season that was unknown to its earliest settlers. It is a prosperous and community minded town that has over the last 150 years seen different phases of development linked to: economic and agricultural change; and, social and cultural transformation. The different phases of agriculture were in part wrought by: changes of land use, changes in markets and changes in technology. Cultural changes occurred as a natural evolution but were also accelerated by the successes of post war immigration. Historically, the rural and urban tableau of Tatura tells us much about the nature of the post contact settlement of this region.

The Tatura township developed as a consequence of the Land Selection Acts. These acts were aimed at opening up small blocks of land for small landholders and selectors. The first township land sales were held on 26 January 1875. Allotments from: Ross; Casey; Kerford; Service; Fraser and Francis streets in the north western corner of the township were included in the release. The township survey had the main thoroughfare as Casey Street with Hogan Street forming the northern boundary of the township reserve.
The development of Tatura occurred initially to the north-west of the surveyed township. This included north of Casey Street, Ross Street and north of Hogan Street. However, from the 1880s - 1900s the impact of the railway encouraged additional settlement to occur towards the railway line [and to the east of the railway line] and Hogan Street became the commercial centre for Tatura.

Farming practices changed during the early 20th century and there was a move away from grazing and the production of wool [as large amounts of land were needed to be profitable] and towards irrigated crops and dairying. This was facilitated by the expansion of irrigated areas and Closer Settlement policies. Farming enterprises that capitalised on irrigation became more common and while cropping decreased the cultivation of vines (dried fruit), fruit and dairying became typical enterprises. This was a period of expansion and rapid growth for Tatura. New subdivisions continued to attract buyers for instance, the subdivision facing onto Casey and Kerferd Streets and the Crown Reserve and adjacent to the racecourse was sold. Moreover, Hogan Street was developing into an important thoroughfare. The water tower was opened on 24 April 1912 and it was the first of its type constructed in Australia and it meant that water could be delivered via mains. Shops in 1900 included grocers; ironmongers; boot makers; coach builders and wheelwrights; tailors; chemist; watchmaker and jeweller; cycle and motor works and others such as hotels, post office, banks; drapers etc

From the turn of the 20th century and into the inter-war period service and manufacturing industries developed within the township. A cannery was established in 1919. Thirty people were employed in the factory which was completed in three weeks. Further additions and extensions were made every year for the next four years with much of the fruit being shipped to London. Despite the Depression at the end of the 1920s Tatura demonstrates through its fabric a local prosperity [from the 1900s-1930] and in particular through its ecclesiastic, residential and associated commercial development.

The places in the Tatura Residential Precinct West through their physical fabric demonstrate the character of housing development and the residential settlement pattern for the western end of the township from the beginnings of the surveyed township and up to the early 20th century.

Description

Physical Description

The Tatura Residential Precinct West is located at the western end of the Tatura Township. The terrain is flat with the two surviving watertowers being local landmarks that can be viewed from within the precinct. Both streets are wide and there are a scattering of street trees but they are nondescript and their scale is not commensurate with the scale of either of the streets.

Casey Street is distinguished by its large central median strip and this is demonstrative of the vision of the first surveyors of the township - as Casey Street was to be the main commercial thoroughfare. Ross Street is a wide street as it is a main road - the Tatura - Murchison Road.

The contributory places are all single storey and the precinct is characterised by the similarity of housing scale and external finishes. The diversity of the architecture is pleasing and because of the similarity of scale the effect is a cohesive streetscape with contributory elements and in particular many of the gardens providing an appropriate and pleasing setting for the historic places.

The precinct is characterised by low scale fencing and generous setbacks.

Statement of Significance
The history and description for this precinct and found in each contributory citation are the source of evidence for the following statement of significance.

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

The places in the Tatura Residential Precinct West through their physical fabric demonstrate the character of housing development and the residential settlement pattern for the western end of the township from the beginnings of the surveyed township and up to the early 20th century.

