
GREATER SHEPPARTON HERITAGE STUDY STAGE II



Prepared by
Greater Shepparton City Council

April 2019

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Local heritage makes the greatest contribution to forming our living historic environment, more so than the small number of outstanding items of state, national or world significance. Greater than the sum of its parts, the varied collection of local heritage in an area enriches its character and gives identity to a neighbourhood, region or town in a way that cannot be reproduced. Local heritage is often what makes an area distinctive in the long-term, even if the heritage features were once in a neglected state or considered unremarkable... (Heritage Council of NSW, Levels of Heritage Significance, 2008)

Table of Contents

Preface 4

1. Legislative Requirements..... 5

2 Thematic Environmental History 7

3 Heritage Studies 8

4 Methodology 9

5 Recommendations..... 13

Appendices..... 14

APPENDIX A – HERCON CRITERIA 15

APPENDIX B –THEMATIC ENVIRONMENTAL HISTORY 17

APPENDIX C – TATURA CONTEXTUAL HISTORY 18

APPENDIX D – METHODOLOGIES FOR PREVIOUS HERITAGE STUDIES 19

APPENDIX E – HERMES CITATIONS - INDIVIDUALLY SIGNIFICANT PLACES 20

APPENDIX F – HERMES CITATIONS – PLACES OF CONTRIBUTORY SIGNIFICANCE WITHIN
HERITAGE PRECINCTS 1775

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Preface

This study, the *Greater Shepparton Heritage Study Stage II 2019*, is a consolidation of a number of heritage studies previously prepared to assess places of post-contact and shared cultural heritage significance within the City of Greater Shepparton. They include the:

- *City of Greater Shepparton Heritage Study Stage II 2007*;
- *Greater Shepparton Heritage Study Stage IIB 2013*; and
- *Greater Shepparton Heritage Study Stage IIC 2017*.

This study is intended to act as a key reference document for all places that were assessed as meeting the threshold of significance and warrant the application of a Heritage Overlay to ensure that their significance is appropriately conserved.

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1. Legislative Requirements

Greater Shepparton City Council is the Planning Authority for its administrative area. Section 12 of the *Planning and Environment Act 1987* ('the Act') sets out the duties and powers of Council as the Planning Authority. Importantly at Section 12(1)(a) the Act states that *a planning authority must implement the objectives of planning in Victoria*.

The Act at Section 4(1) sets out the objectives of Planning in Victoria and these include:

- Section 4(1)(d) – To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and
- Section 4(1)(e) – To balance the present and future interests of all Victorians.

This part of the Act establishes the important principle of the role of the Planning Authority to balance present and future needs in all decisions. Often planning decisions, such as where to apply the Heritage Overlay, may not be popular with present communities but are taken with a view to balancing future interests of that community.

When considering the objective of balancing present and future interests it must be noted that heritage places are important for enriching our lives and our communities. Buildings, areas, landscapes and other places of heritage value provide a window to the past and to the origins of our communities. Heritage places also add character and interest to our towns and countryside.

It is important to retain physical evidence of changing cultural practices as they tell us about where we came from and over time how we have changed. In particular the City of Greater Shepparton's rural landscapes have much to tell us about the sacrifices and hardships endured by settlers during the 19th century. They often demonstrate unique technologies that were developed in response to the harshness and isolation of settlement areas.

Aboriginal cultural heritage is generally covered by the *Aboriginal Heritage Act* (2006) but within the Study area there are some places that have a shared heritage and these are important to recognise. The Aboriginal community within the City of Greater Shepparton is a vibrant and evolving community and one that has provided a corner stone for the sense of place within this municipality.

Each place provides for an interpretation of the cultural heritage of this municipality. These places are irreplaceable and precious and so their protection under the Heritage Overlay is an important function of

GREATER SHEPPARTON HERITAGE STUDY STAGE II

the Planning Authority.

Building further upon the duties and objectives of the Planning Authority established in the above sections of the Act, Council has the responsibility under the State Planning Policy Framework (Clause 15.03) to ensure the conservation of places of heritage significance.

It is therefore a mandated function of Council as the Planning Authority under the Act and Greater Shepparton Planning Scheme to identify, conserve and protect heritage places.

A heritage place may be a site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, fossil site or other place of natural or cultural significance and its associated land.

Places of cultural heritage significance to a local area (called heritage places) can be protected by a Heritage Overlay.

Heritage Overlays are part of local councils' planning schemes. They help protect the heritage of a local area. Heritage Overlays include places of local significance as well as places included in the Victorian Heritage Register.

The Heritage Overlay may be applied to a single property or a number of properties. Generally when the overlay is applied to a number of properties as one place it is referred to as a 'precinct'. A group of places need not be contiguous; instead they can form a listing known as a serial listing. For instance, a number of sites with the same statement of significance can have the same overlay number but might not be geographically proximate.

This study has adopted the HERCON assessment criteria for assessing significance and this has been included in Appendix A of this document.

2 Thematic Environmental History

The City of Greater Shepparton Heritage Study Stage 2 February 2004, Thematic Environmental History Volume 2 (Thematic Environmental History) provides a context for the identification and assessment of places. The writing of the Thematic Environmental History is a dynamic process where the identification of places of potential cultural heritage significance can inform the historic themes and likewise an identification of a historic theme can inform the identification of places. The Thematic Environmental History has not been revised as part of this Study. It was assessed as being robust and able to provide sufficient guidance for this Heritage Study.

Sometimes places can be individually significant for reasons that are independent of the themes identified in the History. This is supported by the following comment in the Panel Report prepared for Amendment C57 to the Warrnambool Planning Scheme.

The panel does not see it as inimical to the significance of this building that there is currently no mention of a guest house theme in the Gap Study Thematic History. It is simply not the case that every building typology will be mentioned in such as study.

The Panel Report for Amendment C57 also once again highlighted that thematic histories are not 'static' documents and should be reviewed.

However, it is also noted that this Study has provided additional information that could be used to flesh out some of the identified themes.

The Thematic Environmental History has been included in Appendix B of this document.

The Contextual History of Tatura has been included in Appendix C of this document.

3 Heritage Studies

The *City of Greater Shepparton Heritage Study Stage I* (HSI) was undertaken by SOMA Design Partnership Pty Ltd in 2000 and 2001.

The study included the identification of 135 places of cultural heritage significance across the entire municipality. In addition, the Thematic Environment History was prepared. The study did not include a datasheet for each place, nor were photographs of the identified places provided.

The *City of Greater Shepparton Heritage Study Stage II 2004* (HSII) was undertaken by Allom Lovell and Associates Pty Ltd in 2004. HSII incorporates the earlier research and findings of HSI. It included a comprehensive review of each of the cultural heritage places identified in Stage 1. An additional 90 places were also identified as places for further investigation. An assessment of an additional six sites identified while this study was in progress was undertaken independently by Heritage Concepts Pty Ltd. The assessment included five log structures and a scotch kiln, and has been incorporated as Volume Six of this study.

The recommendations of HSII were the subject of Amendments C49 and C50 to the Greater Shepparton Planning Scheme. The Heritage Overlay was applied to approximately 200 places.

The *Greater Shepparton Heritage Study Stage IIB 2013* (HSIIB) was undertaken by Heritage Concepts Pty Ltd. This study identified gaps in the previous heritage studies and recommended a list of places of cultural heritage significance that should be included in the Heritage Overlay. It also prepared an extensive Contextual History of Tatura.

HSIIB was the subject of Amendment C110 to the Greater Shepparton Planning Scheme. The Heritage Overlay was applied to 51 'Individually Significant' places and three additional heritage precincts affecting 118 places.

The *Greater Shepparton Heritage Study Stage IIC 2017* (HSIIC) assessed places of heritage significance across the City of Greater Shepparton and had a particular focus on rural areas. HSIIC identified 180 places as being of significance including five precincts in Dookie and Murchison.

HSIIC was the subject of Amendment C204, which introduced interim heritage controls to 178 'Individually Significant' and five new heritage precincts.

4 Methodology

This section broadly describes the key tasks and methodology used in preparing heritage studies. The methodologies for each study can be found in Appendix D.

The purpose of a heritage study is to document places of post contact cultural heritage significance and to make recommendations for their conservation. The places that are assessed are those that best represent the rich and diverse history of the City of Greater Shepparton. These places contribute to the individuality and streetscape, townscape, landscape or character of the area and are irreplaceable parts of its environmental heritage. Collectively, such places reflect the socio-economic and cultural history of the municipality. Places of local cultural heritage significance also form an integral part of the State's environmental heritage.

Significance

The local significance threshold is for places of significance to a region, town or locality. A place must meet at least one of the HERCON criteria. The determination of significance can be assisted by an analysis of historical data, aesthetic analysis, and with community consultation.

In essence this means that the place must be valued for at least one of the following values:

- historic;
- social;
- aesthetic;
- technical;
- spiritual; and
- rarity.

Historic Values

- Historic values in general mean that a place has a tangible association with, or is representative of, a historic theme. There are exceptions, such as where a place could have its own intrinsic historic cultural heritage significance.
- Historic values for the purpose of this Study are usually identified or illustrated by the fabric of the place – this can be built fabric and/or landscape elements.

Social Values

- Social values can be found in a place which has a demonstrable community association for the municipality. This may also include an association with a person or an organisation. This

GREATER SHEPPARTON HERITAGE STUDY STAGE II

association may be documented in local histories, local oral histories or have a strong resonance within the community. The association needs to have been maintained over a distinct period of time.

Aesthetic Values

- Aesthetic values can be found in a place which demonstrates fine architectural and/or aesthetic qualities. These could include a particularly refined or innovative example of architecture, or one with high aesthetic qualities for the municipality.
- Other places might provide a good representative example of a specific architectural period or style for the municipality. These places will have undergone a comparative analysis with the best representative example chosen for this Study.

Technical Values

- Technical values can be found in a place which demonstrates significant technical qualities. Technical qualities can be innovative and unusual, or the place may be a representative example of a technology for the municipality.

Spiritual Values

- Spiritual values can be found in places that have spiritual resonance with the community. It can be a religious value or it could be less regularised and demonstrated by a deep attachment that is recognised by the municipality.

Rarity Values

- A place can be valued for its rarity within the municipality.

The definition of a threshold of local significance can entail a degree of value judgement, and there occasionally may be legitimate and differing professional views about the heritage values of some places. The development of thresholds is something which responds to the particular characteristics of the area under investigation and its heritage resources. Thus a comparative analysis that considers the set of similar places may be required to assist. This process is essentially a comparative one within the local area. The types of factors that might be deployed to establish local thresholds can be specified State-wide. They would include rarity in the local context, condition/degree of intactness, age, design quality/aesthetic value, and importance to the development sequence documented in the thematic environmental history.

Other factors to be considered when assessing significance

There are other factors that can influence the assessment of significance of a *place* and these include:

GREATER SHEPPARTON HERITAGE STUDY STAGE II

The integrity and the intactness of a place

The integrity and intactness of a *place* can be a factor in the consideration of its significance and inclusion in a Heritage Study.

The consideration of integrity and intactness for places to meet local thresholds of significance includes an assessment of the extent of significant fabric. This includes minimal structural changes and limited external changes to the main facades, and the retention of most of the original detailing.

The condition of the place

The condition of a *place* can be a factor in the consideration of a *place*. If the condition is such that the restoration of the *place* would mean that much of the original fabric was replaced, and this fabric is of significance, this could compromise the significance to such a degree that it no longer meets the threshold for local significance.

The thresholds that have been used in this Study and to assist in the determination of significance are state significance and local significance. There are no places that have been identified as having potential national significance.

Gradings within heritage precincts

Each property identified within a heritage precinct has been assigned a heritage grading.

- **Contributory:** A *Contributory* place contributes to the cultural heritage significance of a precinct.
- **Non-contributory:** *Non-Contributory* places do not contribute to the heritage significance of a heritage precinct. In some instances, an Individually Significant place may be considered Non-Contributory within a precinct - for example, a significant factory complex within a residential precinct.
- **Individually Significant:** An *Individually Significant* place is a place that has cultural heritage significance independent of its context. These places may also contribute to the significance of a heritage precinct. 'Individually Significant' places will usually have a separate citation and statement of significance.

Places of Individual and Contributory Heritage Places within Heritage Precincts have been listed in the Statement of Significance in the respective precincts Place Citation Report.

GREATER SHEPPARTON HERITAGE STUDY STAGE II

The documentation for each place is recorded in HERMES (Heritage Management Electronic System) database. This database is owned by Heritage Victoria and all heritage studies are required to be entered into it.

The proposed places provide tangible physical evidence of the evolution of the municipality. All of the places represent at least one historic theme as identified in the Thematic Environmental History.

A heritage study provides the strategic justification for the application of the Heritage Overlay to places of cultural heritage significance in the Greater Shepparton Planning Scheme. A planning scheme amendment is required to apply the Heritage Overlay. All citations can be found at Appendix E of this document.

Mapping places of heritage significance

Mapping places to be included in the Study were undertaken in accordance with Planning Practice Note 1. Within urban areas, the extent of the curtilage applies to the whole property (e.g. the centre of Shepparton). In more rural areas, the curtilage will apply to only protect the place of Heritage Significance and include an adequate buffer around the place (e.g. a homestead on a large pastoral property where only the house and associated outbuildings contribute). The precise area recommended for protection via the Heritage Overlay are specified in the place citation report, and associated planning maps which delineate a curtilage.

The statement of significance

The Statement of Significance is a concise statement that distils the essence of significance of a *place*. The Statements of Significance for this study have been prepared in accordance with the guidelines set out in 'Planning Practice Note 1: Applying the Heritage Overlay' (2015).

The statement of significance as adopted in this study describes:

- **'What is significant?'** a brief description of the *place* and the features that contribute to the significance of the *place*.
- **'How is it significant?'** provides a list of cultural heritage values that are demonstrated by the *place* – historic, aesthetic/architectural, social, scientific/technical, spiritual, rarity.
- **'Why is it significant?'** describes the reasons why the *place* is significant.

5 Recommendations

It is recommended that further investigations are undertaken in areas that are not part of the current study. These areas include: Arcadia, Caniambo, Cosgrove, Katandra West, Merrigum, Mooroopna, Tallygaroopna and Undera.

The following places should be assessed as part of any future heritage study:

- 645 Violet Town Boundary Road CANIAMBO (Kurrallane)
- 355 Harston Road, HARSTON (homestead)
- Former Goulburn River jetty at Archer Street MOOROOPNA
- 16 Young Street and 6 Doonan Street, MOOROOPNA (Ardmona Cannery) prepare a detailed assessment to better determine the extant significant fabric of the place
- 7 Knight Street SHEPPARTON (house)
- 165 Knight Street SHEPPARTON (house)
- 167 Knight Street SHEPPARTON (house)
- 172 Knight Street SHEPPARTON (house)
- 173 Knight Street SHEPPARTON (house)
- 179 Knight Street SHEPPARTON (house)
- 111 Maude Street SHEPPARTON (house)
- 16 McCracken Street SHEPPARTON(house)
- 108 Rea Street SHEPPARTON (house)
- 28 Hogan Street TATURA (brick shed and house)
- 32 Hogan Street TATURA (house)
- 34-46 Hogan Street TATURA (former service station)
- 220 and 222 Hogan Street TATURA (Tatura Court House and former Police Station) to include the former police station in the incorporated plan for the land
- 4 and 16 William Street, 26 and 28 Park Street, and 3 and 7 Edgar Street TATURA (Edgar, Park and William Streets Group)

It is also recommended that all heritage statements of significance be reformatted to accord with current best practice as part of a future heritage study.

Appendices

Methodology	Page
APPENDIX A – HERCON CRITERIA	15
APPENDIX B –THEMATIC ENVIRONMENTAL HISTORY	17
APPENDIX C – TATURA CONTEXTUAL HISTORY	78
APPENDIX D – METHODOLOGIES FOR PREVIOUS HERITAGE STUDIES	102
APPENDIX E –HERMES CITATIONS - INDIVIDUALLY SIGNIFICANT PLACES	213
APPENDIX F – HERMES CITATIONS – PLACES OF CONTRIBUTORY SIGNIFICANCE WITHIN HERITAGE PRECINCTS	1775

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APPENDIX A – HERCON CRITERIA

This study has adopted the HERCON assessment criteria for assessing significance. These criteria are based upon the longstanding and much used Australian Heritage Commission criteria for the Register of the National Estate.

These are summarised below:

- Criterion A** Importance to the course or pattern of our cultural or natural history.
- Criterion B** Possession of uncommon, rare or endangered aspects of our cultural or natural history.
- Criterion C** Potential to yield information that will contribute to an understanding of our cultural or natural history.
- Criterion D** Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.
- Criterion E** Importance in exhibiting particular aesthetic characteristics.
- Criterion F** Importance in demonstrating a high degree of creative or technical achievement at a particular period.
- Criterion G** Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions.
- Criterion H** Special association with the life or works of a person, or group of persons, of importance in our history.

The above criteria are particularly pertinent when assessing places of state significance. The following is an expansion of the criteria that demonstrates their application to places of local cultural heritage significance.

HERCON model criteria

A Importance to the course or pattern of our cultural or natural history.

The place is associated with, or can demonstrate, one of the identified historic themes in the thematic environmental history. This value should be clearly demonstrated by the fabric of the place.

B Possession of uncommon, rare or endangered aspects of our cultural or natural history.

The place may be rare within the municipality, township or the immediate locality. The value that is rare could be historic, social, aesthetic, technical and /or spiritual.

GREATER SHEPPARTON HERITAGE STUDY STAGE II

C Potential to yield information that will contribute to an understanding of our cultural or natural history.

The place has a potential value to demonstrate one of the identified historic themes in the thematic environmental history.

D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.

The place will demonstrate a typical range of features normally associated with its values. In general the place that is identified as demonstrating the 'principal' characteristics will have a degree of integrity and be relatively intact. An architectural example would display the more generic features associated with a style and not illustrate any ground breaking or idiosyncratic design features.

E Importance in exhibiting particular aesthetic characteristics.

The place exhibits a fine example of architectural period for the region, is particularly well executed architecture, has distinctive aesthetic characteristics for the region.

F Importance in demonstrating a high degree of creative or technical achievement at a particular period.

The place is a fine example of a particular architectural style or represents significant technical or artistic/architectural innovation or achievement – when compared to other similar places within the municipality. It will generally have a high degree of integrity and be relatively intact.

G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions.

The place has strong social or historic associations for a community. This association needs to have retained its meaning and attachment for approximately 25 years (i.e. greater than one generation).

H Special association with the life or works of a person, or group of persons, of importance in our history.

The place has a strong social or historic association with an individual or organization that is generally represented within the thematic environmental history and/or in other studies, reports, histories etc.

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CITY OF GREATER
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STAGE II

THEMATIC ENVIRONMENTAL
HISTORY



VOLUME 2

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**CITY OF GREATER
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STAGE II**

**THEMATIC ENVIRONMENTAL
HISTORY**

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VOLUME 2

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February 2004

This report is Volume 2 of a six-volume set, comprising:

Volume 1	Introduction and Recommendations
Volume 2	Environmental History
Volume 3	Heritage Place Datasheets: A-Mooroopna
Volume 4	Heritage Place Datasheets: Murchison –Z
Volume 5	Heritage Overlay Precincts
Volume 6	Heritage Place Datasheets: Log Structures and Scotch Kiln

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TABLE OF CONTENTS

TABLE OF CONTENTS	i
LIST OF FIGURES	iii
PROJECT TEAM	iv
ACKNOWLEDGEMENTS	v
CITY OF GREATER SHEPPARTON – THEMATIC HISTORY	1
1.0 Introduction	1
2.0 Contact	2
3.0 European Exploration	4
4.0 Opening up the Land	4
4.1 Squatters	5
4.2 Selectors and Closer Settlement	6
4.3 The Constraints of the Soldier Settlement Schemes	8
5.0 Utilising Natural Resources	10
5.1 Irrigation	12
5.2 Irrigation Canals	13
5.3 Reticulated Water in the Townships	13
6.0 Transport & Communication	15
6.1 Roads and Bridges	15
6.2 River Transport	16
6.3 Railways	17
7.0 Developing Primary Industries – Grazing and Agriculture	19
7.1 Wheat and Flour Mills	20
7.2 Grazing	21
7.3 Abattoirs	23
7.4 The Wine Industry	23
8.0 Developing Secondary Industries	24
8.1 Shepparton’s first industry – the famous Furphy	24
8.2 Fruit Preserving	25
8.3 Manufacturing, Construction and Other Industries	25
9.0 Educating	26
9.1 Primary & Secondary Education	26
9.2 Higher Education	26
10.0 Worshipping	30
10.1 Protestants, Catholics and non-Christians	30
11.0 Recreation and Leisure	32
11.1 Eating, Drinking and More: the role of the country ‘pub’	32
11.2 Casual and Competitive Sport	33
11.3 Culture and the Arts	33

12.0	Migration and Immigration	33
12.1	Pre- and Post-War Immigration	34
13.0	Internment	35
13.1	Murchison – Prisoner of War Camps No. 1 and 13	35
13.2	Dhurringile	36
14.0	Commemorating the Dead – Cemeteries and Memorials	36
14.1	Commemorating Pioneers	37
14.2	Tributes to the War Dead	38
14.4	Memorials to Citizens from other Lands	40
15.0	The Regional Centre – Shepparton	41
15.1	Medium Size Towns	41
15.2	Small Townships and Localities	44
16.0	Public Buildings	44
16.1	Mechanics’ Institutes	45
16.2	Memorial and Community Halls	46
16.3	Mooroopna Hospital	47
17.0	The Environment – Acts of God	48
17.1	Floods	48
17.2	The Murchison Meteorite – 1969	49
18.0	Statement of Significance	49

DRAFT

LIST OF FIGURES

Figure 1	City of Greater Sheparton	1
Figure 2	Fairley Downs Homestead	7
Figure 3	A riverbank humpy described in the Slum Abolition Report, 1937	9
Figure 4	Alfred Deakin, c.1910-13	11
Figure 5	Rodney Irrigation Trust Building, c.1890, with surveyors posing outside.	13
Figure 6	Stuart Murray Canal	14
Figure 7	<i>Mooroopna Water Tower</i>	14
Figure 8	Bridge over the Goulburn River, Murchison	16
Figure 9	Loading fruit at the Mooroopna railway station, 1905	17
Figure 10	Murchison East Railway Station	18
Figure 11	Goulburn Valley Agricultural Area	19
Figure 12	Flour Mill, Murchison	20
Figure 13	Mooroopna Silos	21
Figure 14	Tatura Butter Factory	22
Figure 15	Mooroopna Primary School No. 1432	27
Figure 16	Murchison Primary School	27
Figure 17	Dookie Agricultural College, 1886	28
Figure 18	Wanganui Homestead, now home of the Goulburn Ovens College of TAFE	29
Figure 19	Sacred Heart Church, Tatura	30
Figure 20	Murchison Masonic Lodge	31
Figure 21	Gregory's Bridge Hotel	33
Figure 22	Dhurringile	37
Figure 23	Tatura Cemetery	38
Figure 24	King Billy & Queen Mary Graves	39
Figure 25	Calder Woodburn Memorial Avenue	39
Figure 26	Two of Mooroopna's War Memorials	40
Figure 27	Ossario, Murchison	41
Figure 28	Tatura German Memorial	41
Figure 29	Tatura Mechanics Institute and Victoria Hall	47
Figure 30	Mooroopna Hospital, c.1940	48
Figure 31	Looking across bay 4 of pears from horse paddock, during flood April 1939	48
Figure 32	Young apricot trees in flood, 1974	49

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CITY OF GREATER SHEPPARTON – THEMATIC HISTORY

1.0 Introduction

The City of Greater Shepparton is situated in the central north of Victoria, 180 km north-east of Melbourne. The City is bordered to the north and west by the Murray River and the Moira and Campaspe Shires, to the east by the Delatite Shire, and to the south and south-east by Strathbogie Shire (Figure 1). The landscape varies from rolling hills to the flat expanses. The City as it is now constituted, is a recent entity – formed only in November 1994 after the amalgamation of Shepparton City, with most of Rodney Shire and parts of Euroa, Goulburn, Tungamah, Violet Town and Waranga Shires. Shepparton is the centre of the municipality. To the visitor to the region, the impression of the Shire is one of vibrancy and affluence.

This thematic environmental history of the City of Greater Shepparton seeks to discuss how the landscape has evolved and how the overwhelming themes – of settlement and migration, utilising natural resources; and developing primary and secondary industries – are integral to the formation of the municipality. The settlement of the area was initially achieved through the arrival of a range of immigrants – overlanders from New South Wales and over-straiters from Van Diemen’s Land; the squatters, closer and soldier settlers and those from other colonies; and more recently by the relocation and settlement of European migrants.

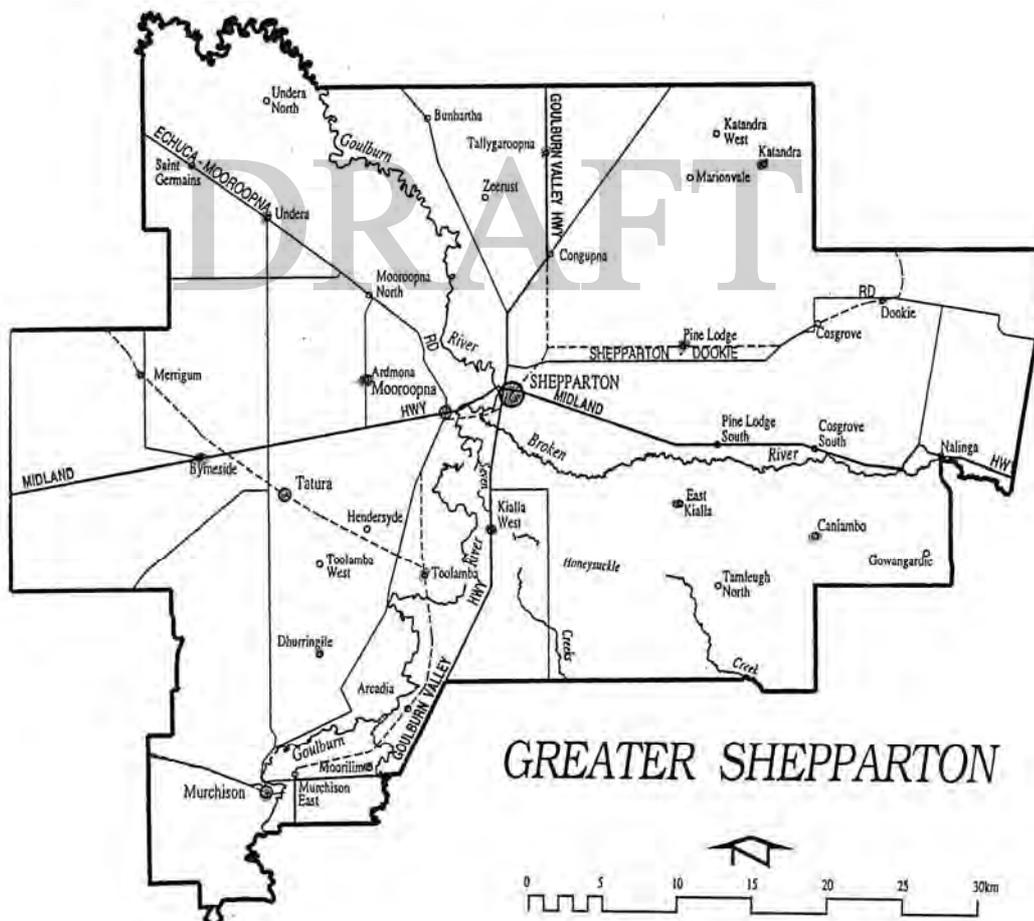


Figure 1 City of Greater Shepparton
Source: Patterns of Local Government

The importance of water and irrigation for the life of the City – through its conveyance and as an integral aspect of local farming and business, will be examined. The livelihood of the region – its primary and secondary industries, was, and continues to be, dependent upon the presence and availability of water.

This history ranges from the European discovery of the fertile grasslands of the river valley by the early explorers, Hume and Hovell; to the post-contact years of the area and the occupation by the squatters and selectors; to post-World War One soldier settlers and post-World War Two European immigrants. Relocation to the district was involuntary in the case of German and Italian prisoners of war. While the temporary internment camps are now barely visible on the landscape, their presence remains enshrined in the memorials to their inhabitants. The more recent arrival of Italian, Turkish, Albanian and other immigrants can perhaps be seen more readily, especially in their religious practice. The early history of the development of the district, its small, medium and large towns, and the growth of its population, involved the building of churches and schools, roads and railways, community, recreation and sporting facilities. Their evolution must be understood in order to make sense of the current use made by residents and industries alike of the existing fabric of the Shire.

In addition to working as a contextual history, the study will record the evidence that remains in the landscape, and the sites that document people's endeavours. Through the thematic history, the study aims to provide a background to the many sites of cultural significance located within the City of Greater Shepparton that connect its past with its present.

2.0 Contact

Descendants of the Panggerang tribe are the traditional owners of the land now incorporated into the City of Greater Shepparton. The dominant tribe of the Goulburn River Valley, the Panggerang, could be further divided into eight or ten sub-groups, scattered from the lower reaches of the Ovens and Buffalo rivers nearly to Echuca.¹ The Panggerang were located in the broad valley of the lower Goulburn west to the Murray River, and east and west of Shepparton; at Wangaratta, Benalla and Kyabram.² The rivers would have provided an important source of food for these tribes. In summer, the local fruiting shrubs would have also added to the diet.

There was undoubtedly contact between Europeans and Aboriginal people in the Goulburn River district before permanent settlement began in the 1840s. Escaped convicts and squatters from New South Wales were among those whose contact with the Panggerang tribe would have been responsible for passing on diseases, such as small-pox and syphilis, to the Aboriginal population in the first decades of the nineteenth century.

The histories of these tribes have not necessarily been recorded by them. Yet we have a number of European interpretations of their lifestyle recorded because of their displacement. Edward Micklethwaite Curr (1820-1889),³ squatter and author, whose squatting runs in the Goulburn Valley were in the tribal areas of the Panggerang, Ngooraialum and Pinpandoor, recorded his observations of the lives of these tribes. It appears from his writing that he had acquired a working knowledge of the language, and could converse with members of these tribes. He is said to have expressed 'a warm sympathy for them and a keen interest in their lives'.⁴ Extracts

1 Norman B Tindale. *Aboriginal Tribes of Australia: Their Terrain, Environmental Controls, Distribution, Limits and Proper Names*, p. 131 and p. 207.

2 Ibid.

3 Harley W Forster. 'Edward Micklethwaite Curr (1820-1889)' in *Australian Dictionary of Biography*, Volume 3, p. 508.

4 Ibid.

from Curr's, *Recollections of Squatting in Victoria*, first published in 1883, have been quoted extensively in some local histories of the area.⁵

Additionally, the site of one of four Aboriginal Protectorates lies within the City of Greater Shepparton, and documentation exists to provide a record of that period of time. The Port Phillip Protectorate of Aboriginals was established in February 1839; the Chief Protector was George Augustus Robinson (1788-1866).⁶ Robinson supervised the four Protectorates set up in different geographic districts of Port Phillip. Initially, in May 1839, the Goulburn Valley Protectorate was located near Mitchellstown under James W Dredge. He quickly resigned, it is said, in protest at the appalling conditions imposed upon the Aboriginal people.⁷ Dredge was replaced one year later by William Le Souef in 1840, and the Protectorate removed to 'a square mile of country which Robinson had chosen'.⁸ The Protectorate was said to be on the site of present day Murchison.⁹ By 1841, Le Souef reported to Robinson that improvements to the Protectorate included acres of wheat, barley, oats, maize and potatoes. It also included five small and large bark buildings. The work was undertaken by those living within the Protectorate. The Goulburn Aboriginal Station North Eastern District, as it was known, closed in December 1849, and Governor La Trobe abolished the protectorate system in 1851. The site of the Protectorate was not nominated in the Stage One Heritage Study as an item of potential heritage significance, and consequently has not been investigated. Further research would be required to establish if remains of the Protectorate exist today.

Connections with the Ngoorailum tribe, however, remain in the Murchison area. Two members of the Molka tribe, a sub-set of the Ngooraialum, are buried in the Murchison Cemetery. King Charles Tattambo, 'King of the Goulburn Tribe', was buried in 1866. Tattambo left a widow, Queen Mary, 'his latest wife and Captain John, a son by his first wife'.¹⁰ Captain John Tattambo died in October 1874 and was buried next to his father. His death was followed only a few days later by his step-mother, Queen Mary. The pair of graves are enclosed by wrought iron palisades and are marked with generic timber crosses within the enclosure (see Section 14.1 (Figure 24). One fence is painted black and features spear tops with boomerang motifs and contains the graves of Queen Mary and Captain John, the other is painted brown with wagon-wheel motifs.

For the decades since European settlement, Aboriginal tribes have maintained a presence in the Goulburn Valley; for much of that time, occupying an uncomfortable physical location in a shanty town on the banks of the Goulburn River between Mooroopna and Shepparton. The creation of a new settlement, 'Rumbalara' (meaning rainbow) in 1958 by Deputy Premier, Arthur Gordon Rylah (1909-74),¹¹ improved living conditions somewhat. After some years of uncertainty and indecision about ownership, 'Rumbalara' is now totally funded by the Department of Aboriginal Affairs and is a centre managed by Aboriginal people for the use of the Aboriginal community. Facilities now include a medical centre, welfare and social support. While 'Rumbalara' was not identified as a site of potential heritage significance in the Stage One Heritage Study, it is a reminder of Aboriginal occupation in the region, in the post-contact period.

5 William Henry Bossence. *Murchison: The J G Kenny Memorial History*, Chapter 3.

6 *Australian Dictionary of Biography*, Volume 2, pp. 385-7.

7 [www.mooroopna.org.au/mitchellstown to rumbalara.htm](http://www.mooroopna.org.au/mitchellstown%20to%20rumbalara.htm)

8 D M McLennan, (ed.), *History of Mooroopna, Ardmona & District*, p. 10; Bossence, *Murchison*, op.cit., p. 23.

9 McLennan, *ibid*; Bossence, *loc.cit*.

10 Bossence. *Murchison*, op. cit., p. 36.

11 B J Costar. 'Arthur Gordon Rylah (1909-74)' in *Australian Dictionary of Biography*, Vol. 16, pp. 163-4.

3.0 European Exploration

The Port Phillip District of the Colony of New South Wales extended south of the Murray River to the coast and westwards past Portland Bay. Exploration of the Port Phillip District occurred explicitly for economic reasons in 1834-5. Rumours of excellent grazing land buoyed exploration which occurred overland, from New South Wales, and over the Strait, from Van Diemen's Land. European settlements and permanent occupation of the region began in the 1840s with the migration from other colonies of squatters, gold miners, and later free selectors.

The first European explorers to arrive in the Goulburn Valley were Hamilton Hume (1797-1873)¹² and William Hovell (1786-1875)¹³ who crossed the Goulburn, near Cathkin, in 1824.¹⁴ Hovell named the river after Major Frederick Goulburn, the Colonial Secretary of the time.¹⁵ Hume, a native-born landholder, and Hovell, a former sea-captain, had both settled in New South Wales but wished to find new pastures for grazing their sheep in the southern part of the colony. The expedition left Hume's station, south-west of Goulburn, NSW and moved south, crossing the Murrumbidge before discovering another large river which they named the Hume. It was later renamed the Murray. After crossing the Mitta Mitta, Kiewa and Ovens Rivers their course ran roughly parallel to the present Hume Highway. The explorers crossed the Strathbogie Ranges and spent a week fighting through the hills of the Great Dividing Range east of Tallarook.¹⁶

The next explorer to travel through the area was Major Thomas Mitchell in 1836, who, on his return journey from Portland Bay, crossed the Goulburn River near the current site of Chateau Tabilk (established 1860). Within months, a further party – consisting of John Gardiner, Joseph Hawdon and John Hepburn – retraced Mitchell's steps as they headed south looking for suitable grazing land. In January 1838, Hawdon and his partner, Charles Bonney, set out from a place called the Old Crossing (near the modern township of Seymour) to overland cattle to Adelaide. Their route passed through country on the western side of the Goulburn before reaching the Murray and on to Adelaide.¹⁷

Further explorers, including William Howitt and Henry Giles Turner could not agree on the potential of the Goulburn area. To Howitt it was 'richly grassed plains ... sometimes bare of trees'; while to Turner it was 'lightly timbered'.¹⁸ Nevertheless, squatters soon began to occupy the southern region of the Colony of New South Wales, named by Mitchell, *Australia Felix*.

4.0 Opening up the Land

Prior to 1855, most of the lands of Port Phillip were held to be the property of the Crown, as represented by His Majesty's Government in London. Occupation of Crown Land, by purchase or free grant, was not authorised until 1833, when Acts of the Legislative Council in Sydney placed the 'squatters' under the control of Commissioners of Crown Lands.¹⁹ Further Acts in 1836 and 1838 augmented the authority of these officials and tightened up the conditions of

12 Stuart M Hume, 'Hamilton Hume (1797-1873)' in *Australian Dictionary of Biography*, Volume 1, pp. 564-5.

13 T M Perry, 'William Hilton Hovell (1786-1875)' in *Australian Dictionary of Biography*, Volume 1, pp. 556-7.

14 Don Garden. *Victoria: A History*, Nelson, Melbourne, 1984, pp. 19-21; The Historical Society of *Mooroopna to 1998: An account of Mooroopna and its Immediate District*, p. 24.

15 *Mooroopna*, op.cit., p. 24.

16 Garden, op.cit., pp. 20-21.

17 Kevin Kain, *The First Overlanders: Hawdon & Bonney*, pp.23-29, 71-77; Brian Packard, *Joseph Hawdon: The First Overlander*, pp.82-89.

18 W Howitt quoted in Ray West, *Those were the days*, p. 32.

19 R V Billis & A S Kenyon, *Pastoral Pioneers of Port Phillip*, pp. v.

occupation. An annual fee of £10 for each licensed run was imposed, the extent of the run was not taken into consideration. During this period, over-straiters from Van Diemen's Land and over-landers from Sydney, travelled to Port Phillip to squat on the rich pastoral lands.²⁰

In March 1847, Queen Victoria signed Orders-in-Council which recognised for the first time, the rights of the pastoralists, and gave them a definite standing in law. The squatter was no longer 'under the autocratic thumb' of the Commissioners of Crown Lands. He now possessed a right, outside of the areas known as Settled Districts, to a lease for fourteen years of the lands he had occupied at the time of the Australian publications of the Orders-in-Council, that was, on 7 October 1847.²¹ During the currency of the lease, no person other than the lessee could purchase any portion at not less than £1 per acre in lots of 160 acres. In the Intermediate Districts, which included the Goulburn River area, the term of the lease was eight years. Squatters acquired large tracts of land in the Goulburn Valley, and ran thousands of sheep on their vast acreages.

It was not until October 1855, when Victoria's constitution was ratified, that electoral districts for the Legislative Assembly were defined for the first time. The districts of Shepparton, Kyabram and Rodney contained most of the country referred to in this study as the City of Greater Shepparton.

4.1 Squatters

In eastern mainland Australia, the original impetus for squatting in the early 1820s was primarily an expanding Sydney meat market and secondarily an experimentation with wool production, with added impetus from 'emancipist and native-born families in search of social and economic freedom'.²² Squatting took on fresh vigour (and its actual name of squatting) in 1836 with a British wool market that strengthened pastoral diversification and drew new pastoralists from Van Diemen's Land and from Britain itself.

Squatting began in the Goulburn Valley in 1839. Edward Khull, James Cowper and Gregor McGregor occupied the first three and largest squatting runs in the district – they were known as *Tallygaroopna*, *Ardpatrick* and *Arcadia* respectively.²³

Squatting was an expensive business and not an occupation to be taken on by the feint-hearted. The squatters were generally well educated gentlemen, often immigrants from Scotland, Ireland and England. Acquiring land and sheep was expensive; a licence fee of £10 per year was payable to the government. Workers – shepherds, labourers and others – were paid around £40 per year. Shearing and transporting the wool-clip to Melbourne was time consuming; and the eventual payment for the wool from London may take up to two years.

The depression of the early 1840s did not halt the influx of potential pastoralists: newcomers either moved further afield in search of unclaimed land, attempted to squeeze in between existing runs, or purchased a station that had previously been occupied.²⁴ Life on the squatting runs was isolated and conditions often squalid. The small number of white women living on these runs were generally employed as housekeepers. Few women accompanied their husbands until suitable houses could be built to accommodate a family. Consequently, many men married later in life when they could afford the comforts of a home and the leisure to court a suitable woman to share it.

20 Ibid., pp. v-vii.

21 Ibid, p. vi.

22 David Denholm. 'Squatting', in *The Oxford Companion to Australian History*, p. 610.

23 *Mooroopna*, op.cit., p. 29.

24 Tony Dingle, *Settling*, p. 24.

The *Arcadia* run originally consisted of 80,000 acres and 6,000 sheep and was taken up by Gregor McGregor in 1839. It was then broken up into a smaller run of the same name, of 48,000 acres, south of the Broken and Goulburn Rivers, and *Pine Lodge*, 34,000 acres, taken up by William Snow Clifton and Pine Lodge, 34,000 acres north of the river.

James Cowper's *Ardpatrick* run at Cooma, originally a property that took in all the land west from the Goulburn River to the St Germain's and Kyabram districts, and was bounded by Wyuna to the north and Toolamba to the south. The first building was the *Ardpatrick* homestead, now demolished.

Edward Khull was the first squatter to occupy the *Tallygaroopna* run in 1841. Originally carrying 10,000 sheep, it was a 160,000 acre pastoral run and the largest in the Murray district. It was located on the right bank of the Goulburn River adjoining Shepparton on the north-east.²⁵ A slab hut (built in 1841) still exists on the property as a remnant of the early squatting days. However, Khull abandoned the run in 1843 and it was taken up by Sherbourne Sheppard, after whom Shepparton was named, and sub-divided into the *Tallygaroopna* and *Katandra* runs. Sheppard then sold the *Katandra* run to Charles Ryan and *Tallygaroopna* to Hugh Glass in 1852.²⁶ By 1855 Glass no longer owned the property. Further changes of ownership occurred to both *Tallygaroopna* and *Katandra* up until the late nineteenth century.

The homestead, 'Fairley Downs' stands as a reminder of the former *Tallygaroopna* and *Katandra* squatting runs, and their occupants. As one of the historic houses identified in the Stage One Study, 'Fairley Downs' connects the past history of the squatting and selecting eras with the current usage of the property as a wheat farm. The property contains the homestead, built 1903 and extended in 1923, an original, 1841 slab hut, a timber framed cottage, originally a World War Two prisoner of war camp building from Murchison, and three graves dating from the earliest settlement.

4.2 Selectors and Closer Settlement

The selection era, which began in the 1860s, repeated the early history of Victoria, with its phases of exploration, contemplation and finally aggregation of like-minded individuals determined to open up the land. Selectors came from distant parts of the state, or from other colonies and sometimes from other British dominions. Thus the joint themes of settlement and immigration permeate the story of selection in the Goulburn Valley district and provide the context through which this era can best be understood.

Two important events in 1851 transformed the Port Phillip District.²⁷ The first was the successful separation from New South Wales, achieved on 1 July 1851; the second was the discovery of gold at Ballarat, Sandhurst (Bendigo) and Mount Alexander (Castlemaine). It was also discovered at Waranga and Rushworth in 1953-4.

Once responsible government had been granted as a result of the separation from New South Wales, and democratic elections held, the popularly elected Legislative Assembly contained a majority in favour of land reform. The Legislative Council became the stronghold of the pastoral interests.²⁸

Both the separation from New South Wales and the discovery of gold had a direct impact on the Goulburn Valley. When gold seekers passed through the district; they purchased goods as well

25 Billis and Kenyon, *Pastoral Pioneers of Port Phillip*, pp. 285-6.

26 For biographical details of Hugh Glass, speculator, squatter and merchant, see June Senyard, 'Hugh Glass (1817-1871)' in *Australian Dictionary of Biography*, Volume 4, pp. 254-5.

27 Dianne Reilly. 'Duties of no Ordinary Difficulty', in *Victoria 150 Years of Gold*, p. 174.

28 Dingle, op.cit., p. 61.



Figure 2 Fairley Downs Homestead

as utilising the accommodation and transport available in the area. The new land acts enabled a new generation of settler to come on to the land and open up the northern pastures.

In 1851 the new parliament passed a series of land acts: the Nicholson *Land Act* of 1860, the Duffy *Land Act* of 1862 and the first and second *Grant Acts* of 1865 and 1869. These Acts were designed to remove land from the control of the squatters and make it available for selectors. The first three Acts (1860, 1862 and 1865) failed in their aim to wrest the land from the wealthy squatters. The final Act (1869) ended the inequities and loop-holes that allowed the squatters to continue their hold over the land.²⁹ Permanent land settlement was favoured by Government and the squatters were replaced by selectors under the new legislation.³⁰

With the passing of the Grant Act in 1869, the whole colony was opened up for selection, including unsurveyed land. This resulted in settlers pouring into the northern plains. The survey Officer's Report for 1872 states:

Following the Land Act of 1869, steady and increased settlement took place which has now amounted to a rush. Under this Act, settlement is going on at an unprecedented pace. Up the Goulburn River, at Cooma, Paroopna, Toolamba and North Murchison, nearly all the land is taken up with a bona fide class of men who have good farms and implements, and who are getting repaid with fine crops.³¹

Selectors of unsurveyed land pegged out their claim and then applied for survey. A person could only select up to 320 acres (including land already selected). The Act established a system under which land was held by license for three years before it could be purchased, and if conditions regarding improvement were met, selectors could purchase the land from 10/- to £1

29 *Mooroopna*, op.cit., p. 33.

30 B A Campbell. 'History of Irrigation in the Goulburn-Murray Irrigation District', n.d..

31 Survey Officer's Report quoted in J McQualter & E Brady, *Rodney Recollections*, p. 13.

per acre.³² Fencing and occupation were requirements of selection and indicative of serious intent to farm the land.

The 1884 *Land Act* transferred the emphasis from sale of land to leasing of land. This was quite a revolutionary concept. Attention was focussed on achieving settlement of marginal agricultural lands, including the eastern highlands, swamplands and other lands neglected by selectors.³³

Life for selectors often meant struggle and hardship. While the back-breaking toil remained a feature of life for the men on the land, life for the wives of the selectors, and later for those taking up the Closer Settlement schemes, must have proved a doubly difficult existence. For many women from the city or other settled country areas, the new way of life must have been isolating and at times frightening. The women were frequently left to tend the flocks of sheep when their sons and husbands worked away from the selection. This was common practice, and was often the only means by which the family could meet their financial commitments. If husbands or brothers were not working away from the selection, the women and other members of the family were still responsible for the household chores, the care of domestic and other animals, including poultry and pigs. Consequently, many women learnt the techniques of farming, milking or cheese-making – either for their own use or for sale – by talking to their women neighbours, or by reading about it in the weekly country newspapers.

Closer Settlement was based on the theory that the subdivision of large holdings previously used for pastoral purposes, and now broken up into smaller allotments, would assist the growing demand for small farms, and the need to increase agricultural production and development. The lower Goulburn Valley, from Seymour to the Murray, became a popular area for selection. In the latter part of the nineteenth century, the land previously used for sheep was found to be suitable for wheat, fruit and vines.

The 1898 *Land Act*, and the later 1904 *Closer Settlement Act*, progressively opened the country for further grazing and farming opportunities. In 1905 the Closer Settlement Board reserved land suitable for British immigrants with capital, or agricultural labourers with experience.³⁴ This move was also connected with the need to pay for the expense of further irrigation, which had begun in the 1880s and 1890s, to the Goulburn Valley.

The limit of acquiring only one 320 acre block was often overcome by selectors. To get sufficient land, all the members of a family sometimes took up a selection, a loophole in the legislation which worked in the small man's favour. This role of the family in securing land and providing unpaid labour to work it, was highlighted in Steel Rudd's, *On Our Selection* and later immortalised as the radio play, *Dad and Dave*.

4.3 The Constraints of the Soldier Settlement Schemes

The devastation of the Great War, and the 'heady optimism' that followed, turned people's minds toward grandiose schemes to create a nation 'fit for heroes'.³⁵ The Soldier Settlement Scheme was a re-working of the earlier Closer Settlement schemes dating back to the 1898 *Land Act* and the 1904 *Closer Settlement Acts* which allowed the government to re-purchase land, re-survey it, and offer it for selection to promote more intensive settlement of rural lands. In 1917 the Victorian Parliament passed the *Discharged Soldier Settlement Act*, which made special

32 Peter Cabena, Heather McRae & Elizabeth Bladin. *The Lands Manual: A Finding Guide to Victorian Land Records 1836-1983*, p. 4.

33 Cabena, et.al., op.cit., p. 5.

34 Richard Broome, *Arriving*, p. 131.

35 Dingle, op.cit., p. 185.

provision for the re-settlement of returned soldiers, and was administered as part of the closer settlement program. Each settler was lent £625 to purchase stock and equipment.

The 1922 the *Empire Settlement Act* also aimed to develop agricultural land. British soldiers also took up Australian land under these schemes.³⁶ The Victorian Government had to find large areas of farmland for the ex-servicemen, and re-purchased Crown Land already held under grazing leases in order to open up rural areas such as the Goulburn Valley.³⁷ However, not all the land selected by the government was suitable for such a scheme.

Following the Great War, soldier settlement was a new version of the recurrent dream that increased population was necessary, and a healthy, rural lifestyle desirable.³⁸ It was also a means to rid the city streets of the large numbers of unemployed ex-servicemen. The existing housing problem in Melbourne had been exacerbated by the troops returning from Europe. This proved to be a further impetus to soldiers to take up the soldier settler scheme and appeared to provide the realisation of home ownership for many families. The poverty that often accompanied the young families of soldier settlers was recorded and photographed by social reformer Frederick Oswald Barnett (1883-1972).³⁹ The buildings constructed displayed remarkable ingenuity and wit. At Shepparton, Barnett recorded a hut made from petrol tins, cut with zig-zag edges which served for roofing, in addition to wall cladding (Figure 3). Another hut at Shepparton, believed to be on the riverbank between Shepparton and Mooroopna, also constructed from flat metal sheets, was surrounded by a number of outbuildings. The small allotments of often poor-quality land, insufficient agricultural training, and shortage of working capital contributed to the high failure rate among soldier settlers in Victoria.⁴⁰ Historian Marilyn Lake in, *The Limits of Hope: Soldier Settlement in Victoria 1915-38*, showed how the dream of land-ownership too often turned sour.

Conditions of the schemes imposed on the selectors and soldier settlers included residence on the land, cultivation and improvement. For many returned soldiers, lack of experience was the



Figure 3 A riverbank humpy described in the *Slum Abolition Report, 1937*
Source: F Oswald Barnett photographic collection, State Library of Victoria

36 Ibid., p. 186-9.

37 Ibid., p. 185.

38 Helen Doyle. 'Soldier settlement' in Graeme Davison, John Hirst, and Stuart Macintyre, *The Oxford Companion to Australian History*, p. 602.

39 Norman Marshall. 'Frederick Oswald Barnett (1883-1972)', *Australian Dictionary of Biography*, Vol. 7, pp. 181-2.

40 Doyle, op.cit., p. 602.

main hurdle to soldiers and their dream of a rural lifestyle. Yet over 10,000 returned soldiers eventually went onto the land. New technology enabled many soldier settlers to pursue dairying, intensive cropping,⁴¹ or fruit-growing in the Goulburn Valley region. The horticultural industry in Victoria had expanded into the Goulburn Valley and Northern Mallee as irrigation water became available after World War One.

Because of the extension of the irrigation system after 1910, and as a result of as a result of new plantings under the Soldier Settlement Scheme, the canning sector was expanded and production of canned fruit increased dramatically.⁴²

5.0 Utilising Natural Resources

Once the heady days of the gold rushes had ended in Victoria in the early 1860s, many of those people who had emigrated to Victoria to try their luck on the goldfields, had to find work. Many were able to try farming because the selection Acts of the 1860s were beginning to open up the northern regions of Victoria. Some sought out the fertile pastures of the Goulburn Valley. However, the need for a permanent supply of water flowing from the Murray River had to be addressed. A devastating drought from 1877-81 forced the Government to consider expanding its existing irrigation schemes.⁴³

Fortunately, one of the benefits to Victoria of the 1880s economic boom was the enthusiasm with which the government launched into building speculation. Confidence in the future of Victoria also attracted British investment. Melbourne ‘went mad as money became readily available for any purpose ... soundly based or speculative’.⁴⁴ This speculation included the building of irrigation systems in northern Victoria.

Alfred Deakin (1856-1919),⁴⁵ Minister of Water Supply in 1883, introduced the second *Victorian Water Conservation Act* (the first was in 1881) which provided for the formation of irrigation trusts (Figure 4). In 1884 Deakin chaired the Royal Commission on Water Supply which recommended the use of irrigated water in large areas of unproductive land, and later that year he investigated the working of irrigation in America. He produced the First Progress Report of the Royal Commission in June 1885. His report stressed the need for State control of ownership over all rivers, lakes, streams and sources of water supply. This was a radical departure from English practice and became the basis upon which Victoria’s water supply was developed. ‘Watershed trusts’ were established under the control of the Water Supply Department, and the Royal Commission recommended that important construction projects should be carried out as ‘national’ works. The *Irrigation Act* of 1886 also authorised the construction of the Goulburn Weir as a ‘national’ project.⁴⁶ A Water Conservancy Board had been established in 1880 with drinking water, for stock and people its first priority.⁴⁷ The first *Water Conservancy Act* of 1881 established the first notable irrigation trust – the United Echuca and Waranga Waterworks Trust – in 1882.⁴⁸

41 Doyle, loc.cit.

42 The Goulburn Valley Region, www.goulburnvalley.com.au

43 B A Campbell, *History of Irrigation in the Goulburn-Murray Irrigation District*, p. 6.

44 Don Garden. *Victoria: A History*, p. 197.

45 R Norris, ‘Alfred Deakin (1856-1919)’, in *Australian Dictionary of Biography*, Volume 8, pp. 248-56.

46 State Rivers and Water Supply Commission. *Pioneers of Victorian Irrigation*, pp. 11-12.

47 Land Conservation Council. *Historic Places*, p. 55.

48 Campbell. Op.cit., p. 7.

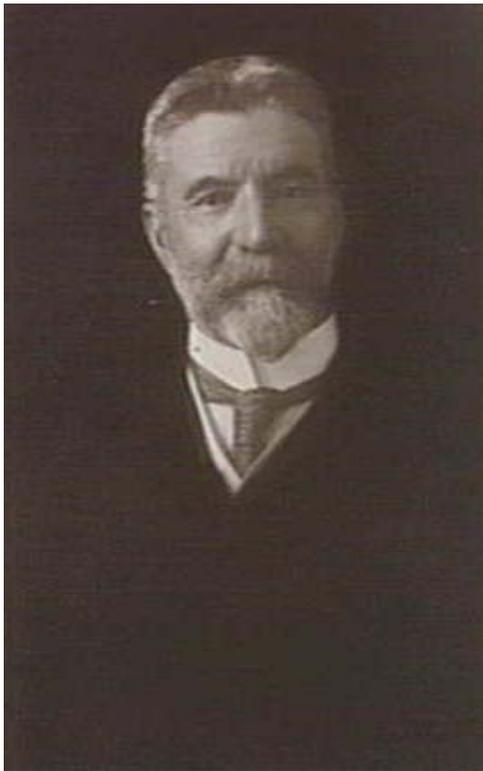


Figure 4 Alfred Deakin, c.1910-13
Source: State Library of Victoria Pictures Collection

Later, in 1889, a separate Rodney Irrigation Trust was gazetted.⁴⁹ The 1881 Act and its 1883 Amendment provided for the irrigation Trusts to borrow money in the open market and levy rates, but not to contract loans from the Government. The Shepparton Waterworks Trust was also established in 1882, with Stuart Murray (1837-1919) as its engineer.⁵⁰ The aim of the Trust was to irrigate the Echuca and Waranga Shires through building a weir on the Goulburn River. This weir was built in 1891. Murray, through his work as engineer to the 1884 Royal Commission, produced an important summary of reports on projected irrigation schemes.

The Rodney Water & Irrigation Trust was formed in 1890 and levied a water rate in the same year (Figure 5).⁵¹ However, selectors who had not been supplied with water refused to pay; their refusal was upheld by the courts.⁵² Many farmers did not want water for irrigation during the wet seasons from 1887 to 1892 and this affected the Trusts finances. The Trust had borrowed over one third of a million pounds, with only one thousand ratepayers it was incapable servicing such a debt.⁵³ Selectors, it seemed, saw irrigation only as an insurance policy against drought, and were reluctant to irrigate their land. The Nagambie Weir, begun in 1887 was completed in 1890 and raised the level of the river by about 45 feet. The first National storages – Goulburn Weir in 1888 and Laanecoorie in 1889 – were constructed with Murray as co-designer.

The progress of irrigation in the Rodney area was measured between 1891-95. The figures reveal that in 1891, seventy acres of fodder and fifty acres of orchard and vine were under

49 W H Bossence. *Tatura and the Shire of Rodney*, p. 44.

50 Land Conservation Council, op.cit.

51 Campbell, op.cit., p. 8.

52 Dingle, op.cit., p. 123.

53 Ibid., p. 123.

irrigation. By 1893, over one thousand acres of grain, fodder, pasture, orchard and vines were irrigated and by 1895 this number had risen to 4,900 acres.⁵⁴

The selectors were not easily persuaded that they should attempt different types of farming, and that they should begin intensive fruit, vine and vegetable cultivation. However, the government offered incentives and bonuses for acreages planted with vines and citrus fruit and there were subsidies for fruit and vegetable processing factories.

George Swinburne (1861-1928),⁵⁵ as Minister for Water Supply (1904-8) was largely responsible for the drafting and passage of the *Water Act* of 1905. This was the next major step in the development of state's irrigation scheme. Swinburne was convinced that water should become a rateable commodity for every person to whom water was available. This income, combined with a notion of a fixed water right, he argued, should make it possible to ensure the raising of revenue required to run the water trusts. The *Water Act* also established the State Rivers and Water Supply Commission which placed all rivers and streams outside metropolitan Melbourne under its control. The first major project of the Commission was the construction of the Eastern Canal to bring irrigation to Shepparton. By 1910 the project was substantially complete and by 1912 irrigation water was being provided to the closer settlement properties that had been subdivided from former farming properties.

With the gradual opening up of northern Victoria to selectors by the turn of the century, and farmers beginning to irrigate their land, the landscape changed rapidly. Historian Tony Dingle proposes that it was in the irrigation districts that the countryside was most altered. 'Fence lines, roads and water channels, often banked by levees above the level of the surrounding land', squared off small packages of land 'with mathematical precision'.⁵⁶ Instead of the fields of wheat or sheep, with irrigation, lush growth and the 'varied colouring of fruit trees or vines' overwhelmed the 'customary summer browning' of the landscape in stark contrast to the subdued tones and skeletal shapes of the gum trees. The former Rodney Irrigation & Water Supply Trust building at 49 Hogan Street, Tatura, is of local historical significance of its association with the early operations of the Trust, and the establishment and management of local water supply. It is currently the home of the Tatura Irrigation and War Camps Museum.

5.1 Irrigation

The township of Ardmona is the oldest irrigation and fruit growing area in Victoria. It was not initiated as part of a government-sponsored irrigation settlement, but by a group of 'far-sighted men who had faith in irrigation'.⁵⁷ In 1886 a syndicate of farmers and wine growers purchased 730 acres of the 'Ardmona' property belonging to the McDonald family. The syndicate was made up of Michael Kavanagh, Fred Young, Martin Cussen, John West and A D Patterson. The land was later subdivided. As early as 1884, about 250 acres of land was under vines; the harvest was sent to Melbourne as dried fruit. When Young subdivided the land he had bought before the syndicate was formed, West bought 22 acres and began planting in 1887. He soon acquired a reputation as an expert in irrigation and fruit-growing, before travelling to California to study the techniques in developing irrigation areas.⁵⁸ Members of the syndicate and their families continued to plant fruit and vines on the 'Ardmona' estate, and it was in 1892 that Mrs Michael Kavanagh, under the auspices of the Department of Agriculture, delivered lectures on fruit-preserving, bottling and canning.

54 Campbell, op.cit., pp. 7-8.

55 Alison Patrick. 'George Swinburne (1861-1928)', in *Australian Dictionary of Biography*, Volume 12, pp. 150-2.

56 Dingle, op.cit., p. 131.

57 Bossence, *Tatura*, op.cit., p. 50.

58 Ibid, p. 51.

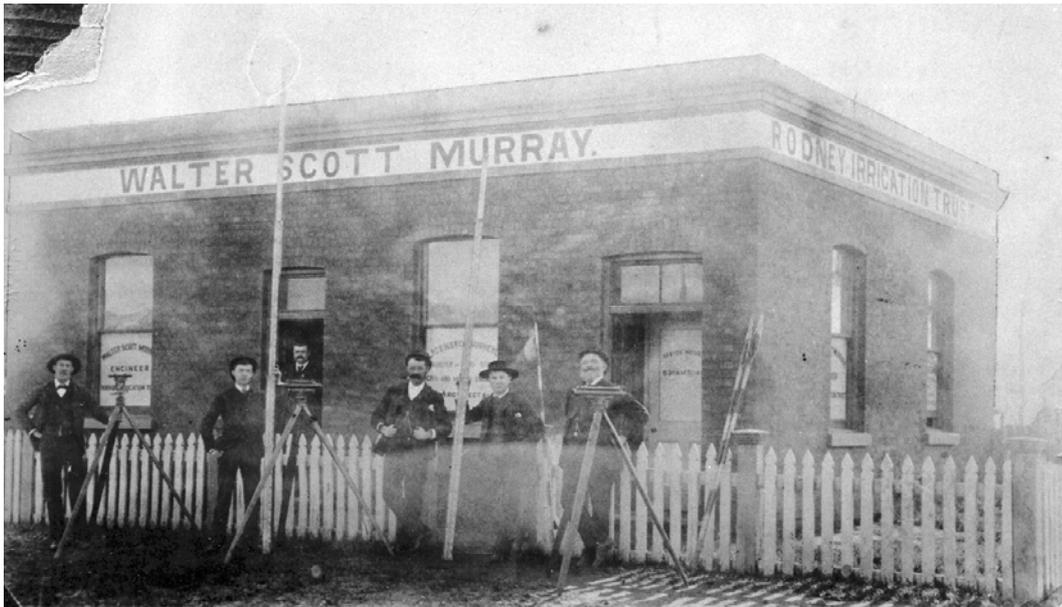


Figure 5 *Rodney Irrigation Trust Building, c.1890, with surveyors posing outside.*
Source: *Tatura Historical Society*

By 1893 irrigation was used widely throughout the area; the land had been subdivided into fruit blocks and sold for £16 per acre. By this time there were said to be over 700 acres of fruit and vines within a five-mile radius of Kyabram. Kavanagh and West were two of the original members of the Rodney Irrigation Trust – as commissioner and secretary respectively. West is emembered as ‘perhaps the greatest of the pioneers of the Goulburn Valley fruit-growing industry’.⁵⁹

The horticultural industry in the Goulburn Valley district expanded as irrigation water became available after World War One. The canning sector was also becoming established in the post-War period and production of canned fruit dramatically increased as a result of new plantings under the Soldier Settlement scheme.

5.2 Irrigation Canals

Reminders of the early days of irrigation and the pattern of settlement can still be seen, and include the East Goulburn Channel, the Stuart Murray Canal (Figure 6), the Cattannah Canal and the Waranga Canal.

5.3 Reticulated Water in the Townships

Selection and the opening up of larger tracts of farming land in the Shepparton, Mooroopna, Tatura, meant that services and facilities were required to meet the needs of the growing population. From its earliest days, the Goulburn River was the source of water for town use.

Mooroopna was the first town in the Goulburn Valley to be supplied with reticulated water. This occurred in 1876 when a private company pumped water from the Goulburn to a large tank on top of the local O’Farrell’s brewery. In 1880 the same company constructed a 10,000 gallon tank on a timber stand adjacent to the river bank.

The drought of late 1877 to early 1884 proved devastating for farmers and town residents alike. Indeed, this drought prompted the 1884 Royal Commission on Water Supply. The Shepparton Waterworks Trust had been established in 1882, and was responsible for the water supply of its

59 *Ibid.*, p. 52.



Figure 6 Stuart Murray Canal



Figure 7 Mooroopna Water Tower

town and outlying areas. The Mooroopna Waterworks Trust was constituted on 12 October 1885 and constructed their first water tank and tower, which is still standing at the corner of McLennan and O'Brien Streets that same year (Figure 7).

The *Water Act* 1905 had constituted the State Rivers and Water Supply Commission; this body became the principal water supply authority in rural areas. Demand for water continued to grow with three major industries operating in town. These included the Ardmuna cannery, McLennan's flour mill and the Mooroopna Base Hospital. The present tank was erected in 1927.

6.0 Transport & Communication

Settlement of the remoter parts of the state could only be achieved once the availability of a transport system was established. The *Roads Act* 1853 resulted in a series of District Roads Boards being set up. These Boards were empowered to make and maintain roads, and to raise revenue by rates, tolls or Government grants. The Waranga Roads District was created in June 1863 – the area was created a Shire on 7 November 1865.⁶⁰

6.1 Roads and Bridges

Stage One of this Heritage Study identified three bridges as items of potential heritage significance within the City of Greater Shepparton. The bridges remind us that rivers – and crossing them – were the impetus for further exploration of new grazing pastures, especially in the early squatting period of Victoria's history. The Bridge over the Stuart Murray Canal, on the Rushworth-Murchison Road, also emphasises the importance of the irrigation system to the local farmers (Figure 6). The bridge over the Stuart Murray Canal was built in c.1888-90 as part of the Murchison to Rushworth railway line.

The current bridge over the Goulburn River at Murchison was erected between November 1935 and March 1937 (Figure 8). The works were prompted by the deteriorating condition of the previous timber structure, which also had a limited 5-ton load capacity. The original bridge superseded the punt service, and had been built in 1870, albeit 'seriously hampered by the biggest flood in the history of the Goulburn River'.⁶¹ It was built as a 15 span bridge, 375 feet in length and opened on 27 December 1871. Despite the expression of displeasure by the local residents at the toll imposed on bridge users, it was used by travellers and livestock alike. At one stage in 1873 'The largest drove of cattle that ever crossed the Murchison bridge' numbered 1230 'bovine species'.⁶² However, throughout its existence, the bridge remained a bone of contention to the Shires of Goulburn and Waranga. When a portion of the Goulburn Shire was excised in 1870 and Waranga imposed the toll on the bridge, Goulburn claimed that as they received nothing from the toll they would contribute nothing to the bridge's maintenance. This situation continued until the bridge fell into disrepair and was eventually replaced, fifty seven years later.

Funding of £11,250 for the 1935-7 bridge was provided by the Federal government. The work was undertaken by Johns and Waygood for the Country Roads Board. The main bridge span was fabricated in their workshop before being reassembled and riveted on site, and the steelwork for the approach span was welded together after erection. The old bridge was closed on 20 March 1937; the new bridge was officially opened by the Governor of Victoria, Lord Huntingfield, on 1 April 1937.

60 Jim McQualter and Elsie Brady, *Rodney Recollections: 1866-1986*, pp. 14-5.

61 Bossence, *Murchison*, op.cit., pp. 89-92.

62 *Ibid.*, p. 91.

Agitation for a bridge over the Goulburn River at Toolamba had begun in 1888.⁶³ The Shire of Rodney Council, in conjunction with the Shire of Euroa, sent many deputations to government departments for financial assistance to construct the bridge, and negotiations continued for several years. In 1890 the estimated cost of the bridge was £7,500; however it was not until 1898 that tenders were called for the construction of the bridge. The cost was to be shared by the Public Works Department and the Shires of Rodney and Euroa.⁶⁴ It was not until 1900 that the bridge was finally completed and opened.

6.2 River Transport

The township of Shepparton came into existence because of its proximity to the Goulburn River. Patrick (Paddy) McGuire, considered by some to be ‘a monopolist and rascal’, operated a punt across the river from 1853, and an inn to accommodate travellers once they reached the other side.⁶⁵ A punt operated across the river until the railway arrived in 1880. The township was first known as McGuire’s Punt, but was changed to Shepparton in 1855.⁶⁶

Paddle steamers operated on the Murray River from around 1853, and by the 1860s and 1870s trade was extended further along the rivers to Echuca and Shepparton. Seymour was also accessible along the inland river system.

However, it was not until the arrival of the Chaffey brothers, the American agriculturalists who began the irrigation scheme in Mildura in 1887, that steamers worked the river system more extensively. There were few bridges at the time, and during floods the steamer provided the only means to access the larger commercial centres, such as Shepparton.



Figure 8 Bridge over the Goulburn River, Murchison

63 McQualter and Brady, op.cit., p. 26.

64 Ibid., p. 26.

65 Ron Michael, *On McGuire’s Punt: A Profile of Shepparton from Squatting to Solar City 1838-1988*, p. 6.

66 Les Blake, *Place Names of Victoria*, p. 239.

6.3 Railways

The development of colonial Australia can be traced through the development of its rail system. Railways ‘harnessed the energy of steam and the smoothness of iron rails’ to speed the carriage of people and goods across inland Australia.⁶⁷ They influenced the fortunes of towns and regions; became the colonies’ largest employers; transformed the relationship between town and country; and introduced new conceptions of distance, time and comfort.⁶⁸ From the first they were primarily agents of development rather than profit-making ventures. As historian Graeme Davison notes, ‘Railway policy, including decisions on where new lines should be built, how much should be borrowed to build them, and who employed to run them, became political questions, subject to the vagaries of factional alliances and the pressures of local lobby groups’.⁶⁹ Missing out on a railway could turn a flourishing centre into a ghost-town; but so could getting one, if local industries could not meet the competition of city-based manufacturers.

In Victoria, the first railways and proposals for lines were initiated by private enterprise. Andrew Ward proposes this occurred ‘shortly after the first settlement of Melbourne on the river Yarra’s banks in 1835’.⁷⁰ The pastoral industry that was quickly established in the Port



Figure 9 Loading fruit at the Mooroopna railway station, 1905
Source: reproduced from The Victoria Market

67 Graeme Davison ‘Railways’ in *Oxford Companion to Australian History*, op.cit., p. 547.

68 Davison, loc.cit.

69 Ibid, p. 548.

70 Andrew C Ward & Associates, *Study of Historic Railway Buildings and Structures for V/Line*, p. 10.

Phillip District provided the initial impetus for transport and communication systems. In March 1847, when Queen Victoria signed Orders-in-Council it also set down the terms on which Her Majesty's Government would grant land for railway construction purposes. This occurred, despite the fact that there was no provision for Government involvement in railway building. By 1850, private shareholders subscribed to a company established to build a line from Melbourne to Geelong. Separation from New South Wales on 1 July 1851 and the discovery of gold at Clunes and Warrandyte in August 1851, then Buninyong later in the year, had one major impact. These events ensured that the new colony of Victoria would now be opened up not only to pastoral and agricultural settlement, but to goldfield settlement, thereby connecting the goldfields with the seaboard. The birth of the railway system played a major role in this development.

During 1852-3 eight Victorian railway schemes were floated by private companies but only three of these received government approval. The Melbourne and Hobsons Bay Railway Company was the first railway in Australia. The railway system flourished in many parts of Melbourne and Victoria in the nineteenth century. In 1864, when a trial survey for a railway line to Albury was undertaken, proposals for a railway connection to the Goulburn Valley were mooted. At that time the only line servicing northern Victoria was the Melbourne-Echuca line. It was not until 1878 that the Legislative Assembly passed a Bill for the construction of a railway line which would connect Mangalore, Murchison East and Shepparton. The Shepparton Railway Station, on the Shepparton to Mooroopna line, was opened in January 1880. The Mooroopna Railway Station was opened in 1880; a goods shed and gatekeeper's cottage were erected in 1882. The first Shepparton Railway Station (1880) was destroyed by fire in 1908 and a new building completed in 1910. The extension of the line from Shepparton to Numurkah was opened in September 1881 and was eventually extended over the Murray

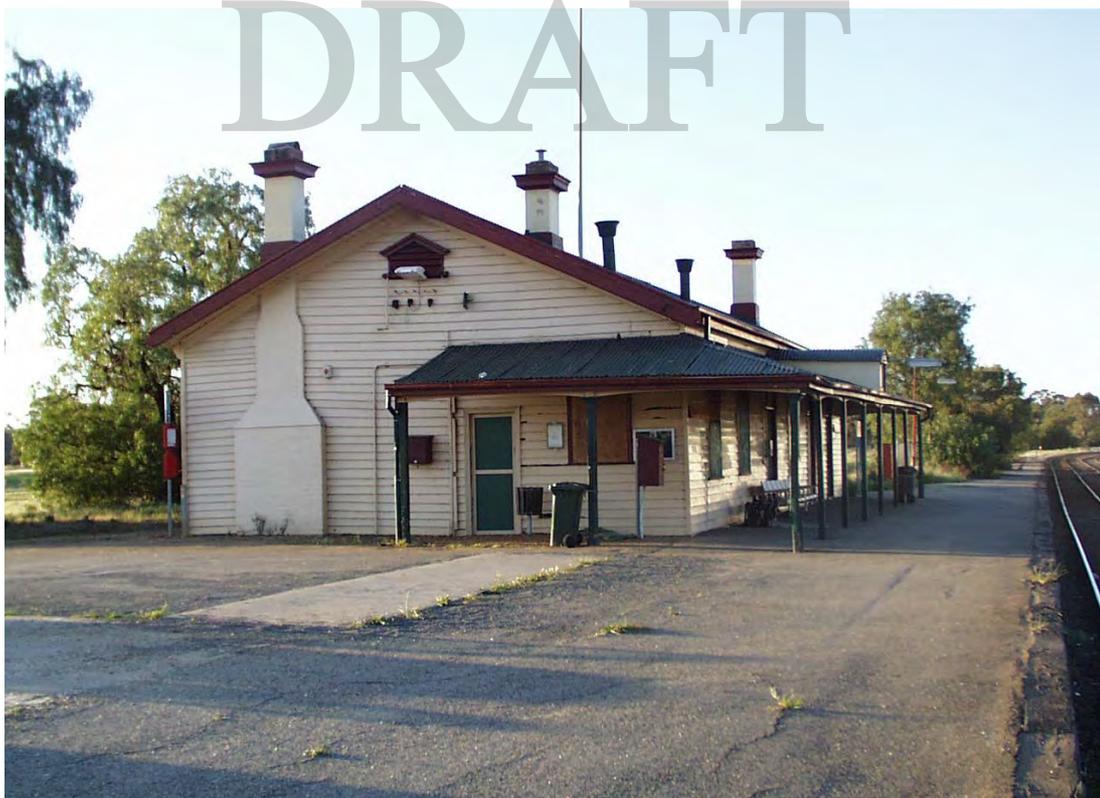


Figure 10 Murchison East Railway Station

River to Tocumwal. The Shepparton to Dookie line was commissioned in 1884 and opened to traffic in October 1888. It closed to passenger traffic in 1953. The arrival of rail to Mooroopna and Shepparton greatly enhanced the growth of the canneries in the Goulburn Valley. They also meant greater ease and reliability of transporting fruit and other produce to the Melbourne markets. The Murchison East Railway Station (1880), is of local historical significance as one of the few remaining structures associated with the Murchison East railway complex. It provides evidence of the expansion of the railway into the Goulburn Valley region in the late nineteenth century.