The first township land sales were held on 26 January 1875. Allotments from: Ross; Casey; Kerford; Service; Fraser and Francis streets in the north western corner of the township were included in the release. The township survey had the main thoroughfare as Casey Street with Hogan Street forming the northern boundary of the township reserve. The width of Casey Street is complemented by the central median strip and this provides a strong urban design element within the streetscape.

The size of the lots and the setbacks are integral to the aesthetic qualities of the precinct and they contribute to an understanding of the settlement pattern of Tatura.

This residential precinct [with the exception of 2 - 10 Casey Street] consists of a group of generally intact and freestanding single storey vernacular buildings. All are setback from the street and demonstrate the character of early residential development of the Tatura township.

The precinct demonstrates many of the different regional architectural qualities associated with residential development during the 19th and early 20th century.

The row of terrace housing at 2, 4, 6, 8 & 10 Casey Street is of note for its architecture and is a rare example of a housing type within the municipality.

The similarity of the scale of the houses and the similarity of external finishes is significant as it contributes to the cohesive character of the precinct. The precinct is characterised by low scale and transparent fencing.

Places that contribute to the cultural heritage significance of the precinct include:

Casey Street; 1, 2, 4, 5, 6, 7, 8, 10

Ross Street; 55, 57, 59, 61, 63, 65, 71

How is it significant?

The Tatura Residential Precinct West is of local historic and aesthetic significance to the Greater Shepparton City.

Why is it significant?

The Tatura Residential Precinct West is of historic significance as it provides tangible physical evidence of the character and type of residential development during the late 19th and early 20th century.
The precinct is of historic significance as it assists in demonstrating the impact of the *Land Selection Acts* and the *Closer Settlement Acts* - as Tatura was settled in response to these Land Acts.

It provides physical evidence of the impact of the development of irrigation technologies as the early 20th century prosperity and growth of the town is linked to these developments.

It contributes to an understanding of the settlement pattern of the whole township during the 19th and early 20th century.

**HERCON Criteria A**

The Tatura Residential Precinct West is of aesthetic significance for its representative late 19th and early 20th century residential architecture.

It is of aesthetic significance for the diversity of regional vernacular architecture from the late 19th and early 20th century.

**HERCON criteria D**

2, 4, 6, 8 & 10 Casey Street is a row of early 20th century terraces and is a distinctive and a rare building type for the municipality.

**HERCON criteria B & E**

Its architectural detailing and styling demonstrates typical characteristics associated with the period and its early 20th century architecture.

**HERCON criteria D**

**Recommendations 2011**

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HERITAGE CITATION REPORT

Name: 1 Casey Street Tatura
Address: 1 Casey Street TATURA

Significance Level: Contributory

Place Type: House
Citation Date: 2011

Recommended Heritage Protection: VHR - HI - PS Yes

Architectural Style: Federation/Edwardian Period (1902-c.1918)

Integrity

1 Casey Street has retained much of its integrity

Description

Physical Description

1 Casey Street is representative of the early 20th century establishment of Tatura. It is one of the more substantial buildings from this period.

1 Casey Street is a weatherboard residence on a corner allotment. The location of the house on its block has taken into account its relatively prominent position and it has appropriate set backs from both street frontages. The front facade presents to Casey Street and it contributes to the streetscape.
The design of the house is a typical regional expression for the period. Stylistically it is representative of the Edwardian/Federation period and it shares many characteristics associated with this era, albeit of a modest and limited nature.

The style is picturesque and this is achieved by the asymmetrical facade with a projecting bay that is further reinforced with the addition of a shallow bay window and window hood. The recessed return verandah completes the composition.

The projecting gable has radial timber strapping over a rough cast like finish. The bay windows have typical timber joinery and some of the windows are double hung sashes. The upper panes of the bay window feature coloured glass [and are possibly original]. The recessed bay includes a pair of timber framed double hung windows and the front door is timber framed with side lights and transom/high lights,[possibly original glass] There is a gablet vent above the corner of the skillion profile verandah. The roof is a combination of hip and gable and this combined with the two slender and relatively tall chimneys complete the simple picturesque composition of this residence.

The building materials are typical for the era and region and they include; timber weatherboards, timber joinery and galvanised metal roofing and brick chimneys.

The front timber picket fence is a sympathetic contribution to the streetscape.

**Physical Condition**

The condition is good

**Usage / Former Usage**

1 Casey Street is currently a residence

**Intactness**

1 Casey Street is relatively intact

**Occupancy**

1 Casey Street is occupied

**Site Context**

1 Casey Street is located in a suburban streetscape

**Statement of Significance**

A contributory place within the Tatura Residential Precinct West. Please refer to the precinct citation (Hermes record # 195310) for information about the significance of the place.

HERCON Criteria A, G & D
## Recommendations 2011

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**HERITAGE CITATION REPORT**

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<th>Name</th>
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2, 4, 6, 8 and 10 Casey Street, Tatura

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<th>Recommended Heritage Protection</th>
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**Architectural Style** Federation/Edwardian Period (1902-c.1918)

**History and Historical Context**

The land on which these houses were built was originally subdivided from Section 2, Allotments 1-5, Tatura, in the Parish of Toolamba West. This row of houses was built by local businessman Thomas Flanagan as an investment. Flanagan had arrived in Tatura in 1896 and married in 1900. He operated a grocery store on the corner of Ross and Hogan Streets and his ironmongery was a thriving business by 1900 when a bootmaking and repairing establishment was added to his enterprise. Flanagan also owned 36 acres of crown allotments and two parcels of land in Casey Street, Tatura. Flanagan donated the altar of the new Catholic church, the Sacred Heart, which was opened in 1912. He was also a Justice of the Peace in 1912 and in 1915 he was a member of the Tatura Waterworks Trust. The five houses were constructed in 1910 and first rated at 25 pounds each. Only three were tenanted in the first year of rating - the tenants were Patrick Harford a draper who worked for Flanagan Arthur Knee civil engineer and William Maher secretary. By 1916 other residents include Margaret Cussen widow, Mark Lalor agent and Arther Pay painter.

**Description**

**Physical Description**
The row of dwellings at 2-10 Casey Road, Tatura, consists of five single-storey Edwardian tuck-pointed red face brick cottages. With the exception of No. 2, which is a mirror image, the cottages are essentially identical. Each cottage is double-fronted with a gambrel roof and projecting gable clad with corrugated galvanised steel, with the exception of No. 2 which has been re-clad with recent metal roof tiles. The intact roofs feature terracotta cresting and face brick chimneys with roughcast rendered caps and terracotta chimney pots. The skillion verandah is supported by timber posts with timber fretwork frieze and carved brackets. The projecting bay is finished with timber battens and roughcast rendered infill and features a pair of slender timber-framed double-hung sash windows and the recessed bay contains a timber four-panel entrance door and a pair of timber-framed double-hung sash windows. The fences are generally non-original and include timber pickets (Nos. 2, 4, 6), steel mesh (No. 10) and original timber and Cyclone wire (No. 8).

**Previous Statement Significance**

The following statement of significance was included in the citation for HO105 - row of cottages.

HO105 was subsumed into the Tatura Residential Precinct HO211 as part of Amendment C110 in 2013.

_The row of houses at 2 - 10 Casey Street are of local historical and aesthetic significance._

Source: City of Greater Shepparton Heritage Study 2004 [Allom Lovell]

**Statement of Significance**

A contributory place within the Tatura Residential Precinct West. Please refer to the precinct citation (Hermes record # 195310) for information about the significance of the place.

HERCON Criteria A, G, D & E

**Recommendations 2011**

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Name: 5 Casey Street Tatura
Address: 5 Casey Street TATURA
Place Type: Cottage
Citation Date: 2011

Significance Level: Contributory

Recommended Heritage Protection: VHR - HI - PS Yes

Architectural Style: Victorian Period (1851-1901) Vernacular

Integrity

5 Casey street has retained much of its integrity. Most of the modifications are considered to be part of the significance of this building.