7.0 Developing Primary Industries – Grazing and Agriculture

The Goulburn Valley is sometimes referred to as the ‘Food Bowl of Australia’ as around twenty-five per cent of the total value of Victoria’s agricultural production is generated in this area (Figure 11).⁷¹ Originally the area was settled for grazing cattle, and the large pastoral runs, *Ardpatrick*, *Arcadia* and *Tallygaroopna*, were established for this reason.

When the selectors began opening up the land, they cleared the fertile ground and began growing wheat. The cultivation of wheat in turn meant the establishment of flour mills, scattered across the Goulburn Valley.

Initially, however

The selectors’ wheat crops were the raw materials for the flour mills, thus agriculture and industry for the first time joined forces to hold the communities together.⁷²

The improved and expanded irrigation scheme after 1910 turned the Goulburn Valley into land with far wider agricultural potential.⁷³ Fruit growing, vines, dairying and market gardens eventually replaced the wheat fields, and many of the mills were replaced with butter factories and fruit canning works.

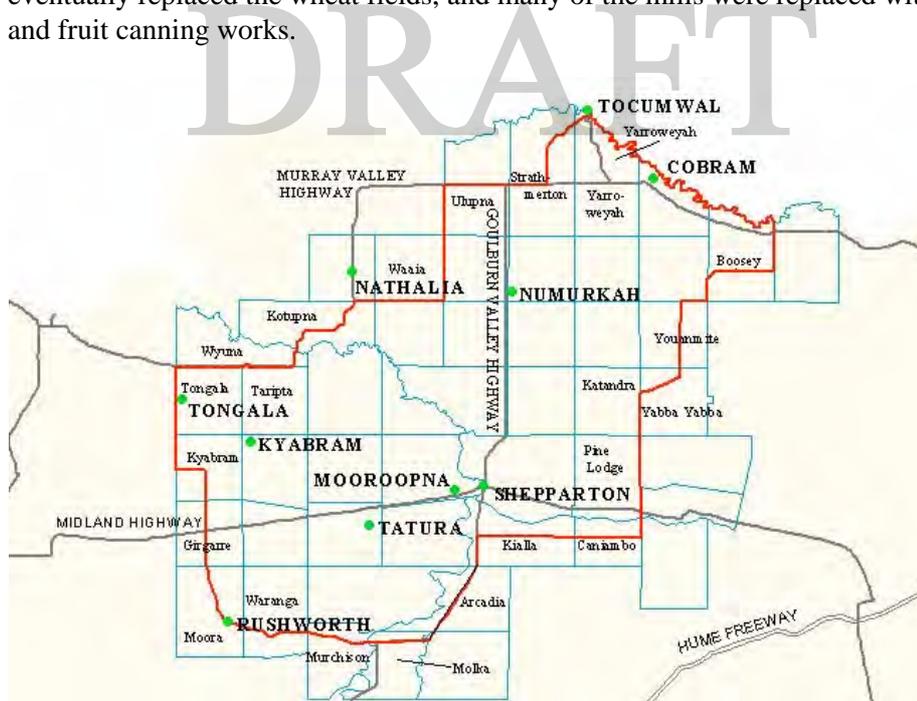


Figure 11 Goulburn Valley Agricultural Area
Source: www.nre.vic.gov.au

71 City of Greater Shepparton, www.shepparton.vic.gov.au

72 Myrtle L Ford. *Flour Mills and Millers of the Goulburn Valley 1858-1980*.

73 Lewis & Peggy Jones. *The Flour Mills of Victoria 1840-1990*, p. 190.

7.1 Wheat and Flour Mills

Once the selectors' arrived and cleared the fertile land of the Goulburn Valley and sowed their first crops, the rich soil was capable of producing high quality wheat, so the millers were soon finding demand for their product 'locally, in capital cities, and for export to Britain'.⁷⁴ With the arrival of the railways in Murchison, Mooroopna and Shepparton in 1880, transporting the grain from mills was easier and more efficient than long days of carting with bullock-drays. During the second half of the nineteenth century, many small flour mills existed and were scattered throughout the Goulburn Valley; however, the physical fabric of the many small flour mills has now disappeared from the landscape.

However, two mills in particular stand out in the district as remnants of the early industry. Perhaps the most well known mill to have survived is Day's Mill, also known as Noorilim Flour Mills. It is now owned by Parks Victoria and is listed on the *Victorian Heritage Register*. The mill was built in 1865 by William Day and is sometimes confused with the Murchison Flour Mill built in the town of Murchison by the Reilly Brothers in 1874. Day's Mill is significant to the City of Greater Shepparton because it is a rare example of nineteenth century steam powered technology. The mill employed six men, and the stables housed three six-horse teams to deliver flour, cleaned wheat, crushed oats, bran, pollard and chaff throughout the district (Figure 12).⁷⁵

Silos, used to store the milled wheat, are still visible in the municipality, and although only one silo was identified in the Stage One Study, many others exist – particularly in Dookie. The majestic presence of the silo building connects the past, nineteenth century industry, with the present technological age. Mooroopna's mill, established in 1872 by prominent local citizen, Elias Ralph, has the distinction of being the longest operating secondary industry in that town (Figure 13). Ralph constructed a brick building in 1872-73 on the site of the present silos.

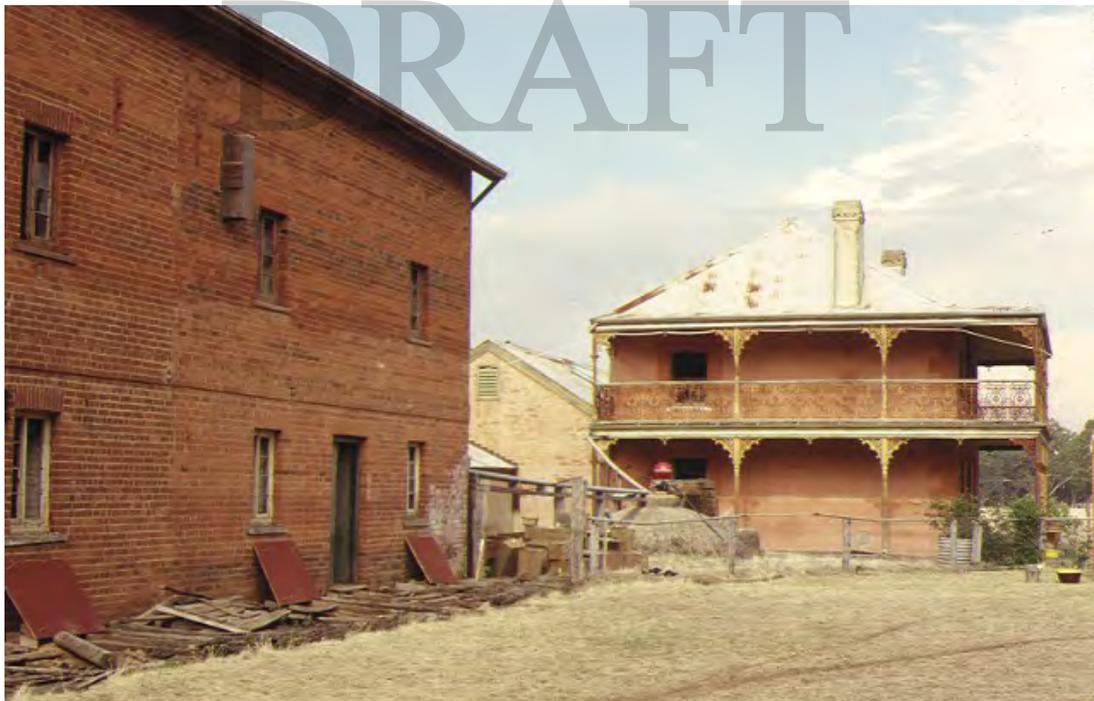


Figure 12 *Flour Mill, Murchison*
Source: *Heritage Victoria*

74 Ford, op.cit., p. 4.

75 Jones, op.cit., p. 192.



Figure 13 *Mooroopna Silos*

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In 1881 the mill was leased to William Frederick Ford, and in 1886 D M McLennan, Robert McBride and H M Sutherland, purchased the mill from Ralph for £1,500. Within a few years, McLennan had bought out his partners' interests and the business became a family affair involving sons, D M Junior, William and Rueben. The mill was converted from a stone grinder to a roller mill in 1889. It became one of the first mills to adopt the new technology in the Goulburn Valley, and business boomed as high quality flour was produced.

The new mill, which remains today, was constructed alongside the original building in 1904. A private railway siding within the property was established in 1920 and the company prospered throughout the 1920s and 1930s. In 1944 a landmark concrete silo, with a capacity of 90,000 bushels was constructed. The post-War boom, lasting up until the mid-1960s was the mill's busiest period. A stock-feed plant had been established in 1956, however a decline in flour trade has meant that the subsequent owners, Ridley Agriproducts, now specialise in stockfeed rather than flour milling.

7.2 **Grazing**

The dairy industry is the largest industry across the region, and has grown substantially during the last decade.

Before 1870, the produce of Victorian dairymen was restricted in its market outlets. Export was not feasible. The local market was subject to severe seasonal price fluctuations resulting from variations in supply.⁷⁶ Spring prices for butter were 'often below 6d per pound, and the

⁷⁶ Arnold, op.cit., p. 316.

autumn-winter prices were as high as 2s 6d per pound'.⁷⁷ These conditions did little to encourage the development of land for dairying, particularly as most of the best country for the purpose was the heavily timbered and inaccessible country of western Gippsland. The 1869 *Grant Act*, followed by the 1884 *Land Act* encouraged early free selectors to settle in the Goulburn Valley from the 1870s through until the early 1880s.

Early settlement in this area was based on cattle and sheep grazing. However, dairy farming brought quick returns for money, and only small portions of the selection was required to graze at least a few head of cattle until the remainder of the land was cleared.

Dairies were initially unhygienic places, and it was not until the 1880s and 1890s when three major technological breakthroughs occurred, that the quality of butter and cheese production became more consistent and therefore reliable. The cream separator was introduced in 1891, and local farmers soon found that the best method was to separate milk on their farm then send the cream only to the factory to be made into butter.⁷⁸ Refrigeration also played a major role in the advancement of butter and cheese production. Additionally, when the Victorian Government appointed its first dairy expert in the late 1880s, it also set up the Vegetable Products Commission to collect information and to make recommendations on several industries, including dairying.⁷⁹

Dairying was well established by the late nineteenth century, and in 1894 a factory calling itself the 'Shepparton and District Co-Operative Butter and Cheese and Ice Factory Ltd, was built.⁸⁰ It became a limited company and capital was subscribed by suppliers and local residents. A steam creamery operated at Pine Lodge, separating cream from the whole milk. The cream was retained for transport to the butter factory and the skim milk kept for the supplier. The Tatura Butter Factory was founded in 1907; it was officially opened in 1908. The Factory was the first business in Tatura to generate electricity for the production of its butter. After World War One, an influx of dairymen from Gippsland arrived in the Goulburn Valley, and their experience enhanced the butter production in their adopted area.



Figure 14 Tatura Butter Factory
Source: State Library of Victoria Pictures Collection

77 Arnold, loc.cit.

78 *Land of the Lyrebird*, op.cit., p. 243.

79 Arnold, op.cit., p. 316.

80 V E Vibert, 'Dairying', *Shepparton Past and Present*, n.p.

7.3 Abattoirs

The early settlement of Victoria was prompted by pastoral ambition, and by 1836 there were 41,000 sheep and a growing number of squatters settling the then Port Phillip District. The fertile pastures of the Goulburn Valley attracted squatters from New South Wales and Van Diemen's Land in the 1840s. Sheep were grown for their wool and meat, and cattle were grown for meat and milk.

In the early days of the industry, killing houses were built on their properties, and farmers slaughtered their own meat. The first saleyards were erected by one of the earliest butchers in Shepparton, at the corner of Wyndham and Vaughan Streets in the 1870s. In the 1890s the Shire Council financed the building of the Shepparton Municipal Saleyards, though this was later closed. The first freezing works were not established until 1914, and lambs were frozen for export.⁸¹ The Shepparton Freezing Works was burnt down in 1919 and rebuilt later in 1920. The operation closed in 1922 but was reopened in 1928 when the new owner, Mrs Marie Dalley, began canning rabbits for export and making ice. An abattoir had existed in Tatura since the 19XXs, and by 1959 had handled 27,592 head of cattle.⁸² After taking a poll of ratepayers' wishes, the Shire Council built an abattoir adjacent to its new saleyards in the new Dookie Road in 1935, and the district was proclaimed a meat killing area.⁸³ Stock slaughtered during 1936-37 were – oxen 2,432; cattle – 617; sheep – 13,767 and pigs – 1,169.⁸⁴

The new Shepparton Abattoir was built in 1966 because of the need to extend and improve the service and facilities; and because of the establishment and operation of the Campbell's Soups factory at Lemnos. Campbell's had been assured that local killing facilities would be available to assist them with their demands for fresh meat. The abattoir became a financial burden for the Council, who soon sought financial assistance from the State government. Following years of maintaining unmanageable debt, and a number of Bills, Acts and Amendments to the constitution of the abattoir, the abattoir was sold to the Rural Finance and Settlement Commission in 1971 who then sold it to Consolidated Meat Holdings who operated the abattoir under the trading name of Goyal Meat Holdings. In 1971 the company slaughtered 750 cattle and 8,500 lambs per week; by 1977 they employed 620 people, making it one of the largest employers in the Goulburn Valley. ...

7.4 The Wine Industry

The arrival in Victoria of Charles Joseph La Trobe, encouraged many Swiss, French and German winemakers to travel to the Colony in search of suitable land to grow vines. La Trobe had married Sophie de Montmollin, daughter of the Swiss nobleman, Frédéric Auguste de Montmollin, in 1835. In the 1840s Swiss settlers first established small vineyards, mainly near Geelong. The German immigrants influenced grape-growing in the north-east of Victoria, especially on the Murray River at Albury. However, it was the French winemaker, Ludovic Marie, whose Chateau Tabilk vineyard at Nagambie, is the oldest surviving vineyard in what is now known as the Goulburn Valley Winery district.

Originally publican of the Punt Hotel in Murchison, Marie operated the first punt across the Goulburn River from 1855. His aim was to capture the passing gold trade from diggers trekking between the Ovens Valley and the Golden Triangle. He sold the hotel in 1860 to manage the Goulburn Vineyard Proprietary Company, later known as The Tahbilk Vineyard and Chateau Tahbilk. This is indeed the oldest winery in Victoria, and is known for its large

81 Sue Wallace. *Shepparton Shire Reflections*, p. 74.

82 Bossence. *Tatura*, op.cit., p. 46.

83 Wallace, op.cit., p. 74.

84 Ibid.

underground cellar, huge timber vats and bell-tower. Though Tahbilk lies just outside the study area, it is significant for its historic association with Marie and Murchison.

The Longleat Estate, situated on the west bank of the Goulburn River at Murchison, is a relatively new vineyard, established in the late 1970s. It produces shiraz and cabernet sauvignon grapes for premium red wines, and Semillon and Riesling grapes for white wines.

One further reminder of the early winemaking associated with the City of Greater Shepparton, is 'The Chateau' at Dookie. Constructed in 1886 for John Curtain, MLA for North Melbourne in 1871-1877, it was built by local builders Alexander and Torgrimson. Curtain had purchased the Dookie Vineyard Company in 1885, subsequently undertaking an expansion of the vineyard by purchasing adjacent land and replanting most of the vines. At its peak of production, the estate comprised over 2,000 acres, and for a number of years during the 1890s it laid claim to being the largest vineyard in Australia. The vineyard was known as 'the Chateau' and soon the house was also referred to as 'the Chateau'. The house incorporated special features in response to hot climatic conditions – these included verandahs along all four sides, and a connection taking water pumped from a well to a spray on the roof. The tower access gained from a timber staircase, and was reputedly used by Curtain to watch over his employees in the vineyards below. At the rear of the building there was a courtyard with kitchen, pantry, bathroom, servants quarters and stables. The house was furnished with fine furniture including carpets from Brussels, fine oil paintings, stained glass, and cut glass door knobs. To finance his expansion of the vineyard, Curtain had borrowed from the Bank of Victoria, however, the depression of the 1890s left him in heavily in debt. He was unable to repay the loan and the estate was subsequently taken over by the Bank of Victoria in 1892-3. It then became the residence of the successive winery managers, Francois de Castella and W C Bayliss until the vineyard's closure in 1909. It has remained a family residence since that time.⁸⁵

8.0 Developing Secondary Industries

8.1 Shepparton's first industry – the famous Furphy

The word 'furphy' entered the Australian lexicon during the First World War. Water carts, designed by John Hare Furphy of Shepparton and bearing his name, were used to take water to soldiers on the front at Gallipoli and France. The cart drivers, who were reputedly gossips who often spread wild stories – hence the term 'furphy' came to be understood to mean a rumour or falsehood. Furphy had moved to Shepparton during the 1870s and set up a blacksmithing work and foundry. In the pre-irrigation days, Furphy devised a method of carting water, and designed the portable tank in two sizes – 180 and 250 gallon capacities. Because the tanks were to be transported by horse, the 180 gallon tank became the most popular because, when it was filled, it weighed about a ton which was 'a fair load for a good horse'.⁸⁶

By 1888, Furphy & Sons employed thirty-eight men and boys in their foundry works and it had become the most extensive business of its kind in northern Victoria. In 1906 the business moved from Wyndham Street to a site opposite the railway station – the plant was modernised and electricity installed. The company relocated to New Dookie Road in 1978. Project engineering and fabrication remain the business's core activity, although it is now working on developing skills and infrastructure for stainless steel, aluminium and mild steel fabrication.

Furphy is described as a 'pious' man who enjoyed a long association with the Methodist Church in Shepparton. This strict Methodist work ethic may have guided his business principles and those of his sons and grandsons who took over from him. The business has remained a family one, retaining the core values attributed to the founder, John Furphy.

⁸⁵ *Dookie: the years to 1988*, pp. 43-8.

⁸⁶ www.furphys.com.au/wcinfo.html

8.2 Fruit Preserving

By 1915, fruit production in the Goulburn Valley had grown to such an extent because of the availability of water through the use of irrigation that it now posed a dilemma for the growers – what to do with the excess produce that they could not sell at the markets in Melbourne and elsewhere. The solution to preserve it led to the formation of the Shepparton Fruit Preserving Company (SPC) in 1918. After initially recording a loss, mainly due to the use of primitive canning methods, SPC (as it became known), Chairman, Andrew Fairley, began improving the factory and its processes. The first year of the factory had produced 432,000 cans of product – but by the late 1930s, it was producing 10.7 million cans per year.⁸⁷ The company continued to prosper, increasing its product range, turnover and staff, until the economic recession of the late 1980s saw SPC, like many other Australian companies, facing large financial losses. The Ardmona cannery at Mooroopna had begun operation in the 1920s and continued to operate for the next eighty years.

The economic health and livelihood of the district may have been seriously effected if the SPC cannery had closed, and it is perhaps because of this that staff and community support ensured its continued existence. In January 2002, SPC and Ardmona joined forces to become known as SPC Ardmona Limited, one of the largest canneries in Australia.

In 1962, following extensive research into the best location for such a production facility, Campbell's Soups opened a plant at Lemnos, further reinforcing the image of the Goulburn Valley as a viable location for the food industry. The new plant offered employment opportunities for locals, as did the building of the channels and pipelines to supply water to the plant. It proved to be one of the biggest single operations undertaken by the Shepparton Water Trust and the Shepparton Sewage Authority.⁸⁸

There are currently almost 1,000 hectares of new orchard plantings in the region, and the net total of fruit trees in the Goulburn Valley has risen to 4.6 million trees. Other areas of agriculture to have shown major growth are the viticulture and tomato industries.⁸⁹

8.3 Manufacturing, Construction and Other Industries

In recent years, the road transport industry has become one of the largest industries and employers in Greater Shepparton. Its annual turnover in the local economy accounts for approximately \$500 million per annum and is responsible for over 1,050 direct jobs. Shepparton is country Victoria's largest truck sales and service centre and is often referred to as the 'transport hub' of regional Australia. The movement of freight from the area is massive, with some 12,000 containers each year being handled through the Mooroopna freight hub.⁹⁰

Employment and industry within the City of Greater Shepparton can be divided into six major categories, including Manufacturing, Construction, the Retail Trade, Property and Business, Education, Health and Community Services. In some sectors, such as the Manufacturing industry, statistics for Greater Shepparton reveal that in this region a greater percentage of the workforce (16.5%) is engaged in manufacturing than the Victorian average (15.7%). On the other hand, Greater Shepparton (6.8%) is substantially below the Victorian average for those working in the Property and Business services (11.1%). This may also be a reflection of the high level of primary and secondary industries established in the area.

87 'SPC preserved despite troubles' in *Our Century*, op.cit., p. 66.

88 'Irrigation aids development' in *Our Century*, ibid., p. 68.

89 www.shepparton.vic.gov.au/issues/profile.htm

90 Ibid.

9.0 Educating

9.1 Primary & Secondary Education

Preliminary attempts were made to establish schools in the newly settled Goulburn Valley from as early as 1842. The government concluded that elementary education was necessary to create a literate, numerate, and orderly citizenry; the first schools were both privately run and denominational.⁹¹ By the 1850s, it became clear that these attempts were insufficient, and the government began to fund the building and staffing of elementary schools, and established bureaucracies to supervise them.

The 1862 *Common Schools Act* provided state aid to schools, but the minimum requirement of sixty students prevented the establishment of remoter rural schools. By the 1870s, wearying of the conflict between the churches and the intractability of the disputes over religious instruction, governments withdrew state aid from church schools and religious instruction from the curriculum in government schools.⁹² The *Education Act* of 1872 decreed that all schools would henceforth become ‘free, compulsory and secular’.⁹³

Prior to the *Education Act* 1872, seven common and three private schools existed in the whole Goulburn Region. Only one of these, a Presbyterian school at Murchison, was located within the boundaries of the present City of Greater Shepparton. Land selection, railways, irrigation, and later closer settlement caused a great land rush which coincided with the *Act*, and by 1883, one hundred and twenty eight new State schools had opened in the northern Victorian region. The Murchison Primary School had been established in 1859, and when it was proposed a new site be selected for the school, land in Impey Street was acquired for this purpose in 1901. A new school was built and was officially opened by the Director of Education, Frank Tate in 1906.

The first formal education in Mooroopna was given by William Crimp, a selector, in 1873 in his hut, located a few kilometres west of the present school. In 1874 two acres (0.81 hectares) of land were donated by local businessman, William Archer, and a small timber building was erected. Within two years, however, this proved unsatisfactory and a three-classroom brick building with slate roof was constructed by John Mills. It opened in 1877 as Mooroopna State School No 1432 (Figure 15).

9.2 Higher Education

The City of Greater Shepparton became a ‘university city’ in the 1990s when two major Victorian universities – La Trobe campus and GOTAFE and The University of Melbourne’s Rural Health course – relocated teaching facilities to Shepparton. The Dookie Agricultural College had already become part of the Faculty of Agriculture, Forestry and Horticulture, University of Melbourne.

With three campuses located within the Shire, it has become an education precinct, attracting students to the rural setting and hoping to minimise the departure of university students to Melbourne, other regions of the State or interstate.⁹⁴ The industry currently employs approximately 6.1%⁹⁵ of labour within the City of Greater Shepparton.

91 L J Blake, (ed.), *Vision and Realisation: A Centenary History of State Education in Victoria*, Volume 1.

92 R J W Selleck, ‘Education’, in *The Oxford Companion to Australian History*, pp. 207-8.

93 Blake, op.cit., Volume 1, pp. 195-207.

94 Strategic Plan for Shepparton’s Development as a University City, n.d., p. 8.

95 This is a median figure, calculated from Australian Bureau of Statistics 2001 employment figures Greater Shepparton, Part A, Part B, and Part C. Part A, Education Industry, 6.8%; Part B, 7%. Part C, 4.6%.



Figure 15 Mooroopna Primary School No. 1432



Figure 16 Murchison Primary School

9.2.1 Dookie Agricultural College

In 1875, as a result of the efforts of the Secretary of Agriculture, Alexander Robert Wallis, an area of Crown Land in the Parish of Dookie was reserved for an experimental farm.⁹⁶ This became known as the Cashel Experimental Farm and originally consisted of 1,938 hectares. Dookie Agricultural College commenced its operation on 4 October 1886, under the auspices of the Council of Agricultural Education, following the implementation of the *Agricultural Education Act*, 1884. The College offered a two year course for students over the age of 14 years who had completed a satisfactory State School education. The two year course continued from 1886 to 1910. The three year Diploma of Education was introduced with the intake of students in 1911; it continued as a Diploma course until 1966.

⁹⁶ Dookie: the Years to 1988, op.cit., p. 32.

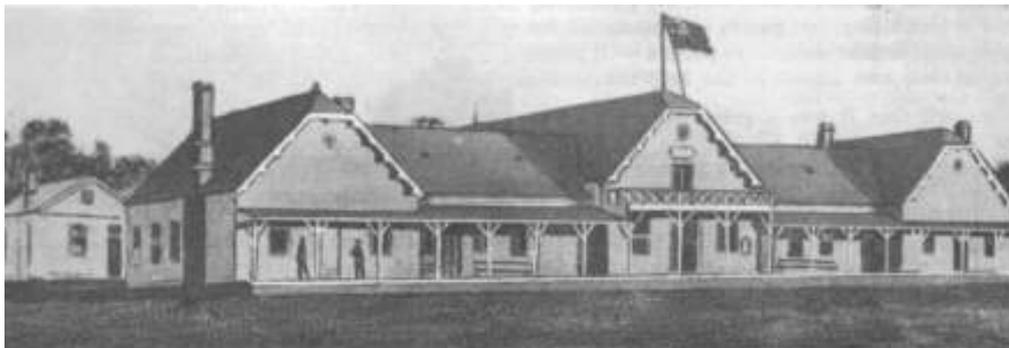


Figure 17 Dookie Agricultural College, 1886
Source: University of Melbourne

In 1945, control of the Victorian Agricultural Colleges passed from the Council of Agricultural Education to the newly created Division of Agricultural Education within the Department of Agriculture.⁹⁷ The three year Diploma of Agricultural Science (Dip. Agr. Sc.), introduced in 1966, replaced the Diploma of Agriculture (D.D.A.). The change of name to the Diploma of Agricultural Science meant a further elevation of entrance requirements to 16 years and passes in five Leaving Certificate subjects. Studentships, which had existed from the 1940s, were no longer restricted to males. In 1973 the first female students were admitted to the Diploma course – from the mid-1990s they have made up one quarter of the total student population.

From 1983 until 1985 Dookie was a campus of the Victorian College of Agriculture and Horticulture. The University of Melbourne and the College signed a formal agreement in 1989 to seek affiliation. The amalgamation took place in July 1992 and in 1995 it became a campus of the Faculty of Agriculture Forestry and Horticulture, The University of Melbourne. The campus is part of the 2,240 hectares of farm which includes broad-acre cropping, lamb and beef enterprises, dairying and an intensive piggery as well as 20 hectares of orchards and vineyards. Staff and students are accommodated either on the campus or in the town of Dookie and add to the life of that small town.

9.2.2 Department of Rural Health and Rural Clinical School

The Shepparton campus of The University of Melbourne's Department of Rural Health and the Rural Clinical School offers under-graduate and post-graduate courses, and this year was open to medical students. The campus is located at Graham Street, Shepparton.

9.2.3 Goulburn Ovens College of TAFE

The Goulburn Ovens College of TAFE was officially formed in October 1996 through the amalgamation of the Goulburn Valley and Wangaratta Institutes of TAFE. The institute's primary focus is directly related to the livelihood of the area; courses in agriculture, horticulture, building studies, pruning and waste management are taught. It aims 'to assist in the economic development of the north east Goulburn region through education and training'.⁹⁸

The TAFE operates two campuses, one in Fryers Street, Shepparton, the other is located at the 120 hectare property Wanganui Homestead, Shepparton (Figure 18). This site is named the William Orr Campus. Wanganui Homestead was the home of the mining entrepreneur and politician William Orr (1843-1929).⁹⁹ Born in Ayrshire, Scotland, the son of William Orr,

97 dookwww.landfood.unimelb.edu.au, 15/08/02.

98 www.gotafe.vic.edu.au., 15/08/02.

99 Geoff Browne. 'William Orr (1843-1929)' in *Australian Dictionary of Biography*, Volume 11,

farmer, the family had migrated to Victoria in 1852, and spent the next ten years on the Castlemaine and Daylesford goldfields. Following a brief sojourn to Queensland with his father, Orr joined the Beechworth stock and station agents, J H Gray & Co., and when they opened a Wangaratta branch, Orr moved there and became active in local affairs. Elected to the Wangaratta Borough Council in 1875, he served as mayor in 1878-9; and was secretary of the Ovens and Murray Agricultural Society for seven years.¹⁰⁰

Orr's interest in mining led him further afield; he tried his luck with the silver mines at Broken Hill, becoming an original shareholder in Broken Hill Proprietary Co. Ltd. and by 1888 was 'riding on the boom' there. He took up 15,000 shares in the newly formed Mount Lyell Mining Co and became a director of that firm. However, Orr retained his links with north-east Victoria and in 1895 purchased a grain and sheep farm near Shepparton. He built the homestead and coach house around 1900, using local bricks. It is unclear why the homestead was named Wanganui, though it is possible he travelled to New Zealand during his extensive world tour in 1895.

In 1901 he was elected unopposed to the Victorian Legislative Council at a by-election for North-Eastern Province but did not seek re-election in 1904. He died at his home in Toorak in February 1929; his wife had predeceased him and his estate was largely bequeathed to relatives and friends.¹⁰¹



Figure 18 Wanganui Homestead, now home of the Goulburn Ovens College of TAFE

pp. 97-8.

100 Browne, *ibid.*, p. 98.

101 Browne, *loc.cit.*

10.0 Worshipping

Religious practice was integral to the lives of the first pioneers and colonists. To the squatters, selectors and other settlers of the Australia colonies, religion provided a framework for their life and work. Churches were one of the first buildings to be erected as soon as any township began to be formed. Land was set aside for the major denominations to build churches when the parishes were first surveyed. It is not surprising then, to find that Stage One of this Thematic Environmental History identified twenty-five churches within the City of Greater Shepparton as items of potential heritage significance.

10.1 Protestants, Catholics and non-Christians

Most of the main denominational churches had been established in the City of Greater Shepparton by the late nineteenth century, and churches were evident in small and large towns alike. The Church of England provided religious services from 1875; the Presbyterian Church was active from 1878; the Baptist Church held services in Ardmona and North Mooroopna; and the Salvation Army opened a place of worship in Tatura in 1889. Tatura, according to its historian, believes that, more than any other town in the region, has a reputation as a ‘Catholic town’.¹⁰² The Catholic Church has erected impressive buildings in Tatura on both sides of Hogan Street.

According to the *Register of the National Estate*, the Sacred Heart Church is ‘an integral part of the complex and the community as a whole’ (Figure 19).¹⁰³ St Mary’s Church, the Convent of

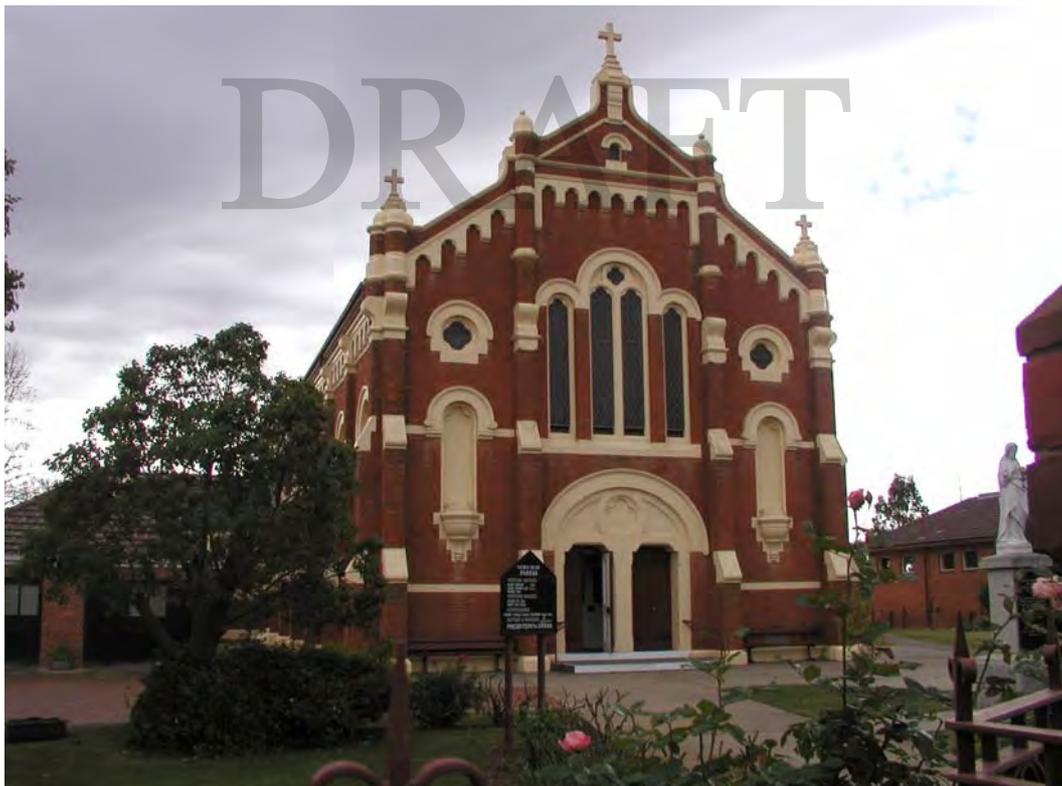


Figure 19 Sacred Heart Church, Tatura

102 Bossence, *Tatura*, op.cit., p. 208.

103 Sacred Heart Church, Tatura, Register of the National Estate, Database Number 004473; File Number 2/7/220/0001.

Mercy, the Sacred Heart School and St Mary's College provide a strong focus for a large cross-section of the community.

Greater Shepparton's spiritual growth has not been confined to Christianity. The long tradition of immigration to the Goulburn Valley has resulted in the establishment of two Muslim mosques in the past forty years.

These, however, were not identified as sites of potential significance in Stage One of this Study. The first mosque was built in Shepparton in 1960. The local Albanian Muslim community was responsible for building this mosque, making Shepparton one of the few Victorian country cities with a place of worship for Muslims.¹⁰⁴ The mosque is attended by Turkish, Egyptian and Pakistani worshippers. The second mosque, in Mooroopna, was established in 1987 and also caters to Turkish speaking Muslims.

The Murchison Masonic Lodge, originally established in 1872, continued to meet until 1885 in its original location at the Bridge Hotel. The present Masonic Temple was dedicated in 1935 (Figure 20).

The major religious denominations across the region remain the Protestant and Catholic faiths. Their influence on the physical fabric of the study area is perhaps easier to determine than on the overall philosophic or moral character of the region. Suffice to say that the larger and smaller towns appear to exhibit a strong work ethic, as well as very frequently, tight-knit communities, often, perhaps joined by the traditions of their religious practice.



Figure 20 Murchison Masonic Lodge

104 'Islam makes its mark', in *Our Century: The Growth of a Community*, in Shepparton News, 19 October 1999, p. 62.

11.0 Recreation and Leisure

Whatever the circumstances of their lives – whether they were the early pioneers and settlers of the region, those who migrated from different parts of Victoria or other colonies, or the later immigrants from other lands, the residents of the City of Greater Shepparton have always enjoyed many forms of casual and competitive sporting activities, as well as different forms of culture and the arts. Parkland reserves, former parcels of Crown Land, allocated for the recreation and amusement of residents, were set aside in the nineteenth century, and some still exist within the municipality. Bowling and croquet greens, hockey and tennis courts, football and cricket, water skiing and golf – have been and continue to be enjoyed as part of the lifestyle of this region.

11.1 Eating, Drinking and More: the role of the country ‘pub’

Pubs and hotels have played a major role in the creation of an Australian culture and have, at the same time, been the centres of neighbourhood social activity.¹⁰⁵ The three distinctive types of public houses that originated in England – the ‘inn’ which provided accommodation; the ‘tavern’ providing wine and spirits; and the ‘alehouse’ selling only beer¹⁰⁶ – have been combined in the Australian setting to become a new institution often known and referred to as the local pub. The pub has also been shaped, in part, by patterns of work and leisure, in part by the breweries which, through ownership or contract, bound pubs to sell their products. Pubs have also spearheaded settlement into previously un-colonised parts of the continent.¹⁰⁷

Stage One of this Heritage Study has identified ten hotels as items of potential heritage significance within the City of Greater Shepparton. This link between the past and the present illustrates two important aspects of the development of the district. It reminds us firstly that rivers – and crossing them – were the impetus for further exploration of new grazing pastures, especially in the early squatting period of Victoria’s history. It also demonstrates that country pubs and hotels have served many purposes, and with many of them located on riverbanks, they remain as testimony to their multi-faceted existence. Rivers and waterfronts were key factors in the siting of hotels.¹⁰⁸ From 1840, publicans often owned and operated punts at river fords. On the banks of the Goulburn River, from 1853, Patrick (Paddy) McGuire operated a punt on one side, and on the other a hotel to accommodate those who had crossed. Pubs proliferated in the new colony and in the new townships. Many of the earliest pubs were family businesses, sometimes run by a woman alone, either as a pub or as a sly-grog shop – often combined with a type of general store. Under whichever guise, they offered food, refreshments and accommodation to the traveller – and employment to many women where it may not otherwise have been available.

Gregory’s Bridge Hotel in Murchison, located on the banks of the Goulburn River, (Figure 21) was built between 1865-8. It was not the earliest hotel in Murchison, the first thought to have been Punt Hotel (opened in 1854).¹⁰⁹ Originally known as Thorne’s Bridge Hotel and Store it became Gregory’s Bridge Hotel after its ownership had been transferred to E J Gregory by the 1890s.¹¹⁰ This country hotel comprises a large general store as part of the building, with stables at the rear and remnants of the garden – including the vast specimen of a London Plane tree (*Platanus x acerifolia*), planted in 1913 which stands between the hotel and the road. Gregory’s was extended in 1894 and 1905, the 1905 works including the addition of an upper

105 Diane Kirkby, ‘Hotels’, in *Oxford Companion to Australian History*, op.cit., pp. 539-40.

106 Ibid., p. 539.

107 Ibid., p. 539.

108 Chris McConville and Associates, *Hotels in Victoria Thematic typology*, p. vii.

109 Heritage Victoria, VHR Number H963.

110 Ibid.



Figure 21 Gregory's Bridge Hotel

level to the rear of the building. The hotel was the focus of local events in the district and is also patronised by tourists to the area, commercial travellers and the locals. Memorable events at the hotel include a special luncheon for the Governor of Victoria, Lord Huntingfield, held while he was visiting Murchison in Easter 1937 to open the new Goulburn River bridge. It remains an historic symbol of the importance of hotels in the late nineteenth century Australia.¹¹¹

11.2 Casual and Competitive Sport

Cricket and football, both popular games across Victoria, were played in Greater Shepparton as much as in any other locality around the State. The grandstand at the Mooroopna Recreation Reserve reminds us of the continuing participation of local families and sporting clubs in both of these enduring Australian sporting activities.

11.3 Culture and the Arts

The Shepparton Art Gallery was established in 1936 with the help of Sir John Longstaff, 'a fashionable portrait painter who spent his youth in the region'.¹¹² Longstaff had grown up in Toolamba where his father was a storekeeper. The gallery is said to hold one of the largest public collections of historical and contemporary ceramics in Australia.

12.0 Migration and Immigration

Immigration, whether independent, assisted, or refugee, has profoundly shaped, and continues to shape, Australian society.¹¹³ The earliest European arrivals were not migrants, of course; rather, they were reluctant exiles, convicts and their warders. The first free persons who accompanied the convicts and stayed on, or who migrated in the 1820s and 1830s to take advantage of free

111 Ibid.

112 http://amol.org.au/art_trails/Shepparton/

113 John Lack, 'Immigration', in *Oxford Companion to Australian History*, op.cit., pp. 340-1.

land and labour, thought of themselves as ‘colonists’ or ‘settlers’. By 1850 there were 187,000 free migrants in Australia, most had their passage paid from the proceeds of the colonial land sales.¹¹⁴ From 32,879 in 1846, the population of Port Phillip jumped to 77,345 in 1851.¹¹⁵ This was mainly due to assisted British migration to the new colony. This form of assisted passage continued for 150 years and had a profound influence on the attitude of the growing country to migrants from other parts of the world.

The gold rushes of 1851 onwards saw substantial numbers of other European and non-European migrants arriving in the colony and rushing to the goldfields in Bendigo, Ballarat and Rushworth. Chinese immigrants, made up 4.58% of non-European immigrants and became the largest group of migrants to the goldfields.¹¹⁶ However, this was at a time when their presence generated resentment among the Europeans and native-born Australian miners who were suspicious of the Chinese, especially for their unfamiliar dress and habits. They suffered attacks and violence and were forced to pay an annual residential tax of £1 as well as an entry tax or, as it was known, a poll tax, of £10. Anti-Chinese sentiment continued unabated through until the late nineteenth century by which time the Chinese community mounted a legal challenge to the government’s actions. Their initial win was overturned, ‘recognising the colonies’ rights to control immigration’.¹¹⁷ Opposition to the Chinese immigrants was one manifestation of the racism then present in the Australian culture. Many of the early Chinese gold-seekers would have passed through Shepparton on their way to the goldfields; some became market-gardeners in the Tatura area.

12.1 Pre- and Post-War Immigration

Opportunities for a new life have continued to bring migrants from many parts of the world to the City of Greater Shepparton. As well as British and German migrants, by 1913 immigrants were arriving from Palestine, and Jews were seeking refuge from Russia. In addition to these, a number of Albanian and Greek settlers arrived in Shepparton in the 1930s. They contributed greatly to the district’s fruit and canning industries by establishing orchards.¹¹⁸ Shepparton’s first Muslim Mosque was built in 1960.

Immigrants from Italy and Yugoslavia were the next to arrive in large numbers into the Goulburn Valley region during and following the Second World War. They were followed in the late 1940s by Lithuanians, Latvian, Estonian and Macedonian immigrants ‘eager to start new lives’ away from war-torn Europe. As historian Ron Michael explains, in the main they gravitated to the land where orchards, market gardens and wineries ‘formed a link with the lifestyle of their homelands’.¹¹⁹ A number of these migrants built up their agricultural pursuits, increasing the number of orchards and developing a strong tomato production industry. In later years they also excelled in dairying.

Dutch, Vietnamese, Chinese, Filipino and Turkish immigrants have continued to arrive and settle in the City of Shepparton. The 1990s saw the mix change in response to the changing locations of conflict around the world. In 1999 Shepparton agreed to take a large number of refugees from Iraq and Bosnia, Kosovar and East Timor. This decision is thought to have greatly enhanced the lives of the remainder of the community.

114 Lack, *ibid.*, p. 340.

115 Garden, *op.cit.*, p. 41.

116 *Ibid.*, p. 80.

117 *Ibid.*, p. 254.

118 ‘Migrants Arrive’ in ‘Our Century: The Growth of a Community’, *Shepparton News*, 19 October 1999.

119 Ron Michael. *On McGuire’s Punt*, p. 128.

13.0 Internment

The availability of plentiful supplies of food and water in Northern Victoria during the Second World War may in part explain the choice of the Goulburn Valley for the creation of the Prisoner of War and Internment camps in Murchison and Tatura. By an agreement between the United Kingdom and Australian governments, Murchison was chosen for a camp to hold 4,000 German and Italian prisoners of war, captured in North Africa and the Middle East. The Tatura group of camps held approximately 12,000 – 13,000 men, women and children of twenty-three nationalities, both prisoners and internees. Upon their arrival, for accommodation purposes, they were often housed according to their nationality.

The inmates of the different camps, whether Italian Prisoners of War, or men, women or children interned as enemy aliens for the duration of hostilities, had to find meaningful activities to occupy their days. Camp leaders were appointed to direct activities; domestic work – such as cleaning and cooking – was assigned to groups. Gardening, clothes making, building furniture, and making toys for children, were some of the daily activities undertaken by the prisoners.

To a certain extent, the prisoners lived for four or five years in a secluded world. Whilst letters from home were rare, many did manage to get through eventually. The prisoners, most of whom were German, northern European or Italian, had to amuse themselves while detained. Many studied through correspondence courses and gained an education. Sport became a large part of many prisoners' lives, and especially for children – games such as football, soccer, gymnastics, athletics, tennis and golf – were all played on a regular basis.

Although there were attempted break-outs – some of them successful – it would appear that the conditions the prisoners lived under were not unduly severe. Many of the Italian prisoners were released into the community to work on farms in the area – and indeed some former Prisoners of War returned to Australia as migrants after their release. Little remains today of the physical fabric of these prisoner of war and internment camps. The Museum at Tatura, however, documents through photographs, clothing, and other artefacts, the lifestyle endured by the many thousands of prisoners. The German war cemetery at Tatura and the Italian mausoleum, Ossario, at Murchison, remain as tangible links with the war experience

13.1 Murchison – Prisoner of War Camps No. 1 and 13

From May 1941, Camp No. 13 was developed, with Dhurringile as its annexe.¹²⁰ The historic homestead, Dhurringile, became the home of German army officers and their batmen. Little remains of the former Camp No. 13 in Murchison. The high security camp consisted of an octagonal shaped plan, divided into four compounds. The entrance is marked by a stone gateway; nearby the remains of a single storey sentry box can still be seen.

Compound A, Camp No. 1 was established in 1940 on land owned by John B Noonan near the Waranga Basin Inlet. Sixty three German internees were transferred 5km from 'Dhurringile' to the camp containing 14 huts, two mess halls, and open wash house, shower room and latrine. One hut was used as an orderly room and another, the temporary camp hospital. By 1943 sanitation was connected and the camp became the Australian Army Administration Camp and Hospital. Later additions and amenities were established, including lush stone-terraced gardens. The Germans were also joined there by Italians. Compound B was later established to the east when 640 local German internees were transferred from across Australia. Following Germany's surrender in 1945, the camps were decommissioned and by 1948 all buildings had been removed.

120 Michael, op.cit., p. 61.

13.2 Dhurringile

This mansion was built by James Winter in the early 1870s, after the great Goulburn flood of 1870 washed away Winter's original homestead. It was completed in 1877 and cost £30,000. It had sixty-five rooms planned in suites and a huge entrance hall which could accommodate one hundred dancers.¹²¹ There are four underground rooms at the east of the house where the Winters planned to retire on hot days. The home included extensive outbuildings, stabling and a woolshed as a memorial to the days when the estate supported 50,000 head of sheep. The house remained in the family until the Second World War when it was acquired by the Commonwealth Government as accommodation for German prisoners of war. It housed German officers and their batmen.

The house was surrounded by barbed-wire to retain the German internees. There are reports of escape tunnels constructed by prisoners. After the War, in 1947, the Presbyterian church purchased the property for use as a home for immigrant boys and in 1965 the State government purchased the building and 116 acres of land for a minimum security prison (Figure 22).

14.0 Commemorating the Dead – Cemeteries and Memorials

There is, however, no doubt that as Australians develop their interest in the history of their country and of their families, ... cemeteries are becoming increasingly popular and appreciated more than ever before. ... Cemeteries not only help us to understand our past, but also provide for us a sense of continuity and identity.¹²²

The practice of burying and commemorating deceased loved ones has existed in Australia since the first days of settlement. In Australia, as in Britain, the first Christian burials were predominantly within churchyards. Permanent cemeteries, following the British tradition, were laid out according to denomination. Early pioneers, influential residents, war heroes and others remain memorialised within the landscape in order to connect the past with the present

Because of the devastating losses on Gallipoli from 25 April 1915, the ANZACs have become enshrined in Australian history.¹²³ With the outpouring of grief following the Gallipoli landing, and the subsequent major loss of life, it is not surprising that memorials to the war dead of any district were quickly subscribed to. Physical memorials, often in the form of an obelisk, and also avenues of honour, were erected in nearly every town across Victoria; indeed they exist throughout the Australian landscape.

Of particular significance to the City of Greater Shepparton, is the diversity of memorials found in this municipality. Stage One of this Heritage Study identified six memorial sites. Not only do the physical symbols and memorials commemorate Aboriginal and European settlement of the land, they directly connect the landscape with the Italian and Germans who came to Australia and died here as Prisoners of War or internees. These two groups leave behind the physical manifestation of their own heritage in the form of two memorials to their war dead. Indeed, of only three war memorials erected in Australia to commemorate overseas soldiers and war dead, two are located within the City of Greater Shepparton – the other, the memorial to Japanese war dead, is located at Cowra in New South Wales. The cemeteries and memorials therefore connect with the indigenous past, the early exploration and settlement of the district, the local war dead and overseas prisoners of war.

121 Heritage Victoria citation, number H1554.

122 Celestina Sagazio (ed.), *Cemeteries: Our Heritage*, p. 1.

123 Craig Wilcox, 'World War 1', *Oxford Companion to Australian History*, op.cit., p. 693-5.



Figure 22 Dhurringile
Source: Heritage Victoria File H1554

Indigenous Graves

One striking aspect of the diversity of memorials still visible in the Murchison area, are the graves of members of a sub-set of the Ngoorailum tribe (Figure 24). William Bossence, in his history, *Murchison*, writes of the demise of King Charles of Tattambo, ‘King of the Goulburn Tribe’, buried in the Murchison cemetery in 1866, and of the subsequent deaths of the remainder of his family.¹²⁴ His wife, Queen Mary and his son, Captain John, aged 47 or 48, died within days of each other in October 1874 and were also buried in the Murchison cemetery. The significance of the graves, and the telling of their story in the local press at the time, is the recognition that these individuals were the last of their tribe. Members of the tribe had become residents of the Aboriginal Protectorate when it was established in 1839; it was within a short space of time that the whole tribe had been wiped out. Perhaps the majestic title was applied to the elders as a form of respect for the tribe. Alternatively, the title may have been applied because the ‘King’ had adopted European habits and lifestyle, as it appears the ‘Tattambo King’ had worked for the squatter, Mr Fryer, of the Molka Station, and was well known in the area.¹²⁵ The pair of graves, enclosed by wrought iron palisades, made by the local landowner, Mr Barratt, are marked with generic timber crosses within the enclosure.

14.1 Commemorating Pioneers

The first white child to be born in the district was Charles William Wilson. His life and work is commemorated by a monument in Tatura. Wilson was born in 1855 in Whroo, and moved to Tatura in 1879 to open a branch of J W Mason’s butchery. In 1881 he married, and for twenty years, tirelessly served the community of Tatura. He died in 1901. Wilson held office in most community organisations. He was a member of the Rodney Shire Council from 1887 to 1891; between 1894 and 1901 he served twice as President. He served on the Rodney Irrigation Trust

¹²⁴ Bossence. *Murchison*, op. cit., p. 36.

¹²⁵ Ibid.

from 1889 until 1901 and was chairman in 1894. He was also a president of the Mooroopna Hospital, trustee of the racecourse, Mechanic's Institute, public gardens and recreation reserve, Australian Native's Association, Fire Brigade, Band, Presbyterian Church and Secretary of the Cemetery Trust. To perpetuate his memory, the Shire of Rodney Council contributed to a memorial, constructed in the Tatura Gardens in 1901.

The Tatura Cemetery was one of the first public amenities to be established in that township; the Trustees of the Cemetery were gazetted in March 1876 (Figure 23) and the town's prominent residents, businessmen and local identities are buried there.

14.2 Tributes to the War Dead

War heroes are remembered throughout the City of Greater Shepparton. The recently relocated Shepparton cenotaph and the new Mateship sculpture commemorate the City of Shepparton's soldiers who fought in the Boer War, First and Second World Wars, Korean and Vietnam Wars. One memorial that is visible to all travellers to and from Shepparton, is the Calder Woodburn Memorial. This memorial consists of four rows of eucalyptus species, planted along 19.7 km of the Goulburn Valley Highway. They were planted by Fen Woodburn between 1945 and 1949, to commemorate his son, Calder, who died in France in 1942. The length of the avenue and the type of tree used are in direct contrast to other avenues of honour found in Australian country towns (Figure 25). Although the memorial was originally planned as a tribute to his son, the Calder Woodburn Memorial soon commemorated all those from the district who had died in War service during the Second World War.

Three War Memorials at Mooroopna (Figure 26) commemorate the war dead, and each with a distinctive style. The traditional obelisk in Merrigum was erected to commemorate the ten local men who died during World War One. It was first erected on a site in the south-east corner of the Recreation Reserve and was officially unveiled on 29 May 1921. In 1965 it was removed to its present place in the Merrigum Hall Reserve.



Figure 23 Tatura Cemetery



Figure 24 King Billy & Queen Mary Graves

DRAFT



Figure 25 Calder Woodburn Memorial Avenue



Figure 26 Two of Mooroopna's War Memorials

14.4 Memorials to Citizens from other Lands

Located within the City of Greater Shepparton are two significant war memorials to citizens from other lands – Germany and Italy – who died on Australian soil. By an agreement with the British government, Australia was chosen as the site to locate British prisoners of war, and many thousands were shipped to Victoria from 1941. Murchison and Tatura were two sites within the municipality chosen for prisoner of war camps, and the stories of the prisoners, including failed and successful escapes, have been told elsewhere.

The first foreign war cemetery to be built in Australia was the German War Cemetery at Tatura. It is a memorial to the German nationals who were interned and died in the prisoner of war camps near Tatura, and in other camps across Australia. It was established within a few years of the end of Second World War. The burials include 191 internees of World War One, 48 internees and 11 prisoners of war from World War Two, with re interred remains relocated to the site from across the country. The land on which the Cemetery stands was excised from the Presbyterian section of the Tatura Cemetery and fenced by the Australian War Graves Commission. The World War Two section was officially inaugurated on 16 November 1958 by the West German Ambassador, Dr Hans Mahlenfeld.

A memorial to Italians who died whilst in Australia as prisoners of war are commemorated in the Ossario built in Murchison (Figure 27). The names of 130 Italian POWs and internees are recorded on two metal tablets. Following the post-War immigration to Australia by Italians, the Murchison cemetery became a place of pilgrimage, and Luigi Gigliotti of Kyabram proposed that all the bodies of Italians be brought to one burial ground. The Ossario was consecrated by the Under Secretary for Migration, the Hon. Ferdinando Storchi, on 10 September 1961. Every year on Remembrance Sunday, Mass is celebrated at the Ossario.¹²⁶

126 Bossence. *Murchison*, op. cit., pp. 181-3.



Figure 27 Ossario, Murchison



Figure 28 Tatura German Memorial

15.0 The Regional Centre – Shepparton

Shepparton is a thriving regional city – it is the fourth largest provincial centre in Victoria and has a well developed economy due to its strong agricultural and irrigation base.¹²⁷ Twenty-five per cent of Victoria’s agricultural production is generated in this area – the recent display of cows in the ‘Mooving Art’ exhibition, emphasise their importance to the district. Major secondary industries in the greater Shepparton area are mainly related to food processing, manufacturing and transport.¹²⁸ Shepparton also maintains a focus on education and has recently become a ‘university precinct’ – this decision has, in its own way, highlighted one of the major themes that have emerged through this study – that of immigration. By hosting three university campuses, the City encourages immigration to the region rather than away from it. The cultural diversity of Greater Shepparton is also evident, with almost ten per cent of residents being born overseas. Large numbers of residents have their origins in Italy, Turkey, Macedonia, Greece and Albania. More recently, large numbers of people have migrated from the Middle East, principally from Iraq. At the same time, around 3.0 – 4.0% of the population identify as being of Indigenous origin.¹²⁹

15.1 Medium Size Towns

Mooroopna, Murchison and Tatura are medium sized towns of the district. The balance of the population resides in the rural areas and surrounding smaller towns of Murchison, Dookie, Merrigum, Congupna, Toolamba, Katandra and Tallygaroopna.

15.1.1 Mooroopna

The township of Mooroopna, with its current population of around 7,000, is located 4 km west of Shepparton and divided by the Goulburn River. Mooroopna was initially larger than Shepparton, and in 1876 boasted twenty hotels.¹³⁰ The number is said to have decreased with the arrival of the motor car – though the Commercial Hotel and Royal Mail Hotel are still

127 www.shepparton.vic.gov.au

128 Ibid.

129 Australian Bureau of Statistics, 240052831 Gr. Shepparton Pt A, Pt B and Pt C.

130 ‘Hotels dominate town’, *Our Century: The Growth of a Community*, p. 36.

trading. Originally part of the Shire of Rodney, since the redistribution of local councils in 1994, it has been included in the City of Greater Shepparton.

The settlements of Shepparton and Mooroopna were initially isolated by the flood plain that separated them; now they are joined by a causeway and it is possible to walk on a shared walking/cycling path from one township to the other. The earliest settler in Mooroopna was James Cowper who squatted on the first *Ardpatrick* run, of 75,240 acres, in 1841.¹³¹ Other settlers followed Cowper, including William Archer, who with his wife Elizabeth, built and operated the first punt, hotel, bank and general store. William Morrell followed the Archer's and sub-divided the land which formed the beginnings of the town.¹³²

By the end of the nineteenth century, Mooroopna was a thriving township – it had established a regional hospital in 1876 (Figure 30), the railway line to Melbourne was opened in 1880, the Waterworks Trust was constituted in 1885 and electricity supplied local business by 1914.¹³³ Facilities to provide services to the growing rural community – its early squatters, later selectors and still later soldier settlers, as well as small businesses and local farmers – were in place before the First World War.

Irrigation and immigration have played major roles in the development and expansion of Mooroopna. Beginning in the 1880s, irrigation ensured that local farmers and fruit growers were able to utilise the vast acreage of relatively flat land to its best advantage. Local produce included deciduous fruit; the first orchards were planted at Ardmona in 1886 and the first cannery opened in 1887 – canned fruit products were exported to the United Kingdom. However, it was not until 1921 that the Ardmona Fruit Products Co-operative began operations in Mooroopna; during the Second World War it played a major role in Australia's home production efforts.¹³⁴ Today it is a thriving tourist attraction to the township, with product sales as well as catering facilities open seven days per week. As well as fruit and dairy production, local farming today includes a substantial number of stud farms.

During and after the Second World War, Mooroopna became the site of large numbers of immigrants from Europe. Early immigrants included Italians whose contribution to the expansion of the Ardmona cannery cannot be underestimated. Enthusiastic growers of tomatoes, many Italian families bought or leased land and produced excellent tomatoes for canning or bottling.

Migration to the district, either local or international, has remained a constant part of Mooroopna's history. The first immigrants were Jewish refugees from Russia in the years preceding the First World War. Following the arrival and integration into the community of the large Italian population in the 1940s, further trends of immigration have occurred. During the 1950s and 1960s, Eastern Europeans – including Turks, Greeks and Albanians settled in Mooroopna and the Goulburn Valley.

During the 1970s, the trend of immigration included a large Indian and South East Asian contingent and into the 1980s a small number of immigrants from the Philippines moved into the area. The expansion and relocation of established businesses in Mooroopna has also meant a steady increase in intra-state migration.

Mooroopna may best be characterised as a township that has flourished through the continuing phases of settlement, immigration and industry – themes that recur throughout the Shire.

131 Billis & Kenyan, op.cit., p. 167.

132 'A brief history of Mooroopna', www.mooroopna.org.au/history, 14 August 2002.

133 Ibid.

134 Ibid.

15.1.2 Murchison

Murchison, like Mooroopna, is a recent addition to the City of Greater Shepparton. Residents voted in favour of amalgamation so that Murchison and Murchison East are now part of the City of Greater Shepparton. The boundary of the township is the river, giving the town an 'edge complex'.¹³⁵ Originally Murchison East was part of the Shire of Goulburn, while Murchison West (the township) belonged to the Waranga Shire. The township now extends to both sides of the Goulburn River and is a picturesque medium-sized town. Murchison's history includes its time as an Aboriginal Protectorate, and it remains the site of a wide diversity of graves and memorials, including that of the last of the Aboriginal tribe of King Charles Tattambo, 'King of the Goulburn Tribe', his wife, Queen Mary and son Captain John. It is also the site of the German and Italian War Memorials.

As the historian of Murchison notes, 'Murchison has three very characteristic' features of a country town – 'a Mechanics' Institute, a granite war memorial and a couple of pseudo-gothic churches'.¹³⁶ In fact, the three churches – Christ Anglican Church (1884), the former Presbyterian, now Uniting Church (1878) and the former Methodist, now Uniting Church (1877) are built in the Gothic Revival style. They remind us of the strength of faith, practiced and expressed by the early pioneers of the district.

More than this, Murchison is representative of most phases of development of the municipality – evident by its major structures, including a nineteenth century flour mill, a number of hotels, shops, Masonic lodge, railway station, bridges and canals. These historic structures remain visible in the landscape and remind us of the past while still operating as every-day aspects of the current fabric of the district.

15.1.2 Tatura

Stage One of the Heritage Study identified eighteen sites as significant to the cultural heritage of the township of Tatura. Like Murchison, Tatura demonstrates a richness of social, cultural and civic life. The Mechanics' Institute and Victory Hall, the Rodney Irrigation Trust Building that now houses the Irrigation and War Camps Museum, and the Wilson Memorial are illustrative of the town's historic and continuing emphasis on community work and the welfare of the town and its people.

15.1.3 Ardmona

Ardmona was the first irrigation district in Victoria and has become famous for its fruit and grape growing and Ardmona cannery (now SPC Ardmona Limited). Stage One of the Heritage Study identified four buildings – the Primary School, Holy Trinity Anglican Church, the former Scots Presbyterian Church, a house on Simson Road and the pine trees on Lenne Road, as sites of cultural significance to the township. Though not a representative group of buildings, easily able to illustrate the patterns of settlement of the 'Ardmona Estate', they remind us of the immediate need for schools and churches. Holy Trinity Church dates from 1914 and the land was the gift of a local farmer. The former Scots Presbyterian Church was built in 1930 but had ceased to operate as a church by 1985 – possibly a reflection of the current dwindling numbers of church-goers in Australia.

Ardmona, as well as becoming one of the best known stone-fruit growing districts in Victoria, was also the site of two early vineyards in the district, the 'St James' and the 'Lake Eyrie', on the northern outskirts of Ardmona. Irrigation assisted the aspiring orchadists and vignerons,

¹³⁵ Personal Communication, Mr Warwick Finlay, 22 August 2002.

¹³⁶ Bossence, *Murchison*, p. 190.

and in the late nineteenth century, when production was increasing, fruit and wine growers formed associations to protect their own interests.

15.2 Small Townships and Localities

The smaller towns located within the City of Greater Shepparton include Dookie, Toolamba, Undera, Tallygaroopna, Byrneside, Caniambo and Pine Lodge. Dookie, established in 1859, is a mostly flat, unirrigated wheat growing district. It is perhaps best known for its agricultural college, now a campus of The University of Melbourne. During the 1870s, farm selections were taken up, and a township site at the foot of Mount Major was surveyed. It was named Dookie South, later Cashel. The National Bank of Australasia first opened a branch in Dookie South in 1873, and the former bank building (1876 – see Data Sheet 08) has long been converted into a family residence located within this small agricultural town.

Tallygaroopna, the name given to the first pastoral run occupied by Edward Khull in 1841, remains a small town, and is located 15 km north of Shepparton. One important remnant of the early squatters and selectors is the property 'Fairley Downs'. This site retains the earliest buildings on the property, and includes the remains of an 1841 slab, a late nineteenth century building, the elegant homestead constructed in 1906, and a former World War Two prisoner of war camp building, currently used as a milking shed. It forms a direct connection to the pastoral history of the area.

16.0 Public Buildings

Stage One of this Heritage Study identified twelve buildings, apart from churches and schools, that trace the physical development of the community that grew within the Shire, and later City of Greater Shepparton. These buildings include community and public halls, Mechanics' Institutes, Court Houses and Post Offices. However, only one hospital, Mooroopna, has existed in the study area since the time of the earliest settlers, and its significance to the district will be discussed.

Three Post Offices or former Post Offices have been identified, and no study of this region would be complete without mentioning the demolished nineteenth century Post Office.

Postal Services and the Shepparton Post Office

The earliest postal services had been operated by the owners of the punt services – McGuire's at Shepparton and Marie at Murchison. Successive owners of the punt service handled the mail, sometimes in the form of a bag that was left in a particular location and collected by arrangement. The first postal office was opened in May 1858 in a small store owned by E P Knight. By 1879 the post office was officially recognised as an entity, and Mr F St Leger was appointed the first postmaster. The office was enlarged and moved from the store to rented premises, where a telegraph service and post office savings bank were opened. Locals began to agitate for a larger post office, and a corner block was found. The foundation stone was laid in 1883 and the Post Office erected for a cost of £5,557. It was designed by local architect, John Augustus Kenny Clarke; many of his grand homes still exist in Shepparton today. The Post Office 'served the community' until 1975 when it was demolished to make way for a modern building.¹³⁷ This demolition, regretted by many, appears to have occurred at a time when the incumbent Council viewed their decision as progressive, and many other similar buildings were demolished to make way for newer, more modern architecture.

137 Sue Wallace. *Shepparton Reflections*, op.cit., 38.

16.1 Mechanics' Institutes

The Mechanics' Institutes movement flourished in Victoria from 1839 to 1950. It was based on a British model, established in the 1820s, to educate and enlighten the working classes. At that time 'mechanic' meant an artisan, craftsman or working man.¹³⁸ The early institutes built in Victoria included a reading room, library and lecture room. Prior to the 1872 *Education Act* which declared that education in Victoria be 'free, compulsory and secular', the Institutes are considered to have contributed significantly to the public education system.¹³⁹ After this time, many Mechanics' Institutes provided a venue for schools until new schools could be built. However, the Mechanics' Institutes had to satisfy many needs. As well as providing the venue and facilities for public education (in the form of books, lectures, newspapers and journals) they also enhanced local entertainment and community endeavours. The Institute 'often provided an important rallying point for the community in times of distress or celebrations'.¹⁴⁰

In Victoria during the 1850s, approximately forty Mechanics' Institutes were established. By 1900 there were over four hundred Institutes.¹⁴¹ They were seen as a great achievement for a local community, and the unity of the township was often reflected in the type of functions held within its walls. Mechanics halls were sometimes used by religious denominations before their churches were built.

The Tatura Mechanics' Institute was built in 1885, and served as a focus for the social life of that community (Figure 29).¹⁴² In 1887, great efforts were made to build a library and reading room on the west side of the hall; further additions occurred in 1893. In the late 1880s, a dispute concerning the suitability of reading material arose when the Reverend A Chambers urged the discontinuance of subscribing to the journal, the *Sydney Bulletin*, and the removal of all copies from the library. The journal was described as 'disloyal, disgusting and filthy'.¹⁴³ The journal was removed and the morals of the members of the Mechanics Institute were protected; in 1891 a motion that the *Sydney Bulletin* be 'placed once more upon the reading table' was once again defeated. Further renovations were undertaken to enlarge, remodel and beautify the building and a grand re-opening took place in September 1893. After a fire in 1897, the Trustees decided to offer the land and building for sale, but this was held in abeyance until a new site was chosen. Another suitable site could not be chosen, so the Mechanics' Institute remained where it was.

While the location remained the same, community troubles were exacerbated. The Trustees and committee members decided to resign *en masse* in 1902 in response to claims that they were not representative and because they felt the community lacked the financial, and other support necessary to provide for additions and improvements. New Trustees and a new committee were elected. In 1909-10 billiard rooms were opened, however, a subscription to the *Sydney Bulletin* was once again defeated.

Within two weeks of the declaration of the Great War, the Mechanics' Institute was used to convene a patriotic meeting. Soon after the end of the War, the township proposed building a War Memorial Hall. By 1925, £2,500 had been raised and the remaining £2,500 required, was raised by overdraft. The foundation stone for the Victory Hall, which would accommodate 700 people, was laid on 14 September 1925 and the building was opened on 9 March 1926. The Governor-General, Lord Stonehaven, opened the new Victory Hall (Figure 29). It was the first

138 Pam Baragwanath & Janette Hodgson, *An Inventory of Mechanics' Institutes in Victoria, Volume One*, pp. iii-vi.

139 Blake, *Vision and Realisation*, Volume 1, op.cit., pp. 195-207.

140 Baragwanath & Hodgson, op.cit., p. iii.

141 Ibid., p. iv.

142 Bossence, op.cit., pp. 144-5.

143 Ibid, p. 145.

time a Governor-General had ever visited the Goulburn Valley.¹⁴⁴ The Mechanics' Institute and Victory Hall mark the years of continuous use by the local community.

16.2 Memorial and Community Halls

The Byrneside Public Hall demonstrates the importance of community activity in outlying rural districts. Byrneside, notes Bossence in his history of Tatura, in its heyday was distinguished for its 'football team, an annual gymkhana and a brothel'.¹⁴⁵ However, it was the Public Hall at Byrneside that was the pride and joy of the local inhabitants. The foundation stone for the Byrneside Public Hall was laid in 1894 and was opened with a special three-day bazaar in May 1894. In 1918 its original proprietors intended to dispose of the Hall, a suggestion that caused the local community to rally together and form a committee to purchase the building. On 14 March 1919, the *Free Press* reported that the Hall had been purchased by the local residents for the sum of £200. Electricity was connected in 1940 and the lights were turned on by the Honourable John McEwen.

Community halls were also erected for other purposes. The Independent Order of Rechabites was a men's secret fraternal order founded in the United States of America in 1842. The Rechabites were a total abstinence secret society who organised 'lodges' in many Victorian towns in the mid- to late nineteenth century. They established a branch in Cooma in 1906. After an extensive campaign of fundraising, they were able to finance the construction of their own Hall in 1913, and laid the foundation stone in August of that year. The Hall became the venue of numerous community gatherings and was used by the Red Cross and local Methodists, after the latter sold their church in 1920. In nearby Harston, proposals to erect a hall were first made in 1937, but it was not until after World War Two that an acre of land was donated for the purpose. It was fitting therefore that, in the post-war era, the hall building was a former internment camp hut from Camp No. 1 at Murchison.

However, it is the former Forester's Hall in Welsford Street, Shepparton, that is the oldest surviving building in region. Built in 1873 and overlooking McGuire's Punt, the first Roman Catholic mass in the area was held in this brick building. Up until 1875 there was no court in

144 Ibid., p. 197.

145 Bossence, *Tatura*, op.cit., p. 58.



Figure 29 Tatura Mechanics Institute and Victoria Hall

Shepparton, and the building, located opposite the Police Station, also served as a temporary court house. Additionally, it has been used as a public hall, dance theatre and venue for other entertainments. It was also used for other purposes, including time as a newspaper office, factory and lodge room. The second paper printed in Shepparton, the *Farmer's Gazette*, was at one stage printed here when the building was owned by a Mr Pettett. The building was acquired by the Ancient Order of Foresters in 1933. In 1972 the building became the home of the Shepparton & Goulburn Valley Historical Society. It is appropriate therefore that today it houses the Historical Society and Heritage Centre as a reminder of the many uses public halls have enjoyed since the earliest days of settlement.