Description

Physical Description

5 Casey Street is a double fronted weatherboard cottage with additions to the rear and a partially enclosed verandah to the front.

Stylistically, the cottage illustrates many of the characteristics commonly identified with vernacular architecture during the Victorian period. This includes: the symmetrical composition with the central door flanked on either side with
windows and the verandah to the front. The verandah is a convex hip with timber verandah posts and decorative timber brackets.

The roof is hipped with gablet vents and while this type of roof is more associated with the Federation and Edwardian era, it was not unknown at the end of the 19th century.

The building materials are typical for the era and region and they include; timber weatherboards, timber joinery and galvanised metal roofing.

Modifications include the replacement of the original windows and partially enclosing the verandah.

The building materials are also typical for the regional vernacular - timber weatherboards; galvanised metal roof; timber joinery and brick chimneys.

The fence is not original and it is constructed from timber lattice work with Cyclone wire gate.

**Physical Condition**

The condition is good

**Usage / Former Usage**

5 Casey Street is in a residential street.
5 Casey Street is a residence

**Intactness**

5 Casey Street is relatively intact

**Occupancy**

5 Casey Street is occupied

**Statement of Significance**

A contributory place within the Tatura Residential Precinct West. Please refer to the precinct citation (Hermes record # 195310) for information about the significance of the place.

HERCON Criteria A, G & D
### Recommendations 2011

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Name: 7 Casey Street Tatura
Address: 7 Casey Street TATURA
Significance Level: Contributory
Place Type: Cottage
Citation Date: 2011

Recommended Heritage Protection: VHR - HI - PS Yes

Architectural Style: Victorian Period (1851-1901)

Integrity

7 Casey Street has retained much of its integrity

Description

Physical Description

7 Casey Street is a double fronted weatherboard cottage with a skillion to the rear. The verandah has been partially built in.

Stylistically, the cottage illustrates many of the characteristics commonly identified with vernacular architecture during the Victorian period. This includes: the symmetrical composition with the central door flanked on either side with timber framed double hung sash windows; the hipped roof; simple brick chimneys and the convex hipped verandah with timber verandah posts.
The building materials are also typical for the regional vernacular - timber weatherboards; galvanised metal roof; timber joinery and brick chimneys.

The fence is a timber picket fence and is a sympathetic addition.

**Physical Condition**

The condition is good

**Usage / Former Usage**

7 Casey Street is used as a residence

**Intactness**

7 Casey Street is relatively intact

**Occupancy**

7 Casey Street is occupied

**Site Context**

7 Casey Street is located in a residential street

**Statement of Significance**

A contributory place within the Tatura Residential Precinct West. Please refer to the precinct citation (Hermes record # 195310) for information about the significance of the place.

HERCON Criteria A, G & D
### Recommendations 2011

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55 Ross Street has retained much of its integrity.

**Description**

**Physical Description**

55 Ross Street is a rendered masonry residence with a pressed metal clad gable with timber strapping. The main features of the house are the imposing two front gables with the projecting front gable creating a porch. The house is set in a large landscaped garden.

Stylistically the design is bungalow in inspiration but with its own eclectic interpretation. The front door has narrow side lights and high lights. The windows are paired double hung timber sash windows. Overall the architecture is of a relatively simple expression.
Physical Condition

The physical condition is good.

Usage / Former Usage

55 Ross Street was constructed as a residence and it has retained this use.

Intactness

55 Ross Street is relatively intact.

Occupancy

55 Ross Street is occupied.

Site Context

55 Ross Street is located in a residential street.

Statement of Significance

A contributory place within the Tatura Residential Precinct West. Please refer to the precinct citation (Hermes record # 195310) for information about the significance of the place.

HERCON Criteria A, G & D

Recommendations 2011

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57 Ross Street Tatura has retained much of its integrity.