16.3 Mooroopna Hospital

The first hospital in Shepparton was a small wooden hut built on the bank of the Goulburn River – it contained two beds which quickly became inadequate. When plans were drawn up to construct a larger hospital, land was donated by local businessman and pioneer settler, William Simmonds Archer. In March 1876 a public meeting was held to elect a committee for a hospital, and local resident, Elias Ralph became the first president. When the railway arrived in Mooroopna in 1880, further pressures were felt to accommodate the growing number of residents from the Goulburn Valley requiring the services of the hospital. By 1884, patient numbers had increased to more than 400. The hospital continued to grow, and although a refractory ward and operating theatre were built in 1886, new wards and additions were made in 1893, 1901, 1917, 1936, 1948 and 1974.

The importance of the hospital to the area cannot be underestimated. It was classified as a base hospital and was one of the group of eight base hospitals scattered around country Victoria. Others included Ballarat, Bendigo, Geelong, Hamilton, Horsham, Mildura, Sale and Warnambool. The hospital's name was changed to the Mooroopna and District Base Hospital in 1943 (Figure 30). As well as providing the essential medical services to the Goulburn Valley, the Mooroopna Hospital also provided employment in the area. Mooroopna closed as a general hospital in 1974, and the majority of the services offered were transferred to the Goulburn

Valley Base Hospital in Shepparton. The buildings were renamed the Mooroopna Extended Care Centre in 1988. Amongst other tenants, the Mooroopna Historical Society now occupies one room of the former Base Hospital.



Figure 30 *Mooroopna Hospital, c.1940*
Source: State Library of Victoria Pictures Collection

17.0 The Environment – Acts of God

17.1 Floods

DR A E T

Serious flooding of the Goulburn Valley and the City of Greater Shepparton has occurred a number of times in the nineteenth and twentieth centuries. On each occasion, extensive damage to roads and stock has occurred. More recently flooding in the Goulburn Valley 1939, 1950-51 and 1974 and photographic evidence confirms the devastation caused.



Figure 31 *Looking across bay 4 of pears from horse paddock, during flood April 1939*
Source: Tatura Historical Society



Figure 32 Young apricot trees in flood, 1974
Source: Tatura Historical Society

17.2 The Murchison Meteorite – 1969

On 28 September 1969 there was a spectacular meteor storm over the town of Murchison. Locals saw bright flashes of light and heard loud sonic booms as a disintegrating meteor entered the earth's atmosphere above the district. The following day people began finding small pieces of black rock which had a strange smell reminiscent of methylated spirits.

Professor John Lovering of the Geology Department at the University of Melbourne recognised the specimens as belonging to a small, rare class of meteorites known as carbonaceous chondrites. While most meteorites are stony or metallic in composition, as the Murchison meteorite contained substantial amounts of carbon derived organic chemicals, hence its strange smell. Further analysis revealed the presence of specific substances including amino acids, complex chemicals essential for the development of life on earth. In the context of the wider scientific debate about the origins of life, the Murchison meteorite was thus of great significance for demonstrating that the chemicals necessary to trigger the process can literally fall out of the sky.¹⁴⁶

A display has been created in the centre of Murchison to commemorate the meteor fall, this chance cosmic event having given the town a degree of international fame.

18.0 Statement of Significance

The City of Greater Shepparton has a richly layered history which dates back to some of the very earliest European activity in Northern Victoria. The environment of the region has much evidence of this history, located in the towns and settlements, and in the agricultural landscapes. It is also notable for the great diversity and variety of local heritage places, and the sometimes subtle remains of past uses and activities.

146 Paul Davies, *The Fifth Miracle*, p. 187.

The principal historical themes of the Shire are equally varied, and the overwhelming themes – of settlement and migration, utilisation of natural resources and developing primary and secondary industries – are integral to the municipality as it exists today. Immigrants to the region, the squatters, closer and soldier settlers, and those from other colonies, were vigorous in their development of agricultural and pastoral industries. The post-World War Two settlement by European migrants greatly enhanced these industries.

The oldest irrigation and agricultural pursuits in the State were attempted in the Ardmona district. The subsequent history of farming, including dairying, fruit and vine production, is also strongly evident, with the latter a particularly distinctive feature of the Mooroopna, Murchison, Tatura and Dookie landscapes.

However, unlike any other locality, the City of Greater Shepparton is the site of an unusual diversity of memorials to the dead. These include the graves of the last of an Aboriginal tribe; the early pioneers; and the war dead. As the districts of Tatura and Murchison were the site of World War Two internment and prisoner of war camps, memorials to the foreign war dead are also especially significant to the area.

Less unique to the area, but still distinctively local, is the heritage associated with religious practice, transport and communication, and the establishment of education.

All of these themes and places combine to give the City of Greater Shepparton its individual character and unique place in the Victorian environment.

DRAFT

DRAFT

Volume 2: Greater Shepparton City Council Heritage Study Stage IIB

Tatura Contextual History

Prepared by:
Heritage Concepts

JULY 2010

The following history contains a summary of pertinent historic themes and descriptions of events that have informed the selection of items of cultural heritage significance for the *Greater Shepparton Heritage Study Stage IIB*.



Memorial Clock

Tatura

TABLE OF CONTENTS

1.0	Introduction.....	6
2.0	Agricultural Activities, Settlement and Township Building.....	7
2.1	Squatting era, the Winter family and Dhurringile.....	7
2.2	Land Selection and Settlement.....	8
3.0	The Development of Tatura	8
3.1	The Whim	8
3.2	Tatura 1874 – 1885	9
3.3	Tatura 1886 – 1898	10
3.4	Tatura 1899 – 1913	10
3.5	Tatura 1914 – 1918	10
3.6	Tatura 1919 – 1938	11
3.7	Tatura 1939 – 1945	11
3.8	Tatura 1946 – 1967	12
3.9	Post War Immigration.....	12
4.0	Events.....	13
4.1	The Royal Visit and the Olympic Torch.....	13
4.2	Natural Disasters.....	13
5.0	Memorials	13
6.0	Law Enforcement.....	13
6.1	Police station.....	13
6.2	Courthouse	14
7.0	Churches	14
7.1	Catholic Church	14
7.2	Anglican Church	14
7.3	Presbyterian Church.....	14
7.4	The Methodist Church	14
8.0	Schools.....	15
9.0	Recreation.....	15
9.1	Tennis.....	15
9.2	Golf.....	15
9.3	Bowls	16
9.4	Racing	16
9.5	Trotting	16

9.6	Coursing.....	16
9.7	Cricket.....	16
9.8	Football.....	16
9.9	Riflemen.....	17
10.0	Health.....	17
10.1	Doctors.....	17
10.2	Hospitals.....	17
10.3	Dentist.....	17
11.0	Individuals.....	18
11.1	James Watson Wilson.....	18
11.2	Charles W Wilson.....	18
11.3	A W Wilson.....	18
11.4	Thomas Hogan.....	18
11.5	Robert Mactier.....	18
11.6	Dr James Park.....	19
12.0	Cemetery.....	19
13.0	Railway Line.....	19
14.0	Water.....	19
14.1	Irrigation.....	19
15.0	Dairying.....	20
16.0	Other Industries.....	20
16.1	Tomato industry.....	20
16.2	Spinning.....	20
16.3	Saleyards.....	20
17.0	Newspapers.....	20
18.0	Masonic Lodge.....	21
19.0	Public Parks.....	21
19.1	Public Gardens.....	21
19.2	Lake Tatura.....	21
19.3	Tatura Baths.....	21
20.0	Services.....	22
20.1	Electricity.....	22
20.2	Telephone.....	22
20.3	Sewerage.....	22

21.0 Shire of Rodney	22
22.0 Showgrounds	22
BIBLIOGRAPHY	23

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1.0 Introduction

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 recent times offered farmers a security of season that was unknown to its earliest settlers. The Valley is a prosperous and community minded town that has over the last 150 years experienced different phases of development linked to: economic and agricultural change; and social and cultural changes. 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.

For instance:

- Dhurringile mansion - the product of the successful Winter squatting runs and linked to the squatting era of the 1840s;
- patterns of settlement resulting from the *Selection Acts* and *Closer Settlement Acts*;
- the development of irrigation and intensive horticulture and farming;
- the extent and diversity of public buildings and spaces associated with the creation of a township;
- commercial buildings in the township;
- residential developments;
- memorials and war time relics.

The intention of this historical context is to highlight the most pertinent themes associated with the development and history of Tatura. The scope is from settlement and up to around 1970.

Historically the development of Tatura and district can be roughly divided into four phases. The first three are intrinsically linked to agriculture and farming practices. The fourth phase can be identified through social changes and economic growth - the result of post war growth and post war migration.

1. Pastoral leases and grazing [1840s – 1860s]

- The arrival of Europeans to the area and the beginning of the squatting era.
- The claiming of vast tracts of land for sheep stations, through squatting and leasehold arrangements.
- The subsequent disenfranchisement of the indigenous population.

2. Changes to the land ownership and the creation of selection blocks [1860s – 1890s]

- The discovery of gold, the rapid increase in the population and an increased demand for farm land meant that the extensive squatting runs were opened up for settlement. A series of

changes to the land acts meant that land became available as freehold land but the conditions and extent of land ownership were controlled through legislation.

- During this period (1860s – 1890s) the principle crops for the Goulburn Valley were grains – wheat and oats. This was supported by relatively small industries including dairying, piggeries, poultry, sheep and cattle.

3. The establishment of irrigation and the development of farming practices that thrived with irrigation [1890s – 1930s]

- A number of dry years towards the end of the 19th century and the failure of crops and farming ventures meant that there was an increased interest in irrigation. From the 1890s irrigation became increasingly linked to agriculture in the Goulburn Valley.
- During the early 20th century the full impact of irrigation and changes to agriculture occurred. The main changes were linked to an intensification of agriculture – such as dairying, horticulture and viticulture.
- A number of industries were established during this period, such as canneries, butter factories – the success of these industries was underpinned by the railways [a cool store was built at the railway station in 1893] and the links to the ports.
- The Closer Settlement policies also had an impact with an increased number of settlers being settled in this region.

4. Post World War II Growth – migration and cultural diversification [1940s – 1970s]

- European migration to the Tatura and Shepparton region had been successful from the early 20th century. It was not until after the war that large numbers of migrants from a number of countries settled in the region. The increase in population was accompanied by economic prosperity for Tatura and the region.
- The success of these migrants is notable and in particular their impact on agriculture and horticultural practices.

2.0 Agricultural Activities, Settlement and Township Building

2.1 Squatting era, the Winter family and Dhurringile

Alexander Mollison was the earliest and most successful squatter to choose the region as a place for grazing. He was joined by other squatters and by 1838 all the runs in the region were formed.¹ Squatting leases offered no real surety of land ownership and it wasn't until the 1850s with the granting of the pre-emptive rights² that settlers could acquire freehold lands.

From the 1850s John Winter and his family owned or controlled a vast amount of land in the Tatura region. They purchased the pre-emptive rights for the Corop, Coragorag, Colbinabbin, Toolamba and Wanalta pastoral runs and in addition they owned 17,000 acres at Colbinabbin and Burrabot and 20,000 acres near the present town of Stanhope.

¹ S H Roberts, *The Squatting Age in Australia*, p 154 - 156

² Pre-Emptive Right – This allowed the squatter to purchase a block of land for a homestead. This was generally the Imperial square mile – 640 acres [262 ha]

The extensive pastoral empire allowed the Winter family to accumulate a large fortune that was in part based on the supply of food to adjacent gold fields and a ready market of hungry miners. Dhurringile Mansion was built by the Winter family during their most successful years and is a testament to the early land ownership and leasing practices that favoured the squatting hierarchy over the small land holder.

2.2 Land Selection and Settlement

By 1860 the position of landless gold seekers and immigrants was recognised as acute and there was an increasing pressure on the Victorian Parliament to pass an act to regulate the sale of Crown Lands. A series of acts passed during the 1860s aimed at land selection proved to be less than satisfactory in getting selectors on the land and farming in a sustainable manner. It was not until the 1870s that the *Land Selection Acts* provided an adequate framework for selection and settlement. The districts around Tatura (and in the Goulburn Valley) were relatively more successful in terms of selection and settlement. This can be attributed to a combination of factors: a series of good seasons, relatively fertile soil and a river system and the calibre of the selectors. There is surviving built fabric from the selection era and many of the descendents of the selectors are still farming in the region.³

The Shepparton district from 1873 possessed an enterprising surveyor of lands who ‘induced men of means to settle in the district...and in an incredibly short space of time the large and fertile sheep walks of the Goulburn Valley were settled by an industrious and well-to-do yeomanry.’⁴

The success of settlement associated with land selection saw the establishment of townships that serviced the new farming areas with goods and services and markets. There were three pro-claimed in the Shire of Waranga in 1874: Mooroopna, Toolamba and Tatura.

Up to the end of the 19th century Tatura (and district) depended on wheat crops. However, with the development of irrigation systems cropping gave way to more intensive industries such as dairying, horticulture and livestock. Prior to the construction of the railway line to Tatura the harvest was carted to the Avenel rail station.

3.0 The Development of Tatura

3.1 The Whim

Up to the early 1870s, the small settlement located near the fresh water well was known as The Whim. The Whim was established by the Winter family as a water supply for sheep and other stock. A water reserve was established around The Whim and it was the source of water for Tatura during its initial growth (c1880). The village of Tatura was proclaimed on 16 March 1874⁵ and within five years Tatura had become a commercial centre for local farmers. The name Tatura is reported to be derived from aboriginal sources. In 1938 A S Kenyon stated in the *Guardian*:⁶

³ See Heritage Overlay 146 – Schedule to the Heritage Overlay Greater City of Shepparton Planning Scheme

⁴ C W Martin, *Irrigation and Closer Settlement*, p 16

⁵ Tatura had a proclaimed area of 640 acres

⁶ *The Guardian*, 1 July 1938

‘Tatura was the original name of a small swamp or lagoon nearby, the name meaning rushy. It is in the parish of Tooolamba West, Toolamba also meaning a swamp, but with paper-bark or other ti-tree around it.’⁷

The surrounding country was lightly timbered and was not regarded as first class land for grazing but it proved to be suitable for wheat, orchards and vineyards. During the decade that followed the passing of the Selection Acts of the 1870s a number of towns became established: Nagambie, Murchison, Mooroopna Shepparton, Tatura and Nathalia. The area became well known for its wheat and fruit. It was described by H G Turner in *A History of the Colony of Victoria* as:

‘The district most favoured by the selectors of this period ... the lower valley of the Goulburn, extending from Seymour down to the Murray, embracing a large part of the counties of Dalhousie, Moira, Rodney and Bendigo’⁸

The development of the region as a consequence of land selection was described in a contemporary account in *Victoria and its Metropolis of 1888*:

In the forest, the selector reared his bark hut or perhaps a more substantial building of logs and pug, as did his squatting predecessor only thirty years before. He split, and felled and burned till a few acres were cleared; he fenced and dug out stumps and then put in a little crop. He had a struggle at first, but when times were hard he took the nearest employment he could get, and when he had got over the first two years he found the local bank ready to make a small advance. By degrees he brought his acres under crop, and changed from a struggling adventurer into a substantial farmer. Now was repeated, on a scale of thirty-fold magnitude, the process that the squatting days had seen. The hut gave way to the weatherboard cottage, neat and comfortable, and often enough surround by its tidy garden; but there was this difference that now the frequent schoolhouse dotted the land and churches arose, and a hundred little townships grew busy with supplying the wants of populous districts.⁹

3.2 Tatura 1874 – 1885

The first land sales were held on 26 January 1875. Lots from the following streets in the north western corner of the township were included in the release: Ross; Casey; Kerford; Service; Fraser and Francis Streets.

The township survey had the main thoroughfare as Casey Street with Hogan Street forming the northern boundary of the township reserve.

By 1879 there were hotels, a butcher, baker, saddlers and other similar commercial buildings, thirty houses but no public buildings.

Many of the streets were named after politicians of the day:

- Casey Street - J J Casey Minister of Justice 1869;
- Service Street - J Service Premier of Victoria 1880 – 86;
- Kerferd Street - G B Kerferd Premier of Victoria 1874 – 75.

Others were named after local identities:

⁷ W H Bossence, *Tatura, And the Shire of Rodney*, p 13

⁸ H G Turner *A History of the Colony of Victoria*, p 49

⁹ A Sutherland *Victoria and its Metropolis*, pp 51 - 52

- Ross Street was named after the storekeeper of that name;
- Hogan Street was first known as Goulburn Street but from 1890 was named after Thomas Hogan a local farmer.

3.3 Tatura 1886 – 1898

One of the most significant changes that occurred during this period was the introduction of irrigation to some parts of the district. On the 28 June 1889 the Tatura Waterworks Trust was gazetted. Irrigation, a growing township and successful selectors ensured that Tatura continued to prosper and the community thrived. On 18 November 1890, Tatura was proclaimed an urban district with an area of 570 acres and a population of 2500.

Improvements during this period include:

- In 1889 the metalling of the streets of Tatura commenced;
- In 1887 the first two banks were opened – the Victoria and the Commercial;
- The Royal Tatura Lodge of the Independent Order of Odd fellows inaugurated in 1891;
- The Tatura Debating Society commenced in 1894;
- The Fire brigade commenced in 1894;
- During the 1890s various musical bands formed.

3.4 Tatura 1899 – 1913

This was a period of general expansion and Tatura grew rapidly. New subdivisions continued to attract buyers – for instance a subdivision with lots facing onto Casey and Kerferd Streets and the Crown Reserve adjacent to the public gardens and racecourse was sold. Moreover, Hogan Street was developing into an important thoroughfare.¹⁰ The water tower was opened on 24 April 1912 and it was the first of its type constructed in Australia.

As part of the success of irrigation dairying became an increasingly important industry gradually taking over from cropping and grazing.

3.5 Tatura 1914 – 1918

Many local volunteers went to World War I and this was fostered by the recruiting trains that came to Tatura. Horses from the area were sent to the war. There was a drought and revenue from the Butter Factory dropped. Despite this, the community was behind the war effort with first aid classes running from 1914 and in January 1915. The Red Cross Branch was formed with a Mens Red Cross Group in August 1915. Local soldiers distinguished themselves and in particular Robert Mactier who was a Victoria Cross recipient.

By the end of the war Hogan Street had become the commercial centre of the Tatura. After World War 1 – the State Rivers and Water Supply commission agreed to a request of the Tatura Progress Association that portion of the Tatura experimental farm should be made available under the *Discharged Soldiers Settlement Act of 1917*. From 1918 to 1921 the Commission settled about 1000

¹⁰ W H Bossence, *Tatura, And the Shire of Rodney*, p 163

men on irrigation farms in various parts of Victoria. In June 1919 a branch of the Sailors and Soldiers Fathers Association was formed at Tatura.

3.6 Tatura 1919 – 1938

The time between the wars was one of progress. A cannery was established in 1919. Thirty people were employed. The factory was completed in three weeks and additions and extensions were made every year for the next four years – much of this fruit was shipped to London.¹¹ During the 1920 – 21 season the cannery was leased by the Australian Jam Company which installed a 100 hp boiler and the latest American technology. Output and employment increased and in October 1921 the luncheon shed at the showgrounds was borrowed as a dormitory for female workers at the cannery for the forthcoming season.¹² However, in the 1920s, the cannery and building eventually moved to Mooropna because of complaints about the odour.

By this time there were:

- two banks on opposite corners – the Commercial (1916) and the State Savings Bank (1914);
- two new churches;
- the slaughter yards at the eastern approach to the town were relocated;
- two motor garages;
- three afternoon tea and ice cream rooms.

However, not everything had improved; the footpaths were still dusty, the drains and gutters ineffectual and the lake had dried up. As late as 1927 the streets were considered unsanitary as refuse collected in the gutters and drains and was not collected.

Tatura was not insulated from the Great Depression and unemployment was a problem.

3.7 Tatura 1939 – 1945

Tatura played a major role during World War II. A Patriotic Committee was formed at Tatura in May 1940. By 1940, eighty-eight volunteers from the Tatura district had enlisted for military service and this included two nursing sisters. Internment camps for enemy aliens were established near Tatura and Rushworth early in the war. Tatura was the railhead to which all materials and goods for the construction of the internment camps would be sent. The camp was garrisoned by about 250 soldiers who became part of the social structure of the district by means of fortnightly dances, concerts and a camp band. Social contact was established between the soldiers at the camps and the town with local choirs performing at the camp, cricket played at the camp and other activities. Some of the prisoners managed to escape but little of what went on in the camps was known to the community.

A thanksgiving service for Victory in Europe was held in the Victory Hall on 9 May 1945 and on 15 August when the war against Japan ended.

The World War I Memorial in the R Mactier VC Memorial Park was added to after World War II and this was unveiled on Anzac Day in 1952.

¹¹ W H Bossence, *Tatura, And the Shire of Rodney*, p 201
¹² W H Bossence, *Tatura, And the Shire of Rodney*, p 202

After the war the first foreign war cemetery in Australia was inaugurated in Tatura. It is a permanent memorial to the thousands of German nationals who spent time at the camps and for those who died. When the German War Cemetery was established remains were brought from all over Australia for re-burial. Most of the re-internments of the World War I dead were carried out in March 1961.

The cemetery was excised from the Presbyterian section at the north end of the Tatura Cemetery and fenced by the War Graves Commission.¹³ The graves are marked with iron crosses. The World War II section was officially inaugurated on 16 November 1958 by the West German Ambassador, Dr Hans Mahlenfeld.

3.8 Tatura 1946 – 1967

Post war growth consolidated the district as one of the premier agricultural areas in Victoria. New crops and new varieties were introduced such as varieties of tomatoes and new varieties of stone fruit.

The Tatura tomato was developed at the Tatura Research Station (agricultural research centre since 1937) and this variety was crucial to the canning industry. A new block at the station was opened on 30 April 1958 with 6 new laboratories.

From 1940 the station had worked at developing strains of tomato adapted to local conditions and to the requirements of marketers and canneries.

Farms were rejuvenated and many large brick homes were built on farms and these replaced the old homes of the late 19th century. Irrigation was crucial to this prosperity and in 1956 Edgar Street was formed for the construction of eleven Water Commission homes.

Established industries expanded – such as the dairy and fruit industries. Two new industries were introduced to Tatura – Rosella and Cleckheaton.

More banks opened such as the Commonwealth Bank (1965) and in 1964 the State Savings Bank constructed new premises. By the 1960s, there were five banks in town to support the continued economic growth. Service Clubs of the post war era had a considerable impact on public developments and improvements and these included the:

- The Tatura Apex Club 1959;
- The Tatura and District Development League;
- The Country Women's Association (formed in 1930);

In 1953 the Rodney Council protested against the move to introduce television on the grounds that money involved could be more appropriately directed to other areas. In 1957 – there were two television sets in Tatura both owned by the electrician in Hogan Street.

3.9 Post War Immigration

The increasing prosperity of the district was underpinned by migration to the area. In 1948, 200 Balts arrived to assist with the fruit picking. In May 1949 an immigration camp was constructed on the site of No 3 Internment Camp and women and children arrived at the camp in June. The camp continued

¹³ W H Bossence, *Tatura, And the Shire of Rodney*, p 165

to function until June 1953. Italian migrants were the most populous ethnic group in the first years of migration.

The principal shrine for the Italian community is the Ossario at Murchison. The illuminated crypt was added by the Italian architect R G Stella and dedicated in November 1966.

4.0 Events

4.1 The Royal Visit and the Olympic Torch

Two events had a huge impact on the local community and these were the Royal visit (1954) and the Olympic torch relay (1956).

The royal tour was the first visit by a reigning monarch. Vast numbers of local residents lined the roadside to see the Queen. They brought folding chairs, thermos flasks and picnic hampers to watch. Some drove from Tatura to Rochester to get a second glimpse of her. A boulder from the Dookie hills was set up in the Memorial Park with the inscription ‘Her Majesty Queen Elizabeth II and H R H the Duke of Edinburgh passed here on Friday 5 March 1954.’

Tatura was included in 1956 torch relay and children threw rose petals onto the road.

4.2 Natural Disasters

210 mm of rain fell from 11 – 14 February 1955 and the Sacred Heart School was shut for a week. Water skiers skied on the Midland Highway and the Tatura Research station was flooded and several new varieties of peach that had been bred over nearly 20 years were lost.

5.0 Memorials

A Tatura township memorial was unveiled on 24 April 1921 – the monument was an obelisk of Harcourt granite rising 3.5 m from a rough granite base resting on three bluestone steps.

Other memorials in the township include a German machine gun (No 7687) captured on the Western Front by the 7th Battalion AIF.

There are a number of church memorials – at St Andrew’s Church there is a memorial window for Robert Mactier and his parents.

A memorial clock was erected in Walshe Street in memory of Dr Park.

A War Memorial is located in the R Mactier VC Memorial Park.

6.0 Law Enforcement

6.1 Police station

In February 1878, a site for police purposes at Tatura was gazetted. In 1885, a Police station was built on this site and a lock up in 1910. In 1913 a new police station was planned but renovations were undertaken instead. This was replaced in 1914 with a new brick police station. In 1955 a new police station was constructed between the 1914 station and the courthouse.

6.2 Courthouse

The earliest Court of Petty Sessions were convened in the Mechanics' Institute and a courthouse was constructed in 1891.

7.0 Churches

There were a number of religious organisations in Tatura during the 19th century and many of these have survived into the 21st century. These include the Catholic, Anglican and the Uniting Church (former Presbyterian & Methodist).

7.1 Catholic Church

The Catholic Church has maintained a strong presence in the township. In 1922, at a carnival to raise money for the church was attended by Dr Mannix, the Archbishop of Melbourne. His guard of honour consisted of 30 horsemen on grey horses, 40 cars, 100 gigs and buggies and many were decorated with the Archbishop's purple and gold.

7.2 Anglican Church

The earliest reference to the Anglican Church occurred on 6 August 1876 when a service was conducted in Tatura. In 1948 Burton Hall (8 km from Tatura) was presented to Church of England Boys Society for use as a training farm. Boys were brought from war distressed families in England and were instructed by the benefactor (A E Maskell) in ploughing, cultivating millet and crops, irrigating shearing and marketing lambs.

7.3 Presbyterian Church

In 1882 a Presbyterian Church and manse at Tatura were opened. C T Grover designed and supervised construction. In 1908 the church was renovated and reopened. In 1912 a new church and Sunday School hall were built. A kitchen was added to the Sunday School in 1920 and in 1921 more land was purchased at the rear of the property. In 1914 the church was called St Andrews.

A new manse was built in 1930. In June 1940, a new kindergarten room was built and dedicated to the memory of Dr James Park and pioneer teachers. A store shed was added in 1951 and in 1954 the Sunday School was enlarged with the purchase of an army hut.

7.4 The Methodist Church

The first meeting was held in the bark school house and then in the Mechanics' Institute. In 1898 a tender accepted for the erection of the 'the Free Methodist Church at Tatura.' It was a brick building on a block of land in Kerferd Street near the Anglican Church. Electric light and a vestry were added in 1911. In May 1955 the congregation began to plan a new brick church. The foundation stone of the new church was laid in the memory of those who served in both wars.

However some religious movements had a relatively short life and these include:

- Lay preaching - this existed in the region but it never became popular in Tatura;
- The Salvation Army had a short life in Tatura;

- The Baptist church held services in Tatura from 1894 and ceased in 1908.

During the 1920s a large number of church clubs were formed.

8.0 Schools

In 1874 a building 10m x 5m was erected by voluntary subscription to serve as a temporary school house. It appears that it was located on the Murchison road 3km south of Ross's Store. Another school 3km north Ross's Store was constructed. Eventually these two schools were closed and a new one was built in 1885 in the township.

The Catholic Church has provided education since 1879.

In 1904 two schools commenced their classes in rooms at the Mechanics' Institute - Tatura Grammar School for boys and the Church of England Deaconess High School (music and singing a speciality) for girls.

In 1908 a new building was constructed on land east of the Tatura Butter Factory¹⁴ but it closed soon after.

9.0 Recreation

9.1 Tennis

The Tatura Tennis Club was established in 1889.

'lawn Tennis has become all the rage here [Tatura], and a second court was opened on Saturday last when great interest was evinced by members of the club, who issues invitations to a large number of visitors.'¹⁵

In 1936, a site for lawn tennis courts was chosen in Ross Street. Interest waned until 1946 when another site was selected in the area controlled by the Public Gardens Committee. The Lawn Courts were officially opened in November 1948 and the first tournament was held over the three days of the Australia Day weekend in 1949.

9.2 Golf

April 1909 it was reported that '...the golf craze has 'struck' Tatura and an endeavour is being made to form a club here. Some of the fair sex have taken the game up and may be seen tramping round the outskirts of the town with their bundle of sticks.'¹⁶

Soon after a 4 hole golf course was laid out on the vacant ground at the rear of the public gardens. Cr Thomas Hogan gave permission for a course to be laid out on his land adjoining the railway line.¹⁷ On 7 May 1913 a new course was opened on the lake reserve and racecourse. Play was abandoned during the war.

¹⁴ W H Bossence, *Tatura, And the Shire of Rodney*, p 247

¹⁵ W H Bossence, *Tatura, And the Shire of Rodney*, p 258

¹⁶ W H Bossence, *Tatura, And the Shire of Rodney*, p 260

¹⁷ W H Bossence, *Tatura, And the Shire of Rodney*, p 260

In 1925, nine holes were put down on the eastern portion of the racecourse. A new golf club – Hill Top Golf and Country club and seven rink bowling green was built in February 1965. The golf course was opened 10 April 1965. To assist in the funding 18 building blocks on part of the golf estate were sold. The auction was the biggest since the subdivision of the Hogan Estate in 1928.

9.3 Bowls

In 1904, financial support was sought for the establishment of bowling greens. Cr J W Wilson opened a green on 9 November 1904. Tatura was a member of the Goulburn Valley Bowling Association in 1907.

In 1937 the Bowling and Croquet Club cooperated in securing the pavilion of the defunct Tennis Club. Extra rinks were provided in 1948 and in 1955 another green was added for the clubs Jubilee celebrations.

9.4 Racing

Racing appears to be the first organised sport in Tatura. From the earliest days of settlement St Patrick's Day was a holiday and races were held on that day from 1875 – 1887. The first races were held at The Whim.

In 1881 'a site for a racecourse and other purposes of public recreation at Tatura' was gazetted.¹⁸ By 1960 Tatura had both a Turf Club and a Picnic Race Club.

9.5 Trotting

A Trotting Club was formed in 1931 – but it was short lived.

9.6 Coursing

Coursing was almost as popular as racing and in 1886 the first meeting was held. In 1967 coursing was declared illegal.

9.7 Cricket

Cricket established by 1880 but 'the cricket and general recreation ground was completely destroyed by the new railway going across it.'¹⁹ The Club went into recess until 1889. Ladies cricket was also played.²⁰

9.8 Football

There was a football team from 1885. In 1894, Tatura was member of the Goulburn District Football Association, but in May Tatura withdrew because of costs.

The club colours have remained the same since 1908 – red white blue with white 'knickers'.

¹⁸ W H Bossence, *Tatura, And the Shire of Rodney*, p 250

¹⁹ W H Bossence, *Tatura, And the Shire of Rodney*, p 252

²⁰ W H Bossence, *Tatura, And the Shire of Rodney*, p 252

In 1946 the name of the association was changed to Goulburn Valley Football League with ten member clubs (included the No 13 POW Camp).

9.9 Riflemen

The Rifle Club was formed at Tatura in April 1885; this was in response to a fear that Britain and Russia would go to war.

10.0 Health

10.1 Doctors

Dr J Davidson commenced practice at Tatura July 1884 and is thought to have been the first resident doctor in the town.

Dr Park arrived in 1896 - he was the first of two brothers to commence practice in Tatura. Dr Park did his own dispensing until 1908.

10.2 Hospitals

There were a number of small private hospitals in Tatura, these tended to be run by either a nurse or in conjunction with a doctor and they were small enough to be run from a house.

For example:

- In 1911, a Mrs V J Bolger opened a private hospital in Casey Street, but by September 1912 she became ill and left town.
- In 1914, a Nurse Valentine's hospital was functioning in Tatura.
- In January 1915, Sister Acheson opened a hospital in Hogan Street 'a modernly equipped and up to date medical and surgical private hospital.' In 1916 she relocated to Casey Street next to the Shire Office and then to the corner of Kerferd and Fraser Streets.²¹
- In 1916 Mrs Leckie ran a private hospital in the residence of Dr Brunskill and Dr J Park.
- The last private hospital was functioning from 1930 to 1932 - this was St Leonard's and it was run by Sister Stevens.

By 1908 the Bush Nursing movement had started in Victoria and by October 1932 funds were raised in the community for a Bush Nursing hospital. The building was opened on 19 November 1933 by Sir James Barrett the President of the Bush Nursing Hospital. On 1 October 1946 the hospital was made an Annexe of the Mooroopna District Base Hospital.

10.3 Dentist

The first known dentist was a G H Fetherstone who began a dentistry practice in 1904.

²¹ W H Bossence, *Tatura, And the Shire of Rodney*, p 238

11.0 Individuals

11.1 James Watson Wilson

James Wilson was born at Reedy Creek, and came to Tatura in 1880 as a selector. Wilson was the Councillor for the Tatura Riding and he retired in 1921.

He was also a Justice of the Peace, Trustee of the Mechanics' Institute and the State School tree plantation and was associated with the Public Gardens Committee, Progress Association and the Tatura Advancement Association, and Chairman of the Directors at the Butter Factory.

11.2 Charles W Wilson

Charles W Wilson was the brother of J W Wilson and he was a community builder. After his death a fountain was constructed in the Tatura Public Gardens as a memorial.

11.3 A W Wilson

A W Wilson was a footballer and athlete. He dined with the Prime Minister in acknowledgment of his athletic abilities. He was the President of the Dorset Horn Society and Society of Breeders of British Sheep. His advancement of the Dorset breed has led to most prime lambs having some Dorset blood.

11.4 Thomas Hogan

Thomas Hogan was a selector and land owner. He was a leading Catholic layman of his time. It is believed that he was the first Catholic in the Goulburn Valley to be appointed a Knight of the church.

Hogan was born at Limerick in Ireland and he came to Australia with his family at 13 years old.

Hogan's achievements include:

- he farmed for fifty years – sheep, cattle and horses
- he purchased the Commercial Hotel and ran the business until 1908
- he was a member of the Rodney Irrigation Trust and Rodney Council for 24 years
- he was a Commissioner of the Tatura Waterworks Trust
- he was a Trustee of the Mechanics' Institute
- he was a member of the Turf Club
- he was a foundation member of the Cemetery Trust and Chairman for 25 years
- he was one of the first directors of the Tatura Butter Factory Company

Thomas Hogan died at 87 in 1926.

11.5 Robert Mactier

Robert Mactier was a Victoria Cross Winner. He dismantled two machine gun posts that were holding up the Battalion's advance upon a village – Mont St Quentin in 1918. He was killed during the last advance.

William Mactier's family came from Scotland in 1872 and they selected a holding called Reitcam. Mactier married Christina Innes Ross the daughter of Angus Ross the pioneer storekeeper.

11.6 Dr James Park

Dr Park had a surgery in Walshe Street from c1922 until his death in 1938. There is a brick clock tower in Walshe Street dedicated to his memory. Dr Park was known for his kindness and charity. His interest in the welfare of children encouraged the building of the kindergarten room at the Presbyterian Sunday School. On his death, flags were flown at half mast on all public and other buildings in town.²²

12.0 Cemetery

The rules and regulations for the management of the Toolamba West General cemetery (Tatura) were gazetted in June 1877.

13.0 Railway Line

The railway line to Tatura was opened on 13 January 1880 and the railway reserve took in the Whim and sand hills. The trains brought water to the town pre irrigation.

14.0 Water

The Whim supplied most of the township wants until September 1885 when the domestic supply was supplied by irrigation channels.²³ Hotel keepers tended to sink wells for water and a number of these wells still exist today.

14.1 Irrigation

In April 1889 the Rodney Irrigation Trust was gazetted. The United Echuca and Waranga Water Trust was constituted on 11 October 1882 to supply water for stock and domestic purposes in the Rodney district and any small surplus could be used for irrigation. In 1893 an 'irrigation' colony known as Eshcol was established on the Wilson channel west of Ardmona.

Ardmona was not sponsored by the government but by a group of settlers from the district. John West was commissioned by the Government to visit California, a syndicate was formed in 1886 and they purchased 280 ha and cut up the area into small holdings of from 4 – 22 ha.

The drought of 1902 showed how vital a consistent supply of water was and how productive irrigation areas could be. The Government put money into increasing water storages for irrigation. As a consequence of the success of irrigation the population of Rodney doubled between 1892 and 1923.²⁴

The early irrigation trusts were superseded by State Rivers and Water Supply commission c 1906. In 1908 the State Rivers and Water Supply commission established an experimental farm at Tatura to show how the land should be prepared for irrigation. In 1911 it was sold as it was considered that it had done its job.

²² W H Bossence, *Tatura, And the Shire of Rodney*, p 240

²³ W H Bossence, *Tatura, And the Shire of Rodney*, p 26

²⁴ W H Bossence, *Tatura, And the Shire of Rodney*, p 112

15.0 Dairying

The introduction of irrigation saw an increase in dairying. The development of dairying can be said to date from the Great Exhibition held at Melbourne in 1887 and 1888 when a model dairy was one of the attractions and from the sale of the first consignment of butter from Victorian co-operative factories in London in December 1889.²⁵ The *Dairy Produce Act 1919* set out to ensure that the treatment of cream in the home dairy maintained quality established in the co-operative factory. Irrigation was critical to the development of the dairying industry in Tatura.

As technologies improved and in particular refrigeration and cold storage the dairying acreage in Rodney continued to increase.

In response to the increased importance of dairying the Tatura Butter Factory and Farmer's Produce Company limited was founded in June 1907. A factory was built in Hogan Street.

16.0 Other Industries

16.1 Tomato industry

The tomato industry was assisted by the development of new tomato strains at the Research Station.

In 1946 the Rosella preserving and Manufacturing Co Ltd built a factory in Tatura.

16.2 Spinning

In 1958 Cleckheaton (Yorkshire) Pty Ltd dismantled a mill near Bradford England and transported it to Australia. This was one of the earliest attempts to decentralise industry. It was the largest shipment of British equipment ever received in Australia.

16.3 Saleyards

In April 1937, the Council established a municipal sale-yard in Tatura.

17.0 Newspapers

There were a number of newspapers published in Tatura during the 19th and 20th century:

- *Tatura Guardian* – the first office of the *Guardian* was in Casey Street in 1895.
- *Tatura Herald* – commenced operations in a bark hut at the rear of Thomas Hogan's house²⁶.
- *Tatura Independent*.
- *Tatura Free Press*.

²⁵ W H Bossence, *Tatura, And the Shire of Rodney*, p 161

²⁶ W H Bossence, *Tatura, And the Shire of Rodney*, p 28

18.0 Masonic Lodge

The first meeting of the Rodney Masonic Lodge No 219 took place on 31 May 1912 – it was held at the Mechanics' Institute. On 28 April 1924, a new Masonic Temple was dedicated and opened.

19.0 Public Parks

19.1 Public Gardens

In 1894 the public gardens were established and the founder was Charles Wilson. A memorial was erected in these gardens after his death. The gardens were the site of former town's rubbish tip but the grounds were cleared and a picket fence was erected around the perimeter. The first concert was held in 1894.

19.2 Lake Tatura

In 1894 the Shire dam at the foot of Francis Street was mentioned as a good place for recreation and bathing. Lake Tatura, which was near the public gardens, was officially opened by a water sports meeting on 2 March 1904.²⁷ It was also known initially as the 'Stink pot' because it is a receptacle for decaying vegetable and animal matter.

By 15 January 1904 the Lake was described as:

'the most popular resort in the town. Every evening quite a crowd assemble on the banks and seem to heartily enjoy a stroll round the edge. The committee has erected a bathing shed and also a picket fence for bathers, and this is being extensively used and enjoyed for a clear swim of about forty yards is available... It is felt that the ladies should have an opportunity of a swim in the lake, and to that end mixed bathing has been suggested; but the committee will have none of it... the ladies must frolic in the water by themselves at certain specified hours... some ladies have already had a good time when no men monsters were about... many... are... worrying over the latest thing in bathing costumes... a springboard was erected by a number of volunteers... the Urban Trust... consented to supply the water gratis... [Free Press 15 January 1904]²⁸

By 1912, Lake Tatura was seen by many as 'being utilised as a manure depot or rubbish tip.'²⁹

In April 1934, a committee formed for the beautification of Lake Tatura and the CWA made a gift of 100 flowering gums.

19.3 Tatura Baths

The Tatura Baths (swimming) were located at Lake Tatura and were developed during World War 1. In January 1915, Frank Beaurepaire looked at the plans for the baths and soon after a successful inaugural swimming carnival was held.

²⁷ W H Bossence, *Tatura, And the Shire of Rodney*, p 155

²⁸ W H Bossence, *Tatura, And the Shire of Rodney*, p 156

²⁹ W H Bossence, *Tatura, And the Shire of Rodney*, p 158

20.0 Services

20.1 Electricity

Electric light came to Tatura in September 1911.³⁰ The Butter Factory was the source of the town's supply of electricity. The factory continued to generate electricity until 1926 when the SEC took over.

20.2 Telephone

By 1908 telephone lines were established between the offices of the Water Commission in Tatura and district. By 1911 there were six other Tatura subscribers these included: *The Guardian* offices; Morrison and Sawers Solicitors; J McNamara and Co auctioneers; the Shire Hall; Victoria Hotel and J Bartlett the cordial manufacturer.³¹

20.3 Sewerage

Sewerage was provided for the township in 1947.

21.0 Shire of Rodney

The Shire of Rodney was proclaimed on 19 March 1886 and included the Parishes of Undera, Coomboona, Kyabram East, Mooroopna West, Mooroopna, Girgarre East, Toolamba West, Toolamba and North Murchison.

The first Council meeting was held in the Tatura Mechanics' Institute 15 June 1886.

22.0 Showgrounds

In 1880 the Tatura Show was held in Tatura (in combination with Murchison). On 20 September 1880 the society was granted a 2 ha site at Tatura by the Local Land Board at Rushworth.

In 1889 the society was named the Tatura and Goulburn Valley Agricultural Pastoral and Horticultural Association – to avoid confusion with Murchison.

³⁰ W H Bossence, *Tatura, And the Shire of Rodney*, p 160

³¹ W H Bossence, *Tatura, And the Shire of Rodney*, p 169

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APPENDIX D – METHODOLOGIES FOR PREVIOUS HERITAGE STUDIES

Methodology	Page
<i>City of Greater Shepparton Heritage Study Stage II</i>	103
<i>Greater Shepparton Heritage Study Stage IIB</i>	126
<i>Greater Shepparton Heritage Study Stage IIC</i>	180

DRAFT



**CITY OF GREATER
SHEPPARTON**
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**HERITAGE STUDY
STAGE II**

(VERSION 2)

Adopted by the Council on 4 May 2004

**Amended by the Council in April 2006 following adoption of the
recommendations of the Panel for Amendment C50**

Note: This Report was amended in April, 2006, by:

- replacing data sheets for HO15, HO93, HO115, HO119, HO124, HO135 and HO149;
- deleting HO137 from the Schedule to the Heritage Overlay in Annexure A;

following the adoption of the Panel recommendations for Amendment C50 to the Greater Shepparton Planning Scheme.

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**CITY OF GREATER
SHEPPARTON
HERITAGE STUDY
STAGE II**

**INTRODUCTION &
RECOMMENDATIONS**

DRAFT
VOLUME 1

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**CITY OF GREATER
SHEPPARTON
HERITAGE STUDY
STAGE II**

**INTRODUCTION &
RECOMMENDATIONS**

DRAFT

VOLUME 1

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February 2004

This report is Volume 1 of a six-volume set, comprising:

Volume 1	Introduction and Recommendations
Volume 2	Environmental History
Volume 3	Heritage Place Datasheets: A-Mooroopna
Volume 4	Heritage Place Datasheets: Murchison –Z
Volume 5	Heritage Overlay Precincts
Volume 6	Heritage Place Datasheets: Log Structures and Scotch Kiln

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TABLE OF CONTENTS

TABLE OF CONTENTS	1
PROJECT TEAM	2
ACKNOWLEDGEMENTS	3
1.0 INTRODUCTION	4
1.1 Background and Brief	4
1.2 Methodology	4
1.3 Constraints	5
1.4 Assessment of Cultural Significance	5
1.5 Gradings	7
1.6 Datasheets & Mapping	8
1.7 Heritage Programme	8
1.8 Funding	11
1.9 Future Work	11
BIBLIOGRAPHY	11
APPENDIX A HERITAGE OVERLAY SCHEDULE	
APPENDIX B LIST OF ADDITIONAL PLACES FOR FURTHER STUDY	

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Patrick Miller	Heritage Victoria

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1.0 INTRODUCTION

1.1 Background and Brief

Stage One of the City of Greater Shepparton Heritage Study was undertaken in 2000/2001. The report, prepared by SOMA Design Partnership included the establishment of potential sites of heritage significance, and some 133 places were identified across the entire municipality. In addition, a brief Thematic Environmental History was prepared. The study did not include a datasheet for each place, nor were photographs of the places provided.

1.2 Methodology

Thematic Environmental History

The Thematic Environmental History began with a review of the *Principal Australian Historic Themes* developed by the Australian Heritage Commission. This established the framework for further study which included not only primary and secondary research but consultation with the historical societies in the municipality. It was also prepared in line with the *Guidelines for Thematic Environmental Histories* provided with the brief.

The history is not a comprehensive chronological history. Rather, it defines and discusses the key themes which provide an historical explanation of the existing physical fabric and land use patterns of the municipality.

Identification of Places of Potential Cultural Significance

The review of potential heritage places involved a survey of all individual sites identified in Stage One of the heritage study. Each structure, tree or feature was re-visited, and recorded. Physical investigation and historical research were undertaken with a view to establishing the cultural significance of each site, based on the accepted criteria. Those places deemed to be worthy of inclusion on the Heritage Overlay Schedule to the local planning scheme were graded A or B. Sites not recommended for such listing were graded C or were ungraded and included those which had been demolished or did not otherwise meet the criteria for A and B grading as set out below.

The following report contains datasheets for *all* of the places originally identified in the Stage One study. This includes those buildings which have been demolished since, and buildings which have not been recommended for heritage overlay protection. The datasheets for these latter places may include useful information in relation to thematic context, and policies for interpretation.

A number of places identified in the Stage One study consisted of several buildings or elements. These included Dhurringile, Dookie Agricultural College, Mooropna Hospital, SPC Ltd, Shepparton, Shepparton Showgrounds, and a row of cottages in Casey Street, Tatura; individual houses or properties with significant trees, such as Ambermere and The Echoes, and various church and school reserves. Where the relationship between individual elements was considered important, such as the churches and schools, they were discussed collectively within a single datasheet. In those cases where assessments, significance or policies differ greatly, such as significant trees in the curtilage of significant buildings, it was deemed more appropriate to provide a separate datasheet for each element.

Of the 133 places surveyed, ten were A-graded, 120 were B-graded, and three were C-graded. The original Stage One study identified 135 places; however, two places were not graded owing to demolition or insufficient levels of significance. However, an additional ninety places were identified as places for further study. This list is attached as Appendix A.

Assessment of an additional six sites identified while this study was in progress have been undertaken independently by Debra Kemp, Architectural Heritage Consultant and incorporated as Volume Six of this Study. These assessments are of five log structures and a Scotch Kiln.

1.3 Constraints

Historical research for some sites was very time consuming as several sources often needed to be consulted before useful data could be obtained. Written sources included local telephone directories, the City of Greater Shepparton Regional Library Local History Collection, Local Rate books, institutions, and publications dealing with specific localities. One major constraint however, was the physical arrangement of entries in the Rodney Shire Rate books. These were arranged by family name only in many places, rather than by street address, and because the historical ownership had not been identified, in many cases it was impossible to clearly identify a residence. Oral sources included local residents who often provided leads to more knowledgeable and reliable sources which required considerable following-up. In spite of the time involved, this often led to vastly superior information on which to base an assessment.

In terms of fieldwork, the most obvious constraint was the distances which had to be covered in order to survey and assess over 100 places of potential heritage significance. In some instances, insufficient or conflicting information was provided in Stage One. Several of the listed places from the Stage One study, for example, did not include precise street addresses, AMG co-ordinates, and none included photographs or accompanying maps.

Physical accessibility was also a constraint. Of the 135 places identified in Stage One, only one could not be visited at all. The location of the Prisoner of War Camp No. 1 site at Murchison was pinpointed through research and oral history, but the actual site was found to be inaccessible.

Internal inspections of buildings were not a requirement of the Stage Two Study but were undertaken on a somewhat informal basis. Several owner/occupiers generously allowed brief interior inspections of private residences, and any significant internal features were duly noted for inclusion in the written descriptions of the relevant datasheets. In the case of public halls, churches and other non-residential buildings, internal inspections were only possible if they were being used, or were otherwise accessible, at the particular time that the property was being surveyed. As such, internal descriptions of buildings are included only where this information was available at the time of surveying, and the absence of this information should not be construed as an acknowledgement that the interior space of a given public building is not integral or contributory to its significance.

Given the scant information provided on individual places included in Stage One of the study, some places proved difficult to initially locate. All were ultimately identified and surveyed, however in the case of HO4, 610 Simson Road, Ardmona, it can only be assumed that the house included in Stage Two of the study was that intended in Stage One.

1.4 Assessment of Cultural Significance

1.4.1 Accepted Assessment Criteria

All places of potential heritage significance in City of Greater Shepparton were assessed in relation to the accepted criteria for establishing cultural significance. The following criteria were used, as adopted by the Victorian Heritage Council and used by Heritage Victoria (HV) to assess places for possible inclusion on the *Victorian Heritage Register*, and by the Australian Heritage Commission (AHC) to assess places for inclusion on the *Register of the National Estate*.

HV A The historical importance, association with or relationship to Victoria's history of

the place or object.

- AHC A3** Importance in exhibiting unusual richness or diversity of cultural landscapes or features.
- AHC A4** Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Victoria.
- AHC H1** Importance for close associations with individuals whose activities have been significant within the history of Victoria.
- HV B** The importance of a place or object in demonstrating rarity or uniqueness.
- AHC B2** 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.
- HV C** The place or object's potential to educate, illustrate or provide further scientific investigation in relation to Victoria's cultural heritage.
- AHC C2** Importance for information contributing to a wider understanding of the history of human occupation in Victoria.
- HV D** The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.
- AHC D2** Importance in demonstrating the principal characteristics of the range of human activities in the Victorian environment (including way of life, custom, process, land-use, function, design or technique).
- HV E** The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.
- AHC E1** Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.
- HV F** The importance of the place or object in demonstrating or being associated with scientific or technical innovations or achievements.
- AHC F1** Importance for its technical, creative, design or artistic excellence, innovation or achievement.
- HV G** The importance of the place of object in demonstrating social or cultural associations.
- AHC G1** Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, education, educational, or social associations.
- HV H** Any other matter which the Council considers relevant to the determination of cultural heritage significance.

While according with the criteria, whether or not a place was considered eligible for listing at the national, state or local level was dependant upon whether or not it met the threshold for significance.

1.5 Gradings

When assessing places against the accepted criteria of Heritage Victoria and the Australian heritage Commission, and in the local context of historic development within the municipality, a hierarchy of significance has been established. All places have been given a grading of A, B or C in accordance with the degree to which they meet the thresholds of the respective criteria. Places which were not graded are not recommended for inclusion in the Schedule to the Heritage Overlay of the City of Greater Shepparton Planning Scheme.

1.5.1 Grade A Places

Grade A places are places which are of state and national importance, and are irreplaceable parts of Australia's cultural heritage. The loss of these places, for example by demolition, removal or redevelopment, would have a fundamental adverse impact on the cultural heritage of the City of Greater Shepparton and the state of Victoria. Likewise their loss as a consequence of disaster and catastrophe would have a similar impact.

Grade A places are recommended for inclusion on the *Victorian Heritage Register*, the *Register of the National Estate*, and the Heritage Overlay schedule of the City of Greater Shepparton Planning Scheme.

1.5.2 Grade B Places

Grade B places provide evidence of the historical, agricultural and social development of the municipality, often on a regional level (the Goulburn Valley), because of geography and distance, rather than a local level, as defined by current municipal boundaries. Such places may make a considerable historic, scientific (technological) or aesthetic contribution. The loss of these places would adversely impact on the cultural heritage of the region and the municipality.

Grade B places are recommended for inclusion on the *Register of the National Estate* and individual Heritage Overlay controls in the Planning Scheme.

1.5.3 Grade C Places

Grade C places are of local significance, and are representative of the historical, scientific, aesthetic or social development of the City of Greater Shepparton. The loss of these places would have an undesirable impact upon the cultural heritage of the municipality and it is the strong preference that they be retained.

1.5.4 Places Recommended for Inclusion on the *Victorian Heritage Register*

Places recommended for inclusion on the *Victorian Heritage Register* include:

Site No.	Locality	Address	Building/Object	Type
HO55	Murchison	Camp Road	Prisoner of War Camp No. 1	Prisoner of War Camp
HO57	Murchison	Crawford Road	Prisoner of War Camp No. 13	Prisoner of War Camp
HO65	Murchison	Old Weir Road	Ossario Memorial	Memorial
HO116	Tatura	Kerferd Street	Tank Stand	Tank Stand
HO121	Tatura	Winter Road	German War Cemetery	Cemetery

1.6 Datasheets & Mapping

Datasheets have been prepared for all places identified in the Stage One study, regardless of the whether, or not, they are actually recommended for inclusion in the Heritage Overlay schedule of the City of Greater Shepparton Planning Scheme.

Each datasheet contains:

- the current and former name (where applicable) of the place
- the address of the place and/or its AMG co-ordinates where located in a rural area
- the grading, indicating its level of significance
- the date of construction (if known)
- the ownership (where institutional or public)
- the condition and intactness of the place (good, fair or poor)
- a brief description or diagram outlining the curtilage which should be maintained around places in order to preserve their setting where it is not immediately obvious. This information is not provided for houses, etc, on ordinary building allotments.
- a table of existing and recommended listings: *Victorian Heritage Register*, *Register of the National Estate*, National Trust of Australia (Victoria), City of Greater Shepparton Planning Scheme Heritage Overlay Controls. It is noted that no recommendations were made regarding classification by the National Trust, as this offers no statutory protection. No recommendations were made to the Register of the National Estate as the register is presently under review.
- a brief history of the place
- a physical description of the place
- a thematic context for the place, both in terms of the accepted criteria of the Australian Heritage Commission as well as the *Thematic Environmental History*.
- a statement of significance
- a list of references indicating sources of historical information
- recommendations and specific policies for interpretation, conservation, etc
- the original source and date of identification, taken from the Stage One study

1.7 Heritage Programme

1.7.1 Implications of Heritage Listing

The Heritage Study has now identified, assessed and recommended approximately 150 places for inclusion in the Schedule to the Heritage Overlay to the City of Shepparton Planning Scheme. These include individual buildings, structures, landscape features, trees and precincts. This process has already been undertaken by many municipalities in Victoria and is continuing progressively in other municipalities as heritage studies are being undertaken. Once these places are included in the Schedule to the Heritage Overlay as part of an adopted planning scheme amendment, permits will be required for certain works.

1.7.2 Property Specific Recommendations

Recommendations for the conservation of individual places and precincts are set out on each data sheet. Owners should be encouraged to comply with these policies which should also be referenced in connection with any planning applications.

1.7.3 Planning Scheme Amendment

Council should now consider and adopt the findings of the Stage Two Study, and prepare a planning scheme amendment to include all of the recommended places in the schedule to the Heritage Overlay. As part of the public exhibition process, all property owners should be advised why heritage protection is being implemented and a copy of the relevant data sheet should be included with any letter. The letter should also advise affected owners that permits are required for certain works, and should make it quite clear which works permits are required for and which are not, so as to dispel popular myths that nothing can be changed or that the process is onerous and costly. This is set out in *Clause 43.1* of the planning scheme (*See below*). To further assist, public consultation sessions could be held at which affected owners could talk with the consultants. This is often a more fruitful process than a public meeting.

In preparing a planning scheme amendment, Council should review the Municipal Strategic Statement (MSS) (*Clause 21*) and the Local Planning Policy (LPP) (*Clause 22*) with reference to the heritage study. Presently the relevant sections of the above clauses are either weak, or very general, or vague in relation to heritage, and as a consequence need strengthening so that Council has a firm base on which to rely, particularly if any decisions are subject to challenge. Useful models which could be referred to are the Port Phillip and Yarra Planning Schemes, which are very clear in relation to the value placed on heritage places and the need to protect them. Depending upon when the MSS was last reviewed, it may be appropriate to do this as part of the triennial review if that is imminent.

In doing this, other planning objectives should be reviewed in relation to the heritage objectives. While there will always be differing and competing objectives of the different sections of the planning scheme which may bring heritage into conflict with some other imperative, some attempt should be made to try and eliminate as many conflicts as possible and have a suite of policies which better dovetail with heritage policies. In some instance, places would, or should, also be covered by another overlay such as a Design and Development or Natural Vegetation. The Stage Two Study was focussed on heritage and consequently recommendations were made in relation to the Heritage Overlay. In the case of some natural features such as trees, consideration of an overlay different from heritage may be appropriate.

1.7.4 Permit Process

The purpose of the Heritage Overlay is clearly set out under *Clause 43.01* of all planning schemes in Victoria. There is no need to reiterate that purpose here, suffice to say, that the intent is to conserve and enhance heritage places and maintain their cultural heritage significance. Given that cultural significance most likely will be impacted upon by works, including alterations and additions, painting, tree removal, and by demolition, an owner is required to apply for a planning permit for any proposals covered by *Clause 43.01-1*. Clearly if the proposal recognizes, and is in sympathy with the cultural heritage significance of the place, in all likelihood it should be permitted. Conversely proposals which will result in an adverse affect on the significance of a place should not be permitted. The basis on which any decision is made is set out under *Clause 43.01-5*. As a general rule, works which are not visible from the street and which do not involve significant loss of heritage fabric would in the normal course of events be likely to be approved.

In the Schedule to the Heritage Overlay is a number of specific controls which might apply. These include controls over external paint colours, internal alterations, trees, outbuildings and fences and prohibited uses. It is not proposed to introduce a specific control over these items at this time with regard to places included under the heritage overlay. Where a place is on the *Victorian Heritage Register* there will be a higher level of control which would include some of the controls which are possible as a consequence of the heritage overlay.

In implementing the permit process with respect to heritage places, it would be advisable to involve a suitably qualified heritage adviser to assist the planning staff and Council, particularly in the initial stages. This might be a conservation professional on a contract basis or a heritage adviser engaged by the Council. Given that the volume of applications is likely to be low, it might be appropriate to liaise with another nearby municipality with the appropriate skills. It would be most useful if the input of the heritage adviser is obtained at an early stage of the process so as to be able to guide the project, rather than at a later stage when change may be difficult, or resisted, and debate may become adversarial.

1.7.5 Heritage Guidelines

Many municipalities have prepared guidelines with respect to alterations, additions and infill in relation to heritage places. These are variously reference or incorporated documents under the relevant planning scheme or otherwise relied on by the responsible authority. Such Guidelines are particularly useful in metropolitan areas which have high heritage value and density and which are subject to development pressures. Many of these areas have distinctive streetscapes and a degree of homogeneity derived from consistent setbacks, building and period styles, heights, vegetation and the like. Shepparton, because of its rural nature lacks these characteristics, except in the identified precincts where there is a predominance of late-Edwardian and inter-bungalow style residences modified by various alterations and additions which are frequently at variance with more orthodox conservation practice. That is not to say that all works which have been carried out are good or appropriate, and in some instances there are alterations which should be reversed.

The most effective strategy would be to increase public awareness of the value of heritage buildings in the municipality and then approach each building on an individual basis to focus on what is appropriate for it, rather than what is required by a generic, or academic, set of guidelines. Simple actions which could be broadly encouraged, and which are not expensive to do, are reinstatement of missing verandah details, timber-framed windows where replaced by the ubiquitous aluminium sliding windows and appropriate paint colours.

Should, Council require Guidelines, reference could be made to those which are current in the Cities of Port Phillip, Yarra and Hobson's Bay which include a number of nineteenth and twentieth century typical styles. It would appear unnecessary to prepare a set of guidelines specifically for Shepparton, although some building style sheets may be useful to issue to prospective applicants and perhaps should be considered.

1.7.6 Properties at Risk

Shepparton Showgrounds

An extensive upgrading of the showgrounds facilities is currently planned. Part of the site is to be sold off and many of the existing structures will be demolished. The Grandstand, designed by prominent local architect J A K Clarke and erected in 1902, is to be relocated within the site. At this time it appears that the heritage issues have been taken into account.

Shepparton Residential Precincts

These areas are presently subject to a number of development proposals because of the relatively generous nature of the allotments. In the recent past new buildings have been constructed, which do not sit as comfortably as they desirably should in the streetscape. By the same token presently a number of heritage buildings have been lost to make way for the new. Therefore it is critical that heritage controls are introduced expeditiously to halt the losses and to ensure the new buildings are sympathetic to the heritage concept.

1.7.7 Interpretation and Tourism Opportunities

As the municipality stands, it would appear that there is not a lot which is of interest to tourists in terms of heritage. The visitor does not gain an understanding of the history of the municipality through general touring as one gets in Ballarat, Beechworth or Bendigo. A number of the grand buildings which Shepparton had, have been demolished and those which survive are generally inaccessible to the public. However, one aspect of Shepparton's history with tourist potential is that of the Second World War prisoner-of-war and internment camps. The war experience has not left a strong visible presence in the municipality although sites such as the German war cemetery at Tatura and the Italian mausoleum, Ossario, at Murchison, remain as tangible links.

Recommendation: Identify key themes and features within the municipality which demonstrate its history. Where feasible develop these as linear parks, trails or other links rather than as discrete sites and provide a guidebook/map or similar literature. Avoid installing a plethora of signs and plaques which cease to be interesting in proportion to the number read. Having said that, however, some form of identification is nevertheless desirable.

1.8 Funding

It is obviously preferable that Council regularly makes budget allocations to heritage and the promotion of cultural tourism in the municipality. In addition, Council should actively apply for tourism and heritage grants from sources such as Tourism Victoria, Heritage Victoria for places on the *Victorian Heritage Register*, in addition to private philanthropic sources and sponsorship.

1.9 Future Work

Projects like the heritage study, invariably highlight issues which would benefit from further work which is beyond the scope of the original commission. This is one of the side-benefits of undertaking a heritage study in that it unearths aspects of the municipality's history and/or built form which are of interest and which have not been adequately identified or focussed on previously. In this regard, a heritage study is not necessarily a finite document which covers *all* aspects of *all* of the municipality's heritage. Rather, it should address the bulk of it and highlight areas which would benefit from further work.

1.9.1 Additional Places

In the course of the physical survey, a large number of properties were identified which had not been included in the Stage 1 Study undertaken by SOMA Design Partnership in 2001. Likewise, the examination of primary and secondary sources in the preparation of the Thematic Environmental History and individual place histories uncovered a similar number of places which should be further investigated. For a list of those places encountered during field survey work, refer to Appendix A at the back of this volume. At some point the municipality should be re-surveyed to pick up on these omissions and the listed places plus any other new places should be further investigated to establish the nature and level of any heritage significance.

1.9.2 Precincts

As part of the second stage of the study, two potential Heritage Overlay precincts were identified by the consultants. The area surveyed as part of this process was confined to a relatively small part of the urban area of Shepparton. A more comprehensive survey of the municipality to identify additional precincts was outside scope of the study.

Recommendations: Consider commissioning further work with a view to identifying other possible precincts within the municipality.

1.9.3 Irrigation Systems and Features

Stage One of the Heritage Study identified only a small number of features associated with the region's irrigation scheme. Originally built by local waterworks trusts and later by the State Rivers and Water Supply Commission (SR&WSC), the irrigation scheme turned the Goulburn Valley into land with wide agricultural potential. The landscape was dramatically altered as fruit growing, vines, dairying and market gardens eventually replaced the wheat fields. Reminders of the early days of irrigation can still be seen, and include the East Goulburn Channel, the Stuart Murray Canal, the Cattannah Canal and the Waranga Canal. With their raised levee banks, the canals remain as distinctive features amidst the mostly flat terrain of the region.

A broader study of the irrigation system, would provide a systematic context in which to assess individual features within the municipality and also within the region. Such a study is a project in itself and outside the scope of the brief for the present heritage study.

Recommendation: Undertake a study of the whole water supply system, such as was commissioned by the Land Conservation Council in relation to the Wimmera-Mallee Stock and Domestic Supply System¹. In this regard, it may be appropriate for a local water authority or government agency in addition to Council to fund and commission such a project. Include recommendations for the statutory protection and/or interpretation of features as appropriate.

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1 Allom Lovell & Associates Pty Ltd, *Study of Historic Water Supply Features*. 2000.

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Volume 1: Greater Shepparton City Council Heritage Study Stage IIB

Heritage Study

Prepared by:
Heritage Concepts

DRAFT

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Volume 1: *Greater Shepparton Heritage Study Stage IIB*

TABLE OF CONTENTS

1.0	INTRODUCTION	4
1.1	Key tasks included.....	5
1.2	The Selection Process.....	5
1.3	Individual Places.....	6
1.4	The Township of Tatura Precinct	6
1.6	Acknowledgements.....	6
2.0	METHODOLOGY	7
3.0	DEFINITIONS	8
4.0	THRESHOLDS OF LOCAL SIGNIFICANCE FOR INDIVIDUAL PLACES	9
4.1	Local Significance	9
4.2	Thematic Environmental History	10
4.3	Other Factors to be Considered when Assessing Significance.....	10
4.4	The Statement of Significance.....	11
5.0	ASSESSMENT OF PRECINCTS OF LOCAL SIGNIFICANCE	12
5.1	Thresholds of Significance.....	12
5.2	Guiding Principles for Precincts	12
5.3	Significant Themes	13
5.4	Individual Significant Places within a Precinct	13
5.5	Contributory Places within a Precinct	13
5.6	Non-Contributory Places within a Precinct	13
6.0	SINGLE HERITAGE OVERLAY NUMBER FOR SOME GROUPS OF PLACES	14
7.0	HERITAGE VICTORIA DATABASE: HERMES	15
8.0	POLICY BASIS	16
8.1	Clause 15.03-1 Heritage Conservation	16
8.2	Clause 21.05-4 – Cultural Heritage.....	16
8.3	Rationale	17
9.0	TATURA TOWNSHIP PRECINCT	19
9.1	Statement of Significance	19
9.2	Tatura Township Precinct – Conservation Policy and Permit Exemption	21
9.2.1	Conservation Policy.....	21
9.2.2	Decision Guidelines.....	24
9.2.3	Planning Permit Exemptions	25

Volume 1: Greater Shepparton Heritage Study Stage IIB

10.0 FRYERS STREET PRECINCT..... 33

10.1 Statement of Significance 33

10.2 Fryers Street Precinct – Conservation Policy and Permit Exemption..... 34

10.2.1 Conservation Policy 34

10.2.2 Decision Guidelines..... 37

10.2.3 Planning Permit Exemptions..... 37

11.0 INDIVIDUAL PLACES 41

11.1 Conservation Policy 41

11.2 Decision Guidelines 43

11.3 Planning Permit Exemptions 43

12.0 ADDITIONAL RECOMMENDATIONS 53

12.1 Removal of Interim Heritage Controls 53

12.2 Neighbourhood Character Overlay 53

12.3 Proposed Heritage Advisory Committee..... 53

12.4 Further Heritage Reviews..... 54

APPENDIX A: HERCON CRITERIA 55

APPENDIX B: MAPPING OF PRECINCTS AND INDIVIDUAL PLACES 56

DRAFT



Volume 1: *Greater Shepparton Heritage Study Stage IIB*

1.0 INTRODUCTION

This report describes the key tasks and the methodology for Stage IIB of the Greater Shepparton Heritage Study and the conclusions and recommendations that have arisen from its completion.

The Greater Shepparton Heritage Study Stages I and II were prepared by Allom Lovell 2004. The Thematic Environmental History was also written by Allom Lovell as part of Stage I and II and forms the basis of the Greater Shepparton Heritage Study Stage IIB.

The purpose of the Heritage Study Stage IIB is to document places of post contact cultural heritage significance to the Greater Shepparton City Council and make recommendations for their conservation. The documentation for each place is recorded in Heritage Victoria's HERMES (HERitage Management Electronic System) database.

The list of places documented in Stage IIB forms part of a Gap Study. The Gap Study is an adjunct to the Greater Shepparton Heritage Study I and II and the recommendations that arose from this study, which included a list of places that should be considered as part of any future heritage amendment.

To ensure that this process was rigorous, a review of the township of Shepparton and in particular the Central Business District (CBD) was undertaken. A number of places in addition to the original recommendations were identified as worthy of consideration.

Moreover, Tatura was identified as a township that deserved a thorough review of its places of potential cultural heritage significance. Accordingly, to assist this process a review of the previously completed Thematic Environmental History, prepared as part of the Greater Shepparton Heritage Study Stage II, was undertaken. A Contextual History was compiled to assist with the process of identifying places in the Tatura Township. The Contextual History appears as a separate volume to this Study.

The result of the Greater Shepparton Heritage Study Stage IIB is that a number of places are proposed for a future Heritage Amendment and these include:

- Individual significant residential places in Shepparton;
- Individual significant places from within the Shepparton CBD;
- Fryers Street Precinct;
- Tatura Township Precinct;
- Individual significant residential places in Tatura.

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

This report is in three volumes:

Volume One

- Supporting background to the study and this includes a methodology and the rationale for this Study;
- List of all individual places and Conservation Policy and Permit Exemptions;
- The township of Tatura Precinct Map, Statement of Significance and Conservation Policy and Permit Exemptions;
- The Fryers Street Precinct Map, Statement of Significance and Conservation Policy and Permit Exemptions;
- Recommendations;
- Conclusions.

Volume Two

- A Contextual History for the Township of Tatura.

Volume Three

- The HERMES derived Place Citation Reports (datasheets) for each of the properties included in the Study.

1.1 Key tasks included

- Identification of places for further investigation and research as part of Stage IIB of the Greater Shepparton Heritage Study;
- Identification of any potential precinct(s);
- Compile the Contextual History outlining the main historic themes for Tatura and district;
- Preparation of documentation and citations including the Statement of Significance for the HERMES database;
- Entering all relevant information into the HERMES database;
- Recommendations that have arisen from the completion of Stage IIB of the Greater Shepparton Heritage Study.

1.2 The Selection Process

The selection process of places for additional research and potential inclusion in the Heritage Study Stage IIB was informed by:

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

- Recommendations from the previous Heritage Study Stages I and II;
- Community recommendations;
- The Thematic Environmental History for Shepparton and Contextual History for Tatura;
- An understanding of the principle historic themes and ensuring that there are representative examples from each theme/period;
- Identification of any rare or outstanding places;
- Identification of places of cultural heritage significance that are, or soon will be, subject to developmental pressures. This includes demolition or inappropriate development;
- The Contextual History for Tatura and the Thematic History for Shepparton, completed as part of the Greater Shepparton Heritage Study Stage II, formed a basis for an informed selection of significant *places* within the Township of Tatura.

1.3 Individual Places

Each place included as an individual place has met the thresholds for local significance (see Section 3.0).

1.4 The Township of Tatura Precinct

The Township of Tatura Precinct has places within the precinct that are:

- identified as being of individual significance;
- of contributory significance;
- with the residual places being assessed as Non-Contributory places.

1.5 Fryers Street

The Fryers Street Precinct has places within the precinct that are:

- identified as being of individual significance;
- of contributory significance;
- with the residual places being assessed as Non-Contributory places.

1.6 Acknowledgements

This report was prepared by Deborah Kemp Heritage Consultant with the assistance of Greg Hughes, Anna Janson, Julie Mikkelson and Claire Tarelli of the Greater Shepparton City Council; Tatura and District Historical Society; Shepparton and District Historical Society; Bruce Wilson; Heritage Study Stage IIB Steering Committee; Geoff Austin from Heritage Victoria.

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

2.0 METHODOLOGY

The completion of the study and report was conducted in accordance with the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* [1999] and its guidelines – known as the *Burra Charter*.

The methodology for the Greater Shepparton Heritage Study Stage IIB has considered the directions provided by the Heritage Victoria Guidelines for the preparation of heritage studies.

The criteria that have been used to assess significance and prepare the Statement of Significance are the HERCON criteria. The use of the HERCON criteria is supported by Heritage Victoria. [APPENDIX A]

Research has been carried out by the consultant for all places that have been included in this study.

DRAFT

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

3.0 DEFINITIONS

Heritage Place

Is a site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views. A *Heritage place* may consist of a site, area, land, landscape, building, group of buildings or other works and may include components, contents, spaces and views.

Heritage places have cultural heritage significance. If located within a precinct, these places are identified as being either 'Individually Significant', 'Contributory' or 'Non-Contributory' within the Greater Shepparton Planning Scheme.

Individually significant

An *Individually Significant* place is a place that has cultural heritage significance independent of its context. These places may also contribute to the significance of a heritage precinct. Individually Significant places will usually have a separate citation and statement of significance.

Contributory

A *Contributory* place contributes to the cultural heritage significance of a precinct, but is not significant in its own right.

Non-Contributory

Non-Contributory places do not contribute to the heritage significance of a heritage precinct. In some instances, an Individually Significant place may be considered Non-Contributory within a precinct - for example, a significant factory complex within a residential precinct.