Description

Physical Description

57 Ross Street is a face brick residence with cement banding and it has a terracotta tiled hip roof with a gablet vent. The design is asymmetrical with a projecting bay and a recessed return verandah. The roof of the verandah is formed by a continuation of the hip roof line. The windows are paired timber double hung sashes. The house is located in a garden setting.
Stylistically it is a mixture periods including the Federation era and later. The Federation influence can be found with:

The use of face red brickwork combined with cement rendered banding; the asymmetrical composition; the design of the roof and gable vent.

The roof design (a large encompassing roof that includes the verandah) is a relatively common roof line in regional areas and particularly towards the north of the Murray and into the Riverina).

The building materials reflect the era and region and this includes the use of face red brickwork; cement rendered banding and timber joinery.

Modifications:

The cast iron decorative frieze and brackets is possibly a later addition. The terracotta roofing tiles are possibly a later addition.

**Physical Condition**

The condition is good.

**Usage / Former Usage**

57 Ross Street was constructed as a residence and it has retained this use.

**Intactness**

57 Ross Street is relatively intact.

**Occupancy**

57 Ross Street is occupied.

**Site Context**

57 Ross Street is located in a residential street.

**Statement of Significance**

A contributory place within the Tatura Residential Precinct West. Please refer to the precinct citation (Hermes record # 195310) for information about the significance of the place.

HERCON Criteria A, G & D
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HERITAGE CITATION REPORT

Name 59 Ross Street Tatura  
Address 59 Ross Street TATURA  
Place Type House  
Citation Date 2011  
Significance Level Contributory

Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Victorian Period (1851-1901)

Integrity

It has retained much of its integrity.

Description

Physical Description

The double fronted late Victorian house illustrates most of the characteristics that are associated with the era and the style. This includes the symmetrical facade with a central doorway and double hung timber sashes on either side of the door. The roof is a hipped, galvanised, corrugated metal roof and there is a complementary bullnosed verandah. The verandah has a pleasing curved timber valance with a regular placement of decorative punched out holes. There are timber pendant brackets to the eaves. The doors and windows have sidelights which is typical for the period. There is a pleasing garden setting.
Physical Condition

Its condition is good.

Intactness

It is relatively intact.

Statement of Significance

A contributory place within the Tatura Residential Precinct West. Please refer to the precinct citation (Hermes record # 195310) for information about the significance of the place.

HERCON Criteria A, G & D

Recommendations 2011

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</table>
**Integrity**

61 Ross Street has retained much of its integrity.

**Description**

**Physical Description**

61 Ross Street is a timber block fronted residence located in a garden setting. It is asymmetrical with a projecting segmented bay and a recessed return hipped roofed verandah. The facade is timber block fronted.

Stylistically it is representative of the late Victorian era and shares many characteristics associated with this era. This includes the use of: a hip roof; brick chimneys; a convex and hipped verandah with turned timber verandah posts with timber brackets; timber brackets to the eaves; double hung sash windows to the segmented bay double hung sash...
windows with side lights and high lights to the window on recessed section a panelled door with side lights and high lights. the timber block front is also typical for this period as a treatment for the facade. The building materials reflect the era and region and this includes the use of timber cladding, corrugated glavanised metal roof and timber joinery and brickwork for the chimney.

**Physical Condition**

The physical condition is good.

**Usage / Former Usage**

61 Ross Street was constructed as a residence and it has retained this use.

**Intactness**

61 Ross Street is relatively intact.

**Occupancy**

61 Ross Street is occupied.

**Site Context**

61 Ross Street is located in a residential section of Ross Street.

**Statement of Significance**

A contributory place within the Tatura Residential Precinct West. Please refer to the precinct citation (Hermes record # 195310) for information about the significance of the place.

HERCON Criteria A, G & D

**Recommendations 2011**

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HERITAGE CITATION REPORT

Name: 63 Ross Street Tatura
Address: 63 Ross Street TATURA
Significance Level: Contributory

Place Type: House
Citation Date: 2011

63 Ross Street Tatura

Recommended Heritage Protection: VHR - HI - PS Yes

Architectural Style: Federation/Edwardian Period (1902-c.1918)

Integrity

63 Ross Street has retained much of its integrity.

Description

Physical Description

63 Ross Street is a timber block fronted residence located in a garden setting. It is asymmetrical with a projecting hipped roof section and a recessed hipped roofed verandah.