Significant elements / features

A *significant element or feature* is any feature (building, tree, structure, etc,) that the *Greater Shepparton City Council Heritage Study Stage I*, the *City of Greater Shepparton Heritage Study Stage II* and the *Greater Shepparton Heritage Study Stage IIB* have identified as contributing to the cultural heritage significance of a heritage place.

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

4.0 THRESHOLDS OF LOCAL SIGNIFICANCE FOR INDIVIDUAL PLACES

The thresholds that have been used in this study and to assist in the determination of significance are State significance and Local significance. There are no places that have been identified as having potential National significance.

4.1 Local Significance

The local significance threshold is for *places*¹ of significance to a town or locality. These places must meet at least one of the HERCON criteria. A place can meet more than one criteria but that does not make it more significant. The determination of significance is assisted by an analysis of historical data, aesthetic analysis, community consultation and any other pertinent factor as it might relate to the established HERCON criteria. In essence this means that the *place* must be valued by the local community for at least one of the following: historic, social, aesthetic, technical, spiritual and/or rarity values.

Historic Values

Historic values in general mean that a *place* has a tangible association with, or, is representative of a historic theme. The pertinent historic themes for Shepparton and Tatura are identified in the Draft History Section. There are exceptions such as where a *place* could have its own intrinsic historic cultural heritage significance.

Historic values for the purpose of this study are usually identified or illustrated by the fabric of the *place* – this can be built fabric, landscape elements.

Social Values

Social values can be found in a *place* which has a demonstrable community association. This may also include an association with a person or an organisation. This association may be documented in local histories, local oral histories or have a strong resonance within the community. The association needs to have been maintained over a distinct period of time.

Aesthetic Values

Aesthetic values can be found in a *place* which demonstrates fine architectural/aesthetic qualities. These could include a particularly refined; or innovative example of architecture for the Municipality or one with high aesthetic qualities.

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.

Volume 1: Greater Shepparton Heritage Study Stage IIB

Other *places* might provide a good representative example of a specific architectural period or style for Shepparton and region. These *places* will have undergone a comparative analysis with the best representative example chosen for this study.

Technical Values

Technical values can be found in a *place* which demonstrates significant technical qualities. Technical qualities can be innovative and unusual or a representative example of a technology.

Spiritual Values

Spiritual values can be found in *places* that have spiritual resonance with the community. It can be a religious value or it could be less regularised and demonstrated by a deep attachment that is recognised by the community.

Rarity Values

A *place* can be valued for its rarity within the municipality (township or locality).

4.2 Thematic Environmental History

The Thematic Environmental History provides a context for the identification and assessment of *places*. The writing of the Thematic Environmental History is a dynamic process where the identification of *places* of potential cultural heritage can inform the historic themes and likewise an identification of an historic theme can inform the identification of places. This process was undertaken during the Stage I of the Greater Shepparton Heritage Study and a Draft Thematic Environmental History was written. This history has been used as a guiding document for the Shepparton Heritage Study Stage IIB.

4.3 Other Factors to be Considered when Assessing Significance

There are other factors that can influence the assessment of significance of a *place* and these include:

The integrity and the intactness of a *place*

Integrity and intactness of a *place* can be a factor in the consideration of its significance and inclusion in a Heritage Study.

The consideration of integrity and intactness for places that meet local thresholds of significance include an assessment of the extent of significant fabric.

This includes minimal structural changes and limited external changes to the main facades and the retention of most of the original detailing.

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

Comparative analysis

When a representative place/precinct is being considered a comparative analysis will ensure that the best representative places are considered.

4.4 The Statement of Significance

The Statement of Significance is a concise statement that distils the essence of significance of a *place*.

The Statement of Significance should outline what is significant, why it is significant and how the *place* demonstrates cultural heritage significance.

The standard Heritage Victoria format of '*What is significant?*', '*How is it significant?*' and '*Why is it significant?*' has been adopted in the Greater Shepparton Heritage Study Stage IIB:

- '*What is significant?*' will contain a brief description of the places/features that contribute to the significance of the place. Places will be, wherever possible, listed by address for ease of reference.
- '*How is it significant?*' will provide a list of cultural heritage values that are demonstrated by the place – historic, aesthetic/architectural, social, scientific/technical, spiritual, rarity.
- '*Why is it significant?*' will describe the reasons why the place is significant.

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

5.0 ASSESSMENT OF PRECINCTS OF LOCAL SIGNIFICANCE

5.1 Thresholds of Significance

The thresholds of significance for a precinct are similar to thresholds for *places*. This means the precinct must have significance for Shepparton and the region. The precinct must meet at least one of the HERCON criteria; (it can meet more than one of the criteria). In essence this means that the precinct must be valued by the local community for at least one of the following: historic, social, aesthetic, technical, spiritual and/or rarity values. The determination of significance is assisted by an analysis of historical data, aesthetic analysis, community consultation and any other pertinent factor as it might relate to the established HERCON criteria.

5.2 Guiding Principles for Precincts

The other principles that are generally accepted for the assessment of a precinct are as follows:

The Statement of Significance

The precinct should have a statement of significance that outlines: **what** is significant, **why** it is significant and **how** the place demonstrates the heritage significance. This is similar in principle for places of individual significance.

'What is significant?'

'What is significant' contains a brief description of the *places* that contribute to the significance of the precinct. It will distinguish between Significant, Contributory and Non-Contributory places within the precinct. Places will be listed by address and the precinct map will be a reference.

'How is it significant?'

'How is it significant' provides a list of cultural heritage values that are demonstrated by the precinct – historic, aesthetic/architectural, social, scientific/technical, or spiritual.

'Why is it significant?'

'Why is it significant' describes the reasons why the precinct is significant.

- A precinct will contain places that as a group demonstrate the values as set out in the statement of significance. These values can be represented by at least one of the HERCON criteria.
- It is generally accepted that precincts need to include a high proportion of buildings that contribute to the cultural heritage significance of the precinct. There is no absolute percentage

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

for the number of contributory buildings but if the proportion of Non-Contributory buildings is too great a sense of precinct is difficult to appreciate.

- A precinct can also contain an individual place that has its own innate significance that is separate to the precinct, or, it can have its own significance and at the same time contribute to the cultural heritage significance of the precinct.
- A precinct can contain contributory places, individual significant places and Non-Contributory places.

5.3 Significant Themes

There are a number of themes that can be represented in a precinct. There might be just one theme or a number of themes and they can include:

- architectural styles/periods;
- historic themes;
- subdivision patterns, settlement patterns;
- a setting, which can consist of structures, landscape elements, vegetation, spatial qualities.

5.4 Individual Significant Places within a Precinct

These places will usually have a separate citation/HERMES record and Statement of Significance. This means that the *place* will generally have its own separate cultural heritage significance to the precinct. This can result in a place that while physically located within a precinct will not be a contributory item. This is because it can have its own intrinsic significance but not share any of the values and/or historic themes of the precinct.

However, some places can have their own intrinsic significance and also contribute to the significance of the precinct. That is, such a place can contribute to two separate themes/values of local cultural heritage significance. For instance a place could contribute to a precinct for its representative architecture but might also be significant for who has lived in the house.

5.5 Contributory Places within a Precinct

A contributory place contributes to the significance of heritage place. It would not be of individual significance.

5.6 Non-Contributory Places within a Precinct

Non-Contributory places do not contribute to the significance of a heritage precinct.

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

6.0 SINGLE HERITAGE OVERLAY NUMBER FOR SOME GROUPS OF PLACES

It may also be appropriate for thematically related buildings or sites that do not have a physical connection to be treated as a single heritage place and share a statement of significance and HO number. For example this is proposed for Skene Street Shepparton.

The statement of significance will determine whether a place is *Significant*, *Contributory* or *Non-Contributory*.

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Volume 1: *Greater Shepparton Heritage Study Stage IIB*

7.0 HERITAGE VICTORIA DATABASE: HERMES

The HERMES database is owned and managed by Heritage Victoria. It is the state wide repository of much of the information relating to places that have been identified as being significant or of potential significance. For the Shepparton Heritage Study, all of the information contained within the Heritage Study Stages I and II is located within the Hermes database. For the Stage IIB component of the Heritage Study there is also a Statement of Significance as well as a history, physical descriptions and any other pertinent information.

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Volume 1: *Greater Shepparton Heritage Study Stage IIB*

8.0 POLICY BASIS

The proposed policies are intended to assist in meeting the objectives of Clause 15.03-1 'Heritage' of the State Planning Policy Framework and Clause 21.05-4 'Cultural Heritage' within the Municipal Strategic Statement of the Greater Shepparton Planning Scheme.

8.1 Clause 15.03-1 Heritage Conservation

This Clause's objective is 'to ensure the conservation of places of heritage significance' to the Greater City of Shepparton and the State of Victoria. Relevant strategies from this objective include to:

- identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme;
- provide for the protection of natural heritage sites and man-made resources and the maintenance of ecological processes and biological diversity;
- provide for the conservation and enhancement of those places which are of, aesthetic, archaeological, architectural, cultural, scientific, or social significance, or otherwise of special cultural value;
- encourage appropriate development that respects places with identified heritage values and creates a worthy legacy for future generations;
- retain those elements that contribute to the importance of the heritage place;
- encourage the conservation and restoration of contributory elements;
- ensure an appropriate setting and context for heritage places is maintained or enhanced;
- support adaptive reuse of heritage buildings whose use has become redundant.

8.2 Clause 21.05-4 – Cultural Heritage

The objective of the Council's policy in the Municipal Strategic Statement is '*to identify, conserve and protect sites of cultural heritage significance*'. Relevant strategies from this objective include to:

- Consider the Heritage Study when assessing proposals for redevelopment of heritage sites or infill development in areas of identified heritage significance;
- Protect heritage buildings and sites so that heritage significance is not diminished or irreversibly damaged through proposed use or development;
- Encourage the retention, adaptation and renovation of significant historic buildings and works, gardens and other areas as a viable alternative to demolition;
- Ensure that any alteration or addition to identified heritage buildings and areas, or redevelopment on adjacent land, is in keeping with an identified streetscape or neighbourhood character and appearance;

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

- Ensure that new development and the construction of external alterations to buildings make a positive contribution to the built form and amenity of the area and are respectful of the architectural or historic character and appearance of the streetscape and the area.

8.3 Rationale

The policies that have been developed within this document are intended to guide decisions that assist in the management of places of cultural heritage significance.

The Greater Shepparton Municipality has a rich cultural history with a diverse range of places, items and artefacts that can be used to illustrate and promote the history of the region to the local and wider community.

The local indigenous culture is recognised as being integral to an understanding of pre contact history and it also provides cultural support to the largest indigenous population outside the metropolitan area. As well, there are a number of post contact aboriginal places and artefacts of cultural heritage significance that are important to Shepparton and its region, Victoria and the nation.

The diverse range of post contact heritage places and artefacts in the Municipality demonstrate the richness of the pastoral and agricultural industries and their importance in understanding the history of this area and the contribution it has made to the nation.

The cultural diversity of the region is marked and each community has made an impact which continues to enrich the lives of many within the community.

The role that Historical Societies have played in maintaining archives and collections that illustrate and complement built fabric and places must also be recognised. In particular:

- Shepparton Historical Society – collection of images and documents and other related artefacts;
- Mooroopna Historical Society – medical collection and local history;
- Tatura and District Historical Society – POW collection and Irrigation collection;
- Murchison Historical Society – indigenous artefacts and local history collection.

What are of note are not just the 19th century histories of farming, agriculture, dairying and irrigation settlement, but the vibrant histories that belong to the 20th century. The Municipality has a rich 20th century history and of the many places that are representative of these themes at a local level, there are also a number that enrich the nation and its understanding of the development of a national character. These include:

- Tatura POW collection and the camps;

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

- Radio National Transmitter;
- Cumergarunga walk off site;
- Bangerang Keeping Place.

These four places and collections all belong in the 20th century and the century that Australia became a nation and all have a potent story to tell about nationhood and identity.

There is a diverse 19th century history and a number of places within the City of Shepparton that represent these themes.

Shepparton's historic fabric in the CBD has a number of items that date from the turn of the century and the early 20th century and with a limited number from the 19th century. This can be partially attributed to Shepparton's first buildings being constructed from timber and with the subsequent growth of the region many of these rudimentary buildings were replaced with brick buildings.

The residential areas have a number of representative examples from each historic period and of these there are a number of fine architectural examples.

It is rare for a historic place to be untouched by change and these policy and decision guidelines have been developed to guide redevelopment proposals.

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Volume 1: Greater Shepparton Heritage Study Stage IIB

9.0 TATURA TOWNSHIP PRECINCT

The Greater Shepparton Heritage Study Stage IIB has identified a number of places of cultural heritage significance within the Tatura Township. It is proposed to introduce a Heritage Overlay to a Precinct area – the Tatura Township Precinct – and a number of individual heritage overlays.

A review of the Thematic Environmental History that was produced with the original study (Heritage Study I) was undertaken and a Contextual History has been written with regard to Tatura. The process of writing this section of historical background has been used to identify places of significance. The tangible evidence of the development of Tatura strongly relates to a number of historic themes and the identification of these themes contributes to an understanding of the Municipality and the State of Victoria's cultural heritage.

The proposed precinct includes a number of places that already have individual heritage overlays. It is recommended that these be retained as these places also have a separate significance to their contributory significance.

9.1 Statement of Significance

What is Significant?

The Tatura Township Precinct is significant as it demonstrates three principle periods of growth and change that are integral to an understanding of the development of Tatura and its historic, social and aesthetic values.

The first period saw the establishment of the town. This was driven by changes to land ownership through the Land Acts of 1860s – 1880s. These historic values are demonstrated by the buildings and historic places constructed during the 1870s – 1890s.

The second major period of the development of the township occurred from the 1890s and through to the 1920s, when there were a number of changes to the settlement pattern. These are attributed to the economic growth that was supported by the growth of agricultural enterprises supported by irrigation. During this period: Tatura doubled in size; Hogan Street became the commercial centre overtaking Casey Street and Ross and Casey Streets became the principle residential streets. A number of commercial and residential places date from this period and can be identified within the precinct.

The third period of growth occurred during the immediate post war period with a number of representative examples of post war architecture – both commercial and residential. Post war growth and post war migration accelerated changes to agriculture and saw the development of new industries and the consolidation of the township.

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

How is it significant?

The Tatura Precinct is of local historic, aesthetic and social significance to the Municipality.

Why is it significant?

The Tatura Township Precinct is of historic significance as it provides tangible evidence of settlement from the 1870s and through to the Post World War II period.

The first stage of the development of the township is of historic significance as it demonstrates the impact of the Land Selection Acts of the 1860s – 1880s. The changes to the Land Acts were aimed at in part establishing settlers on the land. The successful establishment of Tatura as a consequence of land selection is important, as many selections and settlements throughout Victoria failed to thrive.

The impact of irrigation and the intensification of agriculture during the 1890s – 1920s is of historic and social significance to the township of Tatura. Irrigation in association with the Closer Settlement meant that a greater number of people came to the area to farm and there was a marked increase in the variety of agricultural practices and production of primary produce. It was during this period that the Goulburn Valley established itself as a pre-eminent area for food production. The impact of these changes is demonstrated by the doubling of the town population during this period.

Irrigation, farming, dairying and horticulture continued as the mainstay of the region up to World War II and continue to the present day.

The immediate post war period is of historic and social significance to the township of Tatura. Post war growth and post war migration resulted in physical and social change for Tatura during this time. The post war period saw an increased number of migrants settle in the area and many became successful orchardists, dairy farmers and horticulturalists. Their economic success is reflected in changes to the built fabric of Tatura with a number of representative examples of post war architecture – both commercial and residential.

Tatura has a demonstrable social significance that can be identified by its strong sense of community and civic pride that spans from 1870s up to the present day. Evidence for this is the number of memorials to past residents and significant events and the strength of the local historical society.

The Tatura Precinct is of architectural significance as it has a number of fine representative architectural examples and different building types from the identified historic periods. The diversity of ecclesiastic architecture is of note for a town of this size as are the public buildings and parks and recreation areas.

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

9.2 Tatura Township Precinct – Conservation Policy and Permit Exemption

9.2.1 Conservation Policy

Policy basis

The policy implements the findings of the Greater Shepparton Heritage Study Stage IIB and satisfies the objectives and strategies of Clauses 15.03-01 and 21.05-4 of the Greater Shepparton Planning Scheme by providing guidelines that support the conservation of the Tatura Township Precinct whilst allowing opportunity for new development in appropriate circumstances.

Objectives

1. To ensure that the significance of heritage places within the precinct is conserved or restored.
2. To conserve the historic low scale, low density and homogenous character of the precinct and ensure that new development is compatible with this character.
3. To ensure that new development does not become the visually dominant element in the precinct. This includes external additions and alterations.
4. To ensure that Non-Contributory buildings in heritage precincts are developed in a manner that is sympathetic to and does not detract from the significance of the heritage precinct.
5. To conserve and enhance significant views and settings in the precinct.
6. To ensure that archaeological remains are not inadvertently damaged or destroyed.

Policy

In considering applications for a Planning Permit under the Heritage Overlay, it is policy to:

1. Conserve and maintain the Tatura Township Precinct in accordance with the accepted conservation standards of the ICOMOS *Burra Charter*;
2. Conserve the fabric of the *place*, such as a building(s), structure(s), tree(s), fence(s), settlement pattern(s), etc where it contributes to a significant *place* or contributory item within the Tatura Township Precinct.

Restoration

- Encourage the accurate restoration or reconstruction of missing or modified elements using available historical or physical evidence as the basis for decision making.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist with an appropriate interpretation of the significance of the precinct.

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

- Ensure that, where possible, alterations and additions to significant and contributory heritage buildings are concealed from adjoining streets.
- Any existing unpainted surfaces should not be painted.

Additions, Alterations and Infill

- Encourage contemporary design and avoid new development that distorts the historic evidence by copying or reproducing historic styles or detailing. The replication of historic detail in alterations and additions are to be avoided. Interpretive design based on historical characteristics is strongly encouraged. Innovative and contemporary design is encouraged and preferable to copying original design.
- Alterations and additions must be distinguishable from the original fabric of a significant or contributory heritage building.
- New building elements such as dormer windows, porticos and verandahs should be avoided on significant and contributory heritage buildings unless part of a deliberate attempt to reinstate early features known to have existed on the building.
- Alterations and additions to significant and contributory heritage buildings should retain as much of the original fabric and layout as possible. 'Facadism' is strongly discouraged.
- Alterations and additions to significant and contributory heritage buildings are to be compatible in terms of materials, size, proportions, mass, height, setback, texture, colour, plan configuration, solid to void ratio and other features of the building and, where relevant, the heritage precinct.
- To promote design excellence that is sympathetic to the significance of contributory places.
- New work should respect the form, scale, detailing and materials of the contributory building/s.
- Maintain the predominantly single storey character of the residential area.
- Maintain the mix of two storey and single storey commercial fabric.
- Encourage the use of paint colours appropriate to the period of the building.
- Re-roofing or a new roof should respect the original roofing material. Where it is appropriate, a galvanised corrugated metal roofing material should be used. If an alternative roofing material is proposed, it must be sympathetic to the historic character of the place.
- The profile of visible sections of the roofline of significant and contributory heritage buildings should not be altered.
- Ground floor alterations and additions to significant and contributory heritage buildings should be set back behind the front wall of the building in order to allow the façade to retain its primacy and integrity, particularly when viewed from the street. A setback of 3-4 metres is generally sufficient to achieve this. Greater setbacks may be required on large or corner blocks where generous side setbacks allow more oblique views.

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

- Where infill development occurs similar setbacks (front and side) to neighbouring places should be encouraged or an average if the two adjoining buildings have different setbacks.
- Encourage buildings to be no higher than adjacent contributory buildings

Fences

- Complementary features such as fences are encouraged to be constructed in a style and height that is appropriate to the era of the *place*.

Installation of Services

- Services and other elements, such as tanks, in locations that are not highly visible from the street. Exceptions may be considered for solar installations, if other alternatives are not feasible, or where these services can be appropriately screened.

Demolition

- Discourage the demolition of Individually Significant or Contributory buildings, except where it can be demonstrated that:
 - the building is structurally unsound (as determined by a suitably qualified Building Surveyor).
 - the cost of repairs is considered to be unreasonable and economically unsustainable.
 - the significant physical fabric is so compromised or in such poor condition that the replacement and/or repair would compromise and reduce the integrity of the building.
- Demolition of features of Individually Significant or Contributory places may be considered if it will help to reveal the original fabric of the place.
- Demolition of features that are identified as not contributing to the cultural heritage significance of either an Individually Significant or Contributory place can be removed. If the place is Individually Significant, the Statement of Significance for the individual place will be used to inform the assessment of an application.
- Demolition or removal of buildings or features on places identified as Non-Contributory on the relevant precinct map may be considered.
- Demolition approvals will not be granted until replacement buildings or works have been approved.

Subdivision

- Any proposed subdivision of an individually significant or contributory place within the precinct, should retain the significant features on one lot. Subdivision should not adversely affect the heritage significance of the place.

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

- Subdivision of a heritage place should allow for the retention of the existing built form pattern where such pattern contributes to the significance of the place/item.
- Any subdivision should ensure that the appropriate settings and contexts for significant and contributory places can be maintained.
- Subdivision should give visual prominence to significant and contributory heritage buildings over new development. Planning applications must show vistas that are to be retained to significant and contributory heritage buildings.
- Subdivision should be avoided where it will adversely affect the important views of, and the interrelationship between, groups of significant or contributory heritage buildings.

Signage

- Any signage should complement the character of the precinct and should not dominate the place. Signage that is incorporated into the external colour scheme of the building should be avoided.
- Encourage signage to be placed in traditional locations, according to the age of the building, and to be of complementary proportions, designs, fonts and colours.
- Any signage should not dominate the place.
- Any external applied finish to signage should not compromise the historical character of the place.

Garages Carports

- The location of a proposed garage, carport or shed must be setback behind the building line to ensure that these structures do not dominate the street frontage.

9.2.2 Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The citation/s in the Greater Shepparton Heritage Study Stage IIB for the Tatura Township Precinct.
- Whether the restoration or the reconstruction of missing fabric or the removal of non-significant alterations and/or additions will assist in the maintenance of the significance of the place and/or precinct.
- Whether the proposal will assist in the conservation of the place.
- Whether the proposal will support the economic sustainability of the place.
- Whether the proposal will assist adaptive re-use that is compatible with the on-going conservation of the building.

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

9.2.3 Planning Permit Exemptions

It is recommended that the following planning permit exemptions are adopted for the following development within the Tatura Township Precinct;

- Demolition of a building or part of a building on a property shown as *Non-Contributory* on the relevant precinct map.
- Repairs or routine maintenance to a building that would not change the appearance of that building on a property shown as *Non-Contributory* on the relevant precinct map.
- Repairs or routine maintenance to the wall of a building that faces the rear boundary that would change the appearance of only that wall on a property shown as *Contributory*. This exemption does not apply if the building is on a corner site.
- Construction of an outbuilding with a gross floor area not more than 10 square metres and a maximum building height not more than 3 metres above natural ground level at the rear of any property.
- Construction or extension of a garage or carport on a *place* shown as *Contributory* or *Non-Contributory* on the relevant precinct map provided that all of the following conditions are met:
 1. the garage or carport is not attached to the existing dwelling; and
 2. the garage or carport is setback not less than 4 metres measured from the minimum front setback of the dwelling.
- Construction or extension of an open-sided pergola or verandah with a finished floor level not more than 800mm above natural ground level and a maximum building height not more than 3 metres above natural ground level at the rear of any property.
- Construction or extension of a deck with a finished floor level not more than 800mm above natural ground level at the rear of any property.
- Construction of a front fence not more than 1.2m in height above natural ground level provided that this does not require the demolition of an existing front fence of a *place* shown as *Significant* or *Contributory* on the relevant precinct map or identified as a *Significant feature* within the precinct.
- Construction or demolition of side or rear fences on any property.
- Installation of lattice or trellis on side or rear fences on any property, provided this is not situated forward of the front wall of the building and is less than 1800mm in height.
- Installation of domestic services normal to dwelling on any property that may be visible from a street or public park provided that all of the following conditions are met:
 - is not attached to the front wall of the building;
 - is not situated between the front wall of the building and the front property boundary;

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

- if attached to the side wall of a building on a property shown as *Significant* or *Contributory* on the relevant precinct map, is setback not less than 4 metres from the minimum front setback of the dwelling;
- does not project above the highest point of the roof;
- is not situated on that part of the roof that faces directly toward a street (including a side street);
- if situated on part of a roof that faces a side boundary on a property shown as *Significant* or *Contributory* on the relevant precinct map, is set back not less than 4 metres from the minimum front setback of the dwelling; and
- Construction or extension of a domestic swimming pool or spa and associated mechanical equipment and safety fencing on any property provided that the pool is situated within the rear yard.

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Volume 1: *Greater Shepparton Heritage Study Stage IIB*

TATURA TOWNSHIP PRECINCT

Proposed level of significance	Address	HERCON
Contributory	1 Casey Street, Tatura	Criteria A D G
Contributory & Individual [HO 105]	2- 10 Casey Street, Tatura	Criteria A D G
Contributory	5 Casey Street, Tatura	Criteria A D G
Contributory	7 Casey Street, Tatura	Criteria A D G
Individual	22-24 Casey Street, Tatura	Criteria A D G
Contributory	25 Casey Street, Tatura	Criteria A D G
Contributory	27 Casey Street, Tatura	Criteria A D G
Contributory	29 Casey Street, Tatura	Criteria A D G
Contributory	31 Casey Street, Tatura	Criteria A D G
Contributory	55 Ross Street, Tatura	Criteria A D G
Contributory	57 Ross Street, Tatura	Criteria A D G
Contributory	59 Ross Street, Tatura	Criteria A D G
Contributory	61 Ross Street, Tatura	Criteria A D G
Contributory	63 Ross Street, Tatura	Criteria A D G

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

Contributory	65 Ross Street, Tatura	Criteria A D G
Contributory	71 Ross Street, Tatura	Criteria A D G
Contributory	73-75 Ross Street, Tatura	Criteria A D G
Contributory & Individual [HO117]	Ross Street, Tatura [Water Trust Building]	Criteria A D G F
Contributory & Individual [HO107]	49 Hogan Street, Tatura Irrigation and War Camp Museum (former Rodney Shire Offices)	Criteria A D G
Contributory and Individual [HO108]	42-50 Hogan Street, Tatura [Commercial Hotel, cnr Ross Street]	Criteria A D G
Contributory	54 Hogan Street, Tatura	Criteria A D G
Contributory	58 Hogan Street, Tatura	Criteria A D G
Contributory	60 Hogan Street, Tatura	Criteria A D G
Contributory	61 Hogan Street, Tatura	Criteria A D G
Contributory	62-64 Hogan Street, Tatura	Criteria A D G
Contributory	63 Hogan Street, Tatura	Criteria A D G
Contributory	69-75 Hogan Street, Tatura	Criteria A D G
Contributory	77-83 Hogan Street, Tatura	Criteria A D G
Contributory	84-86 Hogan Street, Tatura	Criteria A D G
Contributory	85 Hogan Street, Tatura	Criteria A D G
Contributory	95-101 Hogan Street, Tatura [former garage]	Criteria A D G

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

Contributory	1/106 Hogan Street, Tatura	Criteria A D G
Contributory	107 Hogan Street, Tatura	Criteria A D G
Contributory	108 Hogan Street, Tatura	Criteria A D G
Contributory and Individual [HO 110]	St Marys College and Convent, Hogan Street Tatura.	Criteria A D G
Contributory and Individual [HO 109]	Sacred Heart Church, Hogan Street, Tatura	Criteria A D G
Contributory and Individual [HO 111]	Mechanics Institute, Hogan Street, Tatura	Criteria A D G
Contributory and Individual [HO 112]	Victory Hall, Hogan Street, Tatura	Criteria A D G
Contributory	109 Hogan Street, Tatura	Criteria A D G
Contributory	110 Hogan Street, Tatura	Criteria A D G
Contributory	111 Hogan Street, Tatura	Criteria A D G
Contributory	113 Hogan Street, Tatura	Criteria A D G
Contributory	115 Hogan Street, Tatura	Criteria A D G
Contributory	2/123 Hogan Street, Tatura	Criteria A D G
Contributory	124-126 Hogan Street Tatura	Criteria A D G
Contributory	125 Hogan Street, Tatura	Criteria A D G
Contributory	130 Hogan Street, Tatura	Criteria A D G
Contributory	132 & 132A Hogan Street, Tatura	Criteria A D G

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

Contributory	133 Hogan Street, Tatura	Criteria A D G
Contributory	134 Hogan Street, Tatura	Criteria A D G
Contributory	137 Hogan Street, Tatura	Criteria A D G
Contributory	139 Hogan Street, Tatura	Criteria A D G
Contributory	140 Hogan Street, Tatura	Criteria A D G
Contributory	141 Hogan Street, Tatura	Criteria A D G
Contributory	143 Hogan Street, Tatura	Criteria A D G
Contributory	145-147 Hogan Street, Tatura	Criteria A D G
Contributory	148 Hogan Street, Tatura	Criteria A D G
Contributory	152 Hogan Street, Tatura [152A and 152B]	Criteria A D G
Contributory	162 Hogan Street, Tatura [Criterion Hotel]	Criteria A D G
Contributory	2-10 Walshe Street, Tatura [Former Dr Park Surgery]	Criteria A D G
Contributory	Road Reserve, cnr Walshe Street and Hogan Street, Tatura [Dr Park Memorial Clock]	Criteria A D G
Contributory	169-171 Hogan Street, Tatura [Railway Reserve]	Criteria A D G
Contributory and Individual [HO 113]	220 Hogan Street, Tatura [Tatura Courthouse, and former Police Station – expand Statement of Significance to include	Criteria A D G

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

	latter]	
Contributory	202-218 Hogan Street, Tatura [Mactier Park, Memorial Royal Visit Plaque, War Memorial, Rotunda, C W Wilson Memorial, shed]	Criteria A D G
Contributory	179 Hogan Street Tatura	Criteria A D G
Contributory	183 Hogan Street Tatura	Criteria A D G
Contributory	187-189 and 191-193 Hogan Street, Tatura [Former cordial factory/warehouse redevelopment]	Criteria A D G
Contributory	201 Hogan Street Tatura	Criteria A D G
Contributory	205 Hogan Street Tatura [Wallis' Victoria Hotel]	Criteria A D G
Contributory	209 Hogan Street Tatura [1/209 and 2/209]	Criteria A D G
Contributory	215-221 Hogan Street Tatura	Criteria A D G
Contributory	223 Hogan Street Tatura	Criteria A D G
Contributory	224 Hogan Street Tatura [former Police Station Residence]	Criteria A D G
Contributory	225 Hogan Street Tatura	Criteria A D G
Contributory	227 Hogan Street Tatura	Criteria A D G
Contributory	229 Hogan Street Tatura	Criteria A D G

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

Contributory	237 Hogan Street Tatura	Criteria A D G
Contributory & Individual [HO 114]	239 Hogan Street, Tatura	Criteria A D G
Contributory & Individual [HO 115]	243 Hogan Street Tatura, St Andrews Presbyterian Church	Criteria A D G
Contributory	249 Hogan Street, Tatura	Criteria A D G
Contributory	251 Hogan Street Tatura	Criteria A D G
Contributory	252-254 Hogan Street, Tatura	Criteria A D G
Contributory	253 Hogan Street, Tatura	Criteria A D G
Contributory	257 Hogan Street, Tatura	Criteria A D G
Contributory	259 Hogan Street, Tatura	Criteria A D G
Contributory	260 Hogan Street Tatura	Criteria A D G
Contributory	261 Hogan Street, Tatura	Criteria A D G

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Volume 1: Greater Shepparton Heritage Study Stage IIB

10.0 FRYERS STREET PRECINCT

The Greater Shepparton Heritage Study Stage IIB has identified a number of places of cultural heritage significance within Fryers Street. It is proposed to introduce a Heritage Overlay to a Precinct area – the Fryers Street Precinct – and to retain the existing individual heritage overlays as they have a significance in addition to contributory significance.

Fryers Street has been identified by the community through workshops undertaken as part of the CBD strategy as the street that is most valued for its historical intactness and character. Fryers Street demonstrates a number of historic themes that relate to the development of Shepparton and the understanding of the Municipality and the State of Victoria’s cultural heritage.

10.1 Statement of Significance

The proposed precinct includes a number of places that already have individual heritage overlays. It is recommended that these be retained as these places also have a separate significance to their contributory significance.

What is Significant?

The Fryers Street Precinct is representative of the development of Shepparton during the 1890s – 1950s. This was a period of rapid growth for the town and resulted in the commercial gentrification of Fryers Street as it changed from a light industrial area to its present commercial retail character. Fryers Street Precinct has a number of buildings that are representative of this period and this includes; shop fronts, large retail shops, a former wine bar, places of worship and a hotel.

How is it significant?

Fryers Street Precinct is of historical, social and aesthetic significance to the Municipality.

Why is it significant?

The gentrification of Fryers Street during the late 19th and up to the mid 20th century assists in illustrating the historical development of Shepparton. The earliest settlement of the town was near the river crossing at McGuire’s Punt and Welsford Street. This was maintained until Wyndham Street superseded Welsford Street as a business centre during the late 19th /early 20th century.

Land in Fryers Street in the 1880s was relatively cheap and it attracted a number of light industrial enterprises along with general commercial shops. It was not until the effects of increased numbers of settlers to the area and the subsequent growth of the township did Fryers Street develop into the

Volume 1: Greater Shepparton Heritage Study Stage IIB

commercial/retail street it is today. Much of this development occurred during the 1910s – 1940s. A number of buildings in Fryers Street demonstrate these historical values. Post war growth and post war immigration to Shepparton can be identified in the changes to the streetscape from this period.

10.2 Fryers Street Precinct – Conservation Policy and Permit Exemption

10.2.1 Conservation Policy

Policy basis

The policy implements the findings of the Greater Shepparton Heritage Study Stage IIB and satisfies the objectives and strategies of Clauses 15.03-01 and 21.05-4 of the Greater Shepparton Planning Scheme by providing guidelines that support the conservation of the Fryers Street Precinct whilst allowing opportunity for new development in appropriate circumstances.

Objectives

- To ensure that the significance of heritage places within the precinct is conserved or restored.
- To conserve the historic low scale (up to two storeys at the street face) and character of the precinct and ensure that new development is compatible with this character.
- To ensure that new development does not become the visually dominant element in the precinct. This includes external additions and alterations.
- To ensure that Non-Contributory buildings in heritage precincts are developed in a manner that is sympathetic to and does not detract from the significance of the heritage precinct.
- To conserve and enhance significant views and settings in the precinct.
- To ensure that archaeological remains are not inadvertently damaged or destroyed.

Policy

In considering applications for a Planning Permit under the Heritage Overlay it is policy to:

- 1 Conserve and maintain the Fryers Street Precinct in accordance with the accepted conservation standards of the ICOMOS *Burra Charter*;
- 2 Conserve the fabric of the *place*, such as a building(s), structure(s), tree(s), fence(s), settlement pattern(s), etc where it contributes to a significant *place* or contributory item within the Fryers Street Precinct.

Restoration

- Encourage the accurate restoration or reconstruction of missing or modified elements using available historical or physical evidence as the basis for decision making.

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

- Encourage the removal of non-significant or intrusive elements, particularly where this would assist with an appropriate interpretation of the significance of the precinct.
- Ensure that, where possible, alterations and additions to significant and contributory heritage buildings are concealed from adjoining streets.
- Any existing unpainted surfaces should not be painted.

Additions, Alterations and Infill

- Encourage contemporary design and avoid new development that distorts the historic evidence by copying or reproducing historic styles or detailing. The replication of historic detail in alterations and additions are to be avoided. Interpretive design based on historical characteristics is strongly encouraged. Innovative and contemporary design is encouraged and preferable to copying original design.
- Alterations and additions must be distinguishable from the original fabric of a significant or contributory heritage building.
- New building elements such as dormer windows, porticos and verandahs should be avoided on significant and contributory heritage buildings unless part of a deliberate attempt to reinstate early features known to have existed on the building.
- Alterations and additions to significant and contributory heritage buildings should retain as much of the original fabric and layout as possible. 'Facadism' is strongly discouraged.
- Alterations and additions to significant and contributory heritage buildings are to be compatible in terms of materials, size, proportions, mass, height, setback, texture, colour, plan configuration, solid to void ratio and other features of the building and, where relevant, the heritage precinct.
- To promote design excellence that is sympathetic to the significance of Contributory places.
- New work should respect the form, scale, detailing and materials of the Contributory building/s.
- Maintain the mix of two storey and single storey commercial fabric.
- Encourage the use of paint colours appropriate to the period of the building.
- Re-roofing or a new roof should respect the original roofing material. Where it is appropriate, a galvanised corrugated metal roofing material should be used. If an alternative roofing material is proposed, it must be sympathetic to the historic character of the place.