The design of the house is a common regional expression for the period. However, the block fronted finish is less common in Tatura.
Stylistically it is representative of the late Victorian era and shares many characteristics associated with this era. This includes the use of: a hip roof; brick chimneys; a convex and hipped verandah with turned timber verandah posts and cast iron frieze and brackets; timber brackets to the eaves; double hung sash window with side lights and high lights; a panelled door with side lights and high lights. The timber block front is also typical for this period as a treatment for the facade.

The building materials reflect the era and region and this includes the use of timber cladding, corrugated galvanised metal roof and timber joinery.

The woven wire fence with timber posts and rails is a sympathetic contribution to the streetscape.

Physical Condition

The condition is good.

Usage / Former Usage

63 Ross Street was constructed as a residence and still retains this use.

Intactness

63 Ross Street is relatively intact.

Occupancy

63 Ross Street is occupied.

Site Context

63 Ross Street is located in a residential street.

Statement of Significance

A contributory place within the Tatura Residential Precinct West. Please refer to the precinct citation (Hermes record # 195310) for information about the significance of the place.

HERCON Criteria A, G & D
## Recommendations 2011

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Name: 65 Ross Street Tatura
Address: 65 Ross Street TATURA
Significance Level: Contributory
Place Type: House
Citation Date: 2011

Recommended Heritage Protection: VHR - HI - PS -

Architectural Style: Federation/Edwardian Period (1902-c.1918)

Integrity
The windows are not original but the majority of the house is intact.

History and Historical Context
65 Ross Street is historically and socially significant as it provides tangible evidence of the development of Tatura during the early twentieth century. This development is associated with the Land Selection Acts, Closer Settlement and the establishment of irrigation technologies.

Description

Physical Description
The house is an asymmetrical timber building with a corrugated metal roof. There is a recessed verandah/porch and a projecting bay with a central window.

Intactness

It is relatively intact.

Statement of Significance

A contributory place within the Tatura Residential Precinct West. Please refer to the precinct citation (Hermes record #195310) for information about the significance of the place.

HERCON Criteria A, G & D

Recommendations 2011

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**Name**  
71 Ross Street Tatura

**Address**  
71 Ross Street TATURA

**Significance Level**  
Contributory

**Place Type**  
House

**Citation Date**  
2011

---

**Recommended Heritage Protection**  
VHR - HI - PS Yes

**Architectural Style**  
Victorian Period (1851-1901)

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**Integrity**

71 Ross Street has retained much of its intactness.

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**Description**

**Physical Description**

71 Ross Street is a double fronted weatherboard cottage, with a verandah and additions to the rear.

Stylistically, the cottage illustrates many of the characteristics commonly identified with vernacular architecture during the Victorian period.

This includes: a symmetrical composition with a central door with side lights and high lights; windows on either side of the door; a hipped roof; a simple brick chimney; a convex verandah with a decorative cast iron frieze and brackets and...
turned timber verandah posts.

The building materials are also typical for the regional vernacular, such as: timber weatherboards; galvanised metal roof; cast iron decorations; timber joinery and brick chimneys.

The windows have been modified with the original double hung timber sashes being replaced with a later style of aluminium window.

The fence is a timber picket fence and is a sympathetic addition.

**Physical Condition**

The physical condition is good.

**Usage / Former Usage**

71 Ross Street was constructed as a residential building and it has retained this use.

**Intactness**

71 Ross Street is relatively intact.

**Occupancy**

71 Ross Street is occupied.

**Site Context**

71 Ross Street is located in a residential street.

**Statement of Significance**

A contributory place within the Tatura Residential Precinct West. Please refer to the precinct citation (Hermes record # 195310) for information about the significance of the place.

HERCON Criteria A, G & D
### Recommendations 2011

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