Demolition

- Discourage the demolition of Individually Significant or Contributory buildings, except where it can be demonstrated that:
 - the building is structurally unsound (as determined by a suitably qualified Building Surveyor).

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

- the cost of repairs is considered to be unreasonable and economically unsustainable.
- the significant physical fabric is so compromised or in such poor condition that the replacement and/or repair would compromise and reduce the integrity of the building.
- Demolition of features of Individually Significant or Contributory places may be considered if it will help to reveal the original fabric of the place.
- Demolition of features that are identified as not contributing to the cultural heritage significance of either an Individually Significant or Contributory place can be removed. If the place is Individually Significant, the Statement of Significance for the individual place will be used to inform the assessment of an application.
- Demolition or removal of buildings or features on places identified as Non-Contributory on the relevant precinct map may be considered.
- Demolition approvals will not be granted until replacement buildings or works have been approved.

Subdivision

- Any proposed subdivision of an individually significant or contributory place within the precinct, should retain the significant features on one lot. Subdivision should not adversely affect the heritage significance of the place.
- Subdivision of a heritage place should allow for the retention of the existing built form pattern where such pattern contributes to the significance of the place/item.
- Any subdivision should ensure that the appropriate settings and contexts for significant and contributory places can be maintained.
- Subdivision should give visual prominence to significant and contributory heritage buildings over new development. Planning applications must show vistas that are to be retained to significant and contributory heritage buildings.
- Subdivision should be avoided where it will adversely affect the important views of, and the interrelationship between, groups of significant or contributory heritage buildings.

Signage

- Any signage should complement the character of the precinct and should not dominate the place. Signage that is incorporated into the external colour scheme of the building should be avoided.
- Encourage signage to be placed in traditional locations, according to the age of the building, and to be of complementary proportions, designs, fonts and colours.
- Any signage should not dominate the place.

Volume 1: Greater Shepparton Heritage Study Stage IIB

- Any external applied finish to signage should not compromise the historical character of the place.

10.2.2 Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The citation/s in the Shepparton Heritage Study Stage IIB for the Fryers Street Precinct.
- Whether the restoration or the reconstruction of missing fabric or the removal of non-significant alterations and/or additions will assist in the maintenance of the significance of the place and/or precinct.
- Whether the proposal will assist in the conservation of the place.
- Whether the proposal will support the economic sustainability of the place.
- Whether the proposal will assist adaptive re-use that is compatible with the on-going conservation of the building.

10.2.3 Planning Permit Exemptions

It is recommended that the following planning permit exemptions are adopted for the following development within the Fryers Street Precinct;

- Repairs or routine maintenance to a building that would not change the appearance of that building on a property shown as *Non-Contributory* on the relevant precinct map.
- Construction or demolition of side or rear fences on any property.

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

FRYERS STREET PRECINCT

Proposed level of significance	Address	HERCON
Contributory	44 Fryers Street Shepparton	Criteria A D G
Contributory	46 Fryers Street Shepparton	Criteria A D G
Contributory	48 Fryers Street Shepparton	Criteria A D G
Contributory	50 Fryers Street Shepparton	Criteria A D G
Contributory	52 Fryers Street Shepparton	Criteria A D G
Contributory	54 Fryers Street Shepparton	Criteria A D G
Contributory	61-63 Fryers Street, Shepparton [House and Garden]	Criteria A D G
Contributory	65 Fryers Street, Shepparton [Miller's Fashion Club]	Criteria A D G

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

Contributory	67 Fryers Street Shepparton	Criteria A D G
Contributory	69-71 Fryers Street Shepparton [Fletcher Jones Building]	Criteria A D G
Contributory and Individual Significance [HO113]	178 Maude Street Shepparton, cnr Fryers Street [Fairley's Building]	Criteria A D G
Contributory and Individual Significance [HO76]	73-83 Fryers Street Shepparton [Hotel Australia]	Criteria A D G
Contributory	179, 181, 183, 185, 187, 189 and 191-193 Maude Street Shepparton, cnr Fryers Street [former Maples Building]	Criteria A D G
Contributory	84 Fryers Street Shepparton	Criteria A D G
Contributory	86 – 88 Fryers Street Shepparton	Criteria A D G
Contributory	94 Fryers Street Shepparton	Criteria A D G
Contributory	96 Fryers Street Shepparton	Criteria A D G
Contributory	97 Fryers Street Shepparton	Criteria A D G
Contributory	98 Fryers Street Shepparton	Criteria A D G

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

Contributory	99 Fryers Street Shepparton	Criteria A D G
Contributory	100 Fryers Street Shepparton	Criteria A D G
Contributory	101 Fryers Street Shepparton	Criteria A D G
Contributory	113-115 Fryers Street Shepparton [Pinch of Salt]	Criteria A D G
Contributory	147-149 Fryers Street Shepparton, cnr Corio Street	Criteria A D G

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Volume 1: *Greater Shepparton Heritage Study Stage IIB*

11.0 INDIVIDUAL PLACES

The Greater Shepparton Heritage Study Stage IIB has identified a number of individual places of cultural heritage significance within the Municipality. It is proposed to introduce a Heritage Overlay to these places.

As part of this report guidelines that include a Conservation Policy and Permit Exemptions have been prepared for the management of Individual places of cultural heritage significance.

11.1 Conservation Policy

Policy basis

The policy implements the findings of the Greater Shepparton Heritage Study Stage IIB and satisfies the objectives and strategies of Clauses 15.03-01 and 21.05-4 of the Greater Shepparton Planning Scheme by providing guidelines that support the conservation of significant places whilst allowing opportunity for new development in appropriate circumstances.

Objectives

- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.

Policy

In considering applications for a Planning Permit under the Heritage Overlay it is policy to:

- Conserve and maintain significant places in accordance with the accepted conservation standards of the ICOMOS *Burra Charter*;
- Conserve the fabric of the *place*, such as any significant fabric – this might be building(s), structure(s), fence(s) etc where these have been identified as contributing to the significance of the *place*.

In particular:

- Encourage the accurate restoration or reconstruction of missing or modified elements using available historical or physical evidence as the basis for decision making.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist with an appropriate interpretation of the significance of the *place*.

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

- Encourage contemporary design and avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
- New work should be encouraged to respect the form, scale, detailing and materials of the significant *place*.
- Complementary features such as fences to be constructed in a style and height that is appropriate to the era of the *place*.
- Services and other elements, such as tanks, in locations that are not highly visible from the street. Exceptions may be considered for solar installations, if other alternatives are not feasible, or where these services can be appropriately screened.
- Discourage the demolition of Individually Significant buildings, except where it can be demonstrated that:
 - the building is structurally unsound (as determined by a suitably qualified Building Surveyor).
 - the cost of repairs is considered to be unreasonable and economically unsustainable.
 - the significant physical fabric is so compromised or in such poor condition that the replacement and/or repair would compromise and reduce the integrity of the building.
- Elements of *places* that are identified as not contributing to the significance of the *place* can be demolished. The Statement of Significance for the individual place will be used in the assessment.
- Any proposed subdivision of significant *place* should retain the significant features on one lot.
- Encourage the use of paint colours appropriate to the period of the building.
- Any signage should not dominate the place. Signage that is incorporated into the external colour scheme of the building should be avoided. Any external applied finish to signage should not compromise the historical character of the place. Encourage signage to be placed in traditional locations, according to the age of the building, and to be of complementary proportions, designs, fonts and colours.
- The location of a proposed garage, carport or shed must be offset from the front edge of the building line.
- Any existing unpainted surfaces should not be painted.

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

- Re-roofing or a new roof should respect the original roofing material. Where it is appropriate, a galvanised corrugated metal roofing material should be used. If an alternative roofing material is proposed, it must be sympathetic to the historic character of the place.

11.2 Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

1. The citation/s in the Greater Shepparton Heritage Study Stage IIB for the individual place.
2. Whether the restoration or the reconstruction of missing fabric or the removal of non-significant alterations and/or additions will assist in the maintenance of the significance of the place.
3. Whether the proposal will assist in the conservation of the place.
4. Whether the proposal will support the economic sustainability of the place.
5. Whether the proposal will assist adaptive re-use that is compatible with the on-going conservation of the building.

11.3 Planning Permit Exemptions

Under Clause 43.1 of the Planning Scheme, no planning permit is required for the following development within the heritage precincts subject to the Heritage Overlay:

1. Repairs or routine maintenance that do not change the appearance of the building.
2. Construction or extension of an open-sided pergola or verandah with a finished floor level not more than 800mm above natural ground level and a maximum building height not more than 3 metres above natural ground level within the rear yard of any property.
3. Construction or extension of a deck with a finished floor level not more than 800mm above natural ground level within the rear yard of any property.
4. Construction or demolition of side or rear fences on any property.
5. Installation of lattice or trellis on side or rear fences on any property, provided this is not situated forward of the front wall of the building.
6. Installation of domestic services normal to dwelling on any property that may be visible from a street or public park provided that all of the following conditions are met:
 - is not attached to the front wall of the building;
 - is not situated between the front wall of the building and the front property boundary;

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

- if attached to the side wall of a building if it is setback not less than 4 metres from the minimum front setback of the dwelling);
 - does not project above the highest point of the roof;
 - is not situated on that part of the roof that faces directly toward a street (including a side street).
7. Construction of a domestic swimming pool or spa and associated mechanical equipment and safety fencing on any property provided that the pool is situated within the rear yard.

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Volume 1: *Greater Shepparton Heritage Study Stage IIB*

SHEPPARTON, TATURA, PINE LODGE, KIALLA WEST

Proposed level of significance	Address	HERCON
Individual	76 High Street Shepparton, cnr Maude Streets [Into Mobiles]	Criteria A D G
Individual	20 Fryers Street Shepparton	Criteria A D G
Individual	41-51 Welsford Street, Shepparton [Queens Gardens]	Criteria A D G
Individual	The Boulevard, Shepparton cnr Mason Street [former Mason's Irrigation Pump Site]	Criteria A D G
Individual	122-132 Welsford Street [Senior Citizens Building, Shepparton]	Criteria A D G
Individual	120-132 Welsford Street, Shepparton [Helen Fairley Reserve including the Queen Elizabeth II Royal Visit; Commemorative	Criteria A D G

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

	plaque]	
Individual	36-42 High Street Shepparton [Legal Aid former Union Bank]	Criteria A D G
Individual	43-45 High Street, Shepparton [Eurovox, Brides and Maids, Yahoo]	Criteria A D G
Individual	46-48 High Street Shepparton [Harvey World Travel]	Criteria A D G
Individual	92 High Street Shepparton [O’Dea’s Saddlery]	Criteria A D G
Individual	96 High Street Shepparton [Photo Express]	Criteria A D G
Individual	98 High Street Shepparton [Gofers Vacuum]	Criteria A D G
Individual	144-146 High Street Shepparton [Summer Building]	Criteria A D G
Individual	238-240 Wyndham Street, Shepparton [Iris Coffee]	Criteria A D G
Individual	219-225 Wyndham Street Shepparton	Criteria A D G
Individual	243-245 Wyndham Street Shepparton [Kittles Building]	Criteria A D G
Individual	261-267 Wyndham Street Shepparton [ANZ Building]	Criteria A D G

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

Individual	288 Wyndham Street Shepparton [Camping World]	Criteria A D G
Individual	290 - 292 Wyndham Street Shepparton [Lindy's and Flight Centre]	Criteria A D G
Individual	296 Wyndham Street, Shepparton [Franks Shoes]	Criteria A D G
Individual	302-308 Wyndham Street Shepparton [Community Mural adjoining car park at 103-107 Welsford Street]	Criteria A D G
Individual	310-312 Wyndham Street Shepparton [Pharmacy]	Criteria A D G
Individual	337- 339 Wyndham Street Shepparton [Dunstan Building]	Criteria A D G
Individual	60,62,64,66 Skene Street Shepparton	Criteria A D G
Individual	132 Nixon Street Shepparton	Criteria A D G
Individual	134 Nixon Street Shepparton	Criteria A D G
Individual	140 Nixon Street Shepparton	Criteria A D G
Individual	142 Nixon Street Shepparton	Criteria A D G
Individual	144 Nixon Street Shepparton	Criteria A D G

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

Individual	Deakin Reserve, 145 Nixon Street Shepparton	Criteria A D G
Individual	156 Nixon Street Shepparton	Criteria A D G
Individual	158 Nixon Street Shepparton	Criteria A D G
Individual	160-162 Nixon Street Shepparton	Criteria A D G
Individual	78 – 80 Clive Street Shepparton	Criteria A E G
	82 – 84 Clive Street Shepparton	
Individual	79 Clive Street Shepparton	Criteria A D G
Individual	83 Clive Street Shepparton	Criteria A D G
Individual	9-11 Knight Street Shepparton	Criteria A D G
Individual	13-15 Knight Street Shepparton	Criteria A D G
Individual	21 Knight Street Shepparton	Criteria A D G
Individual	22-24 Knight Street Shepparton	Criteria A D G
Individual	86 Knight Street Shepparton	Criteria A D G
Individual	163 Knight Street Shepparton	Criteria A D G
Individual	80-82 Corio Street Shepparton, cnr Knight	Criteria A D G

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

	Street	
Individual	61 Maude Street Shepparton	Criteria A D G
Individual	63 Maude Street Shepparton	Criteria A D G
Individual	76 Maude Street Shepparton	Criteria A D G
Individual	84 Maude Street Shepparton	Criteria A D G
Individual	85 Maude Street Shepparton	Criteria A D G
Individual	86 Maude Street Shepparton	Criteria A D G
Individual	88 Maude Street Shepparton	Criteria A D G
Individual	89 Maude Street Shepparton	Criteria A D G
Individual	163 Maude Street Shepparton	Criteria A D G
Individual	200 – 210 Maude Street, Shepparton [Fairley Building]	Criteria A D G
Individual	13-15 Fraser Shepparton [Fairley Building]	Criteria A D G
Individual	1 Eildon Street, Shepparton [Housing Commission]	Criteria A D G
Individual	19 Dunkirk Ave Shepparton 'Churchill'	Criteria A D G

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

Individual	7 Sutherland Avenue Shepparton	Criteria A D G
Individual	19 Sutherland Avenue Shepparton	Criteria A D G
Individual	29 Sutherland Avenue Shepparton	Criteria A D G
Individual	31 Sutherland Avenue Shepparton	Criteria A D G
Individual	3 Macintosh Street Shepparton	Criteria A D G
Individual	7 Macintosh Street Shepparton	Criteria A D G
Individual	9 Macintosh Street Shepparton	Criteria A D G
Individual	11 Macintosh Street Shepparton	Criteria A D G
Individual	13 Macintosh Street Shepparton	Criteria A D G
Individual	15 Macintosh Street Shepparton	Criteria A D G
Individual	537 Wyndham Street Shepparton [near cnr Macintosh Street]	Criteria A D G
Individual	658 Wyndham Street Shepparton	Criteria A D G
Individual	664 Wyndham Street Shepparton	Criteria A D G
Individual	65-67 Lincoln Drive	Criteria A D G

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

	Shepparton	
Individual	25 Kingfisher Drive Shepparton	Criteria A D G
Individual	195, 197-199 Knight Street, Shepparton, cnr Hawdon Streets [Greek Orthodox Church]	Criteria A D G
Individual	490 Verney Road, Shepparton [Radio Australia]	Criteria A D G
Individual	161 Welsford Street Shepparton [Masonic Lodge]	Criteria A D G
Individual	7374 Goulburn Valley Highway, Kialla West [Kialla West Cemetery]	Criteria A G
Individual	1600 Midland Highway, Pine Lodge [Pine Lodge Cemetery]	Criteria A G
Individual	95-97 Maude Street, Shepparton [St Augustine Anglican Church]	Criteria A D G
Individual	22-24 Casey Street, Tatura	Criteria A D G
Individual	1-59 Martin Street, Tatura [Lake Bartlett Reserve]	Criteria A D G
Individual	13 Francis Street, Tatura [Masonic Lodge]	Criteria A D G
Individual	50 Ferguson Road, Tatura	Criteria A D G

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

Individual

Victoria Park Lake

Criteria A D G

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Volume 1: *Greater Shepparton Heritage Study Stage IIB*

12.0 ADDITIONAL RECOMMENDATIONS

12.1 Removal of Interim Heritage Controls

The Study includes the recommendation for the removal of interim heritage controls for properties in Corio Avenue, Wyndham Street and Maude Street, Shepparton and 248 Hogan Street, Tatura. This recommendation is based on a previous council resolution.

12.2 Neighbourhood Character Overlay

As part of the review of the Shepparton residential areas, additions to the existing precincts and new potential residential precincts were considered. For example in relation to Sutherland Avenue a number of places have been recommended for individual Heritage Overlays however, the street in its entirety did not meet the thresholds for a precinct of local significance. A precinct needs to have a dominant number of places that can be clearly represented by a Statement of Significance and a historic theme(s).

There are a number of streets that have a distinctive historic and aesthetic character. This can be demonstrated by a variety of buildings that have been constructed during different periods with similar setbacks, garden settings, density of building envelope to site area and being predominantly single storey. The application of a Neighbourhood Character Overlay can maintain this amenity and desirable character and this can be considered in conjunction with the implementation of the Greater Shepparton Housing Strategy.

To implement a Neighbourhood Character Overlay, a Statement of Neighbourhood Character will need to be prepared. A Neighbourhood Character Overlay will assist the Council to reinforce and maintain those areas that have a clear character and the preservation of these areas will complement the proposed and existing heritage overlays.

12.3 Proposed Heritage Advisory Committee

During the process of conducting the Heritage Study Stage IIB a need was identified for a Heritage Advisory Committee to:

- establish a support network for the historical societies and maintain a register of heritage collections in the municipality;
- seek funding for restoration and preservation work;
- administer awards for examples of heritage excellence; and
- build on an existing awareness and community pride through ongoing promotion and education of local heritage.

Volume 1: *Greater Shepparton Heritage Study Stage IIB*

12.4 Further Heritage Reviews

As part of this Heritage Study Stage IIB it was recognised that there are a number of areas that have yet to be properly assessed. It was beyond the scope of this brief to identify and assess all the places of cultural heritage significance, but it is recommended that as part of any future study attention is paid to rural areas, Murchison and the themes of irrigation and post war migration.

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GREATER SHEPPARTON HERITAGE STUDY STAGE IIC



Prepared for
Greater Shepparton City Council
By Heritage Concepts Pty Ltd

December 2017

Project Team

Deborah Kemp, Heritage Concepts Pty Ltd

Greater Shepparton Heritage Advisory Committee

Local heritage makes the greatest contribution to forming our living historic environment, more so than the small number of outstanding items of state, national or world significance. Greater than the sum of its parts, the varied collection of local heritage in an area enriches its character and gives identity to a neighbourhood, region or town in a way that cannot be reproduced. Local heritage is often what makes an area distinctive in the long-term, even if the heritage features were once in a neglected state or considered unremarkable...
(Heritage Council of NSW, *Levels of Heritage Significance*, 2008)

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CONTENTS

	Acknowledgements	
	Executive Statement	3
1.0	Introduction	5
2.0	Purpose	6
3.0	Selection Process	8
4.0	Methodology	9
5.0	Thresholds of Significance	10
5.1	Thematic Environmental History	12
5.2	Other factors to be considered when assessing significance	12
6.0	The Statement of Significance	13
7.0	Recommendations	13
8.0	List of Places	18
	APPENDIX A HERCON model criteria	31
	APPENDIX B HERMES citations	34

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Executive Statement

This report describes the key tasks and the methodology for the Greater Shepparton Heritage Study Stage IIC and the conclusions and recommendations that have arisen from its completion.

The purpose of this Study is to document places of post contact cultural heritage significance to the City of Greater Shepparton and to make recommendations for their conservation. The places that have been targeted are those that best represent the rich and diverse rural history of the City of Greater Shepparton. These places contribute to the individuality and streetscape, townscape, landscape or character of the area and are irreplaceable parts of its environmental heritage. Collectively, such places reflect the socio-economic and cultural history of the municipality. Places of local cultural heritage significance also form an integral part of the State's environmental heritage.

The documentation for each place is recorded in HERMES (Heritage Management Electronic System) database. This database is owned by Heritage Victoria and all heritage studies are required to be entered into it.

The proposed places provide tangible physical evidence of the evolution of the municipality. All of the places represent at least one historic theme as identified in the City of Greater Shepparton Heritage Study Stage 2 February 2004, Thematic Environmental History Volume 2 (Thematic Environmental History).

Of particular note is the process for the identification of many of the places listed within this Study. The Greater Shepparton Heritage Advisory Committee has representatives from a wide range of geographical areas within the municipality. Many are representatives of local historical societies. They provided as a group an invaluable contribution to the Study. They have identified and provided historical material for a large proportion of the places within this Study. Their enthusiasm and commitment is remarkable when one considers that they are volunteers with busy lives. Many of these places have been further researched by Anne Tyson with some assistance from the author of this report. Where the proposed places have met the thresholds for local significance they have been included in this Study.

HERITAGE STUDY (Stage IIC) 2017

The Study is in two volumes:

Volume 1

- Supporting background
- List of all places of Individual Significance
- Conclusions
- Recommendations

Volume Two

- The Heritage Citations as recorded on the HERMES Database. The citations include place type, significance, architectural style, integrity and historical context, sources of information, and a Statement of Significance. Images will be attached to the citations after all the site visits have been undertaken.

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HERITAGE STUDY (Stage IIC) 2017

1.0 Introduction

The Thematic Environmental History was prepared in 2004 to inform all future heritage studies.

The Greater Shepparton Heritage Study Stage IIC builds on two completed Heritage Studies:

- The Greater Shepparton Heritage Study Stage I (2001) and Greater Shepparton Heritage Study Stage II (2004). These Studies identified a sample of places of cultural heritage significance in Shepparton and rural areas. The recommendations of these Studies were the subject of Amendments C49 and C50, and approximately 200 places were introduced into the Greater Shepparton Planning Scheme.
- Greater Shepparton Heritage Study Stage IIB (2013). This Study built on the previous study with an emphasis on the City of Shepparton and the township of Tatura. This Study was the subject of Amendment C110 and approximately 250 places were introduced into the Greater Shepparton Planning Scheme.

It was clear that there were many other places of significance that had not been identified. For instance, places in the rural environment and townships such as Arcadia, Caniambo, Cosgrove, Mooroopna, Katandra West, Tallygaroopna and Undera had not been sufficiently investigated.

The Greater Shepparton Heritage Advisory Committee (HAC) recognised this and as part of their Heritage Strategy identified that this was a priority project. However, it was also noted that to employ suitably qualified consultants to undertake this task would require considerable financial commitment from Council. The HAC undertook to provide support for this project.

The HAC advised Council on elements of the brief for this study. The primary aim was to survey the City of Greater Shepparton for places of cultural heritage significance with a particular emphasis on rural places. This could include homesteads, farmhouses, outbuildings, fences, irrigation infrastructure, industrial sites, archaeological sites, settlements, moveable objects and places of shared Aboriginal and post settlement cultural heritage significance.

The work that was undertaken by the HAC is what is traditionally recognised as the initial stage in the preparation of this Heritage Study. That is, armed with the Thematic Environmental History and local knowledge of historical places the members of the HAC

HERITAGE STUDY (Stage IIC) 2017

provided Council with a list of places and a range of historical materials. It is this information that has provided the basis for the Greater Shepparton Heritage Study Stage IIC.

The survey area is large, being a total of 242,136 square kilometres, and it is diverse both geographically and in terms of settlement patterns. In excess of 200 places were identified and 180 places including 5 precincts were brought forward to form the Greater Shepparton Heritage Study Stage IIC.

2.0 Purpose

The purpose of this Study is to document places of post contact cultural heritage significance to the City of Greater Shepparton and to make recommendations for their conservation. The documentation for each place is recorded as a citation in the HERMES (Heritage Management Electronic System) database. This database is owned by Heritage Victoria and all heritage studies are required to be entered into it. These citations will be used to inform a new planning scheme amendment for the application of the Heritage Overlay within the Greater Shepparton Planning Scheme.

Greater Shepparton City Council is the Planning Authority for its administrative area. Section 12 of the *Planning and Environment Act 1987* ('the Act') sets out the duties and powers of Council as the Planning Authority. Importantly at Section 12(1)(a) the Act states that *a planning authority must implement the objectives of planning in Victoria*.

The Act at Section 4(1) sets out the objectives of Planning in Victoria and these include:

- Section 4(1)(d) – *To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and*
- Section 4(1)(e) – *To balance the present and future interests of all Victorians.*

This part of the Act establishes the important principle of the role of the Planning Authority to balance present and future needs in all decisions. Often planning decisions, such as where to apply the Heritage Overlay, may not be popular with present communities but are taken with a view to balancing future interests of that community.

When considering the objective of balancing present and future interests it must be noted that heritage places are important for enriching our lives and our communities. Buildings, areas,

HERITAGE STUDY (Stage IIC) 2017

landscapes and other places of heritage value provide a window to the past and to the origins of our communities. Heritage places also add character and interest to our towns and countryside.

It is important to retain physical evidence of changing cultural practices as they tell us about where we came from and over time how we have changed. In particular the City of Greater Shepparton's rural landscapes have much to tell us about the sacrifices and hardships endured by settlers during the 19th century. They often demonstrate unique technologies that were developed in response to the harshness and isolation of settlement areas.

Aboriginal cultural heritage is generally covered by the *Aboriginal Heritage Act (2006)* but within the Study area there are some places that have a shared heritage and these are important to recognise. The Aboriginal community within the City of Greater Shepparton is a vibrant and evolving community and one that has provided a corner stone for the sense of place within this municipality.

Each place provides for an interpretation of the cultural heritage of this municipality. These places are irreplaceable and precious and so their protection under the Heritage Overlay is an important function of the Planning Authority.

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Building further upon the duties and objectives of the Planning Authority established in the above sections of the Act, Council has the responsibility under the State Planning Policy Framework (Clause 15.03) to ensure the conservation of places of heritage significance.

It is therefore a mandated function of Council as the Planning Authority under the Act and Greater Shepparton Planning Scheme to identify, conserve and protect heritage places.

A heritage place may be a site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, fossil site or other place of natural or cultural significance and its associated land.

Places of cultural heritage significance to a local area (called heritage places) can be protected by a Heritage Overlay.

HERITAGE STUDY (Stage IIC) 2017

Heritage Overlays are part of local councils' planning schemes. They help protect the heritage of a local area. Heritage Overlays include places of local significance as well as places included in the Victorian Heritage Register.

The Heritage Overlay may be applied to a single property or a number of properties. Generally when the overlay is applied to a number of properties as one place it is referred to as precinct. A group of places need not be contiguous; instead they can form a listing known as a serial listing. For instance, a number of sites with the same statement of significance can have the same overlay number but might not be geographically proximate.

This document includes information on the heritage places proposed for inclusion in the Greater Shepparton Planning Scheme.

3.0 Selection Process

The initial draft list of items was largely supplied by the HAC; others came from the author of this report, and other nominations from within the community. To assist the HAC they were provided with a number of Master Classes setting out the following:

- the scope of the Heritage Study – that is, the types of places that can be considered for inclusion in the Heritage Overlay of the Greater Shepparton Planning Scheme;
- the type of supporting information required to provide sufficient rigour;
- a breakdown of the HERCON criteria;
- the different levels of statutory protection (Local and State Significance); and
- the purpose of the Thematic Environmental History.

The initial draft list was assessed. The records displayed varying degrees of information with some places having little or no recorded history and minimal architectural or aesthetic analysis. It was recognised that while a number of places had less information than was desirable it was clear that they were also potentially significant and had the capacity to meet the threshold of local significance. The majority of the places satisfied at least one of the identified themes in the Thematic Environmental History. However, it is clear that some of the identified places could provide scope for a partial revision of the Thematic Environmental History.

The selection of the final list (see Appendix B of this report) was informed by:

HERITAGE STUDY (Stage IIC) 2017

- An understanding of the principal historic themes with particular emphasis on the demonstration of rural settlement patterns, the development of rural industries and places that provide good representative regional architectural examples;
- Identification of any rare or outstanding places;
- Identification of places that are, or soon will be, subject to developmental pressures. This includes demolition or inappropriate development; and
- The selection methodology also had a bias (where practical) towards ensuring that there were representative places from the full geographical area of the municipality.

All of the places were revised by the author of this report to include:

- A historic and thematic context;
- History including original owners and their connection to the locality;
- The application of one or more heritage criteria (as set out in the Practice Note referred to below);
- A physical description;
- A comparative analysis with other similar examples known in the area;
- A Statement of Significance that demonstrates what is significant and what is not significant, how and why the place is important. All of the statements of significance were developed to reflect current practices and in accordance with the requirements and principles of ‘Planning Practice Note 1: Applying the Heritage Overlay’ (Department of Environment, Land, Water and Planning, 2015) and the *Australia ICOMOS Charter for Places of Cultural Significance, The Burra Charter, 2013* (Burra Charter); and
- A map of the area of the property that the overlay should be applied to.

4.0 Methodology

The methodology for this project draws on the relevant guidelines for the preparation of heritage studies as well as other relevant Independent Panel reports and, in particular the 2007 Ministry of Planning *Review of Heritage Provisions in Planning Schemes* (‘the Advisory Committee Report’),¹ the *Australia ICOMOS Charter for Places of Cultural Heritage Significance, The Burra Charter, 2013* (Burra Charter) and its guidelines, and the ‘Planning Practice Note 1: Applying the Heritage Overlay’ (2015). Consideration was also given to Heritage Victoria’s ‘Model Consultants’ Brief for Heritage Studies’ (2010).

¹ Ministry of Planning, *Review of Heritage Provisions in Planning Schemes. Advisory Committee Report: The way forward for heritage*, 2007.

5.0 Thresholds of Significance

It is generally accepted that local heritage items are those of significance to the local government area. In other words they contribute to the individuality and streetscape, townscape, landscape or character of an area and are irreplaceable parts of its environmental heritage. Collectively, such items reflect the socio-economic and cultural history of a local area. Items of local significance form an integral part of the State's environmental heritage.

In line with the HAC's comments the following local 'tests' can assist in determining whether a place meets the threshold for local significance². If a place (individual item or precinct) meets at least one of the criteria it potentially is of local significance. If it meets more than one criterion that does not make it of a higher significance but that signifies it is a place that can demonstrate a number of values.³

The local significance threshold is for places of significance to a region, town or locality. As already noted a place must meet at least one of the HERCON criteria. The determination of significance can be assisted by an analysis of historical data, aesthetic analysis, and with community consultation.

In essence this means that the place must be valued for at least one of the following values:

- historic;
- social;
- aesthetic;
- technical;
- spiritual; and
- rarity.

Historic Values

- *Historic values in general mean that a place has a tangible association with, or is representative of, a historic theme. There are exceptions, such as where a place could have its own intrinsic historic cultural heritage significance.*
- *Historic values for the purpose of this Study are usually identified or illustrated by the fabric of the place – this can be built fabric and/or landscape elements.*

² ibid.

³ ibid.

Social Values

- *Social values can be found in a place which has a demonstrable community association for the municipality. This may also include an association with a person or an organisation. This association may be documented in local histories, local oral histories or have a strong resonance within the community. The association needs to have been maintained over a distinct period of time.*

Aesthetic Values

- *Aesthetic values can be found in a place which demonstrates fine architectural and/or aesthetic qualities. These could include a particularly refined or innovative example of architecture, or one with high aesthetic qualities for the municipality.*
- *Other places might provide a good representative example of a specific architectural period or style for the municipality. These places will have undergone a comparative analysis with the best representative example chosen for this Study.*

Technical Values

- *Technical values can be found in a place which demonstrates significant technical qualities. Technical qualities can be innovative and unusual, or the place may be a representative example of a technology for the municipality.*

Spiritual Values

- *Spiritual values can be found in places that have spiritual resonance with the community. It can be a religious value or it could be less regularised and demonstrated by a deep attachment that is recognised by the municipality.*

Rarity Values

- *A place can be valued for its rarity within the municipality.*

The definition of a threshold of local significance can entail a degree of value judgement, and there occasionally may be legitimate and differing professional views about the heritage values of some places. The development of thresholds is something which responds to the particular characteristics of the area under investigation and its heritage resources. Thus a comparative analysis that considers the set of similar places may be required to assist. This process is essentially a comparative one within the local area. The types of factors that might be deployed to establish local thresholds can be specified State-wide. They would include

HERITAGE STUDY (Stage IIC) 2017

rarity in the local context, condition/degree of intactness, age, design quality/aesthetic value, and importance to the development sequence documented in the thematic environmental history.

5.1 Thematic Environmental History

The Thematic Environmental History provides a context for the identification and assessment of places. The writing of the Thematic Environmental History is a dynamic process where the identification of places of potential cultural heritage significance can inform the historic themes and likewise an identification of a historic theme can inform the identification of places. The Thematic Environmental History has not been revised as part of this Study. It was assessed as being robust and able to provide sufficient guidance for this Heritage Study.

Sometimes places can be individually significant for reasons that are independent of the themes identified in the History. This is supported by the following comment in the Panel Report prepared for Amendment C57 to the Warrnambool Planning Scheme.

The panel does not see it as inimical to the significance of this building that there is currently no mention of a guest house theme in the Gap Study Thematic History. It is simply not the case that every building typology will be mentioned in such as study.

The Panel Report for Amendment C57 also once again highlighted that thematic histories are not ‘static’ documents and should be reviewed.

However, it is also noted that this Study has provided additional information that could be used to flesh out some of the identified themes.

5.2 Other factors to be considered when assessing significance

There are other factors that can influence the assessment of significance of a *place* and these include:

The integrity and the intactness of a *place*

The integrity and intactness of a *place* can be a factor in the consideration of its significance and inclusion in a Heritage Study.

The consideration of integrity and intactness for places to meet local thresholds of significance includes an assessment of the extent of significant fabric. This includes minimal

HERITAGE STUDY (Stage IIC) 2017

structural changes and limited external changes to the main facades, and the retention of most of the original detailing.

The condition of the *place*

The condition of a *place* can be a factor in the consideration of a *place*. If the condition is such that the restoration of the *place* would mean that much of the original fabric was replaced, and this fabric is of significance, this could compromise the significance to such a degree that it no longer meets the threshold for local significance.

The thresholds that have been used in this Study and to assist in the determination of significance are state significance and local significance. There are no places that have been identified as having potential national significance.

6.0 The Statement of Significance

The Statement of Significance is a concise statement that distils the essence of significance of a *place*. The Statements of Significance for this study have been prepared in accordance with the guidelines set out in ‘Planning Practice Note 1: Applying the Heritage Overlay’ (2015).

The statement of significance as adopted in this study describes:

- ‘**What is significant?**’ a brief description of the *place* and the features that contribute to the significance of the *place*.
- ‘**How is it significant?**’ provides a list of cultural heritage values that are demonstrated by the *place* – historic, aesthetic/architectural, social, scientific/technical, spiritual, rarity.
- ‘**Why is it significant?**’ describes the reasons why the *place* is significant.

7.0 Recommendations

1. Paint Controls for the Township Precincts:

It is recommended that the Paint Control Column in the Schedule to the Heritage Overlay at Clause 43.01 of the Greater Shepparton Planning Scheme be activated for the following precincts: the Central Business Area Precinct (HO160), the Tatura Township Precinct (HO156), the proposed Murchison Central Township Precinct and the proposed Dookie Township Precinct.

HERITAGE STUDY (Stage IIC) 2017

There is a strong rationale for paint controls in the township precincts, as colour will enhance the architecture of any building, and will assist in a better presentation of these areas. An inviting commercial streetscape will provide a better outcome for Council and businesses. Paint colour controls are not prescriptive or onerous but provide Council with the ability to create a better outcome. Paint controls do not mean that heritage buildings have to have a 'heritage colour scheme;' instead an appropriate colour scheme can be prepared in association with the owners and become part of their business plan. A primary example is the guidance provided to the owners of the Commercial Hotel, 106 McLennan Street, Mooroopna (HO48). The Hotel's presentation in the streetscape is vastly improved and it has become one of the most stylish buildings in Mooroopna. It looks smart and the colours have enhanced the business prospects of the food tenancy.

2. Internal Controls – 80 River Road MURCHISON (HO137)

80 River Road, Murchison is considered to be the oldest surviving building in the municipality. It is believed to have been constructed c.1860 and it provides links back to the earliest settlement of Murchison. It is a rare surviving example of this type of architecture in the municipality and the state. Of particular note is the survival of the original internal slab walls. It is recommended that Internal Controls be applied to this building as a measure of support and guidance for the owners of this building. This will assist in the preservation of this valuable historic building.

3. 65 Rea Street SHEPPARTON

It is recommended that 65 Rea Street, Shepparton be included in the Shepparton Residential Precinct North (HO140). This action is supported by the Panel Report for Amendment C110 to the Greater Shepparton Planning Scheme. The house at 65 Rea Street has been assessed as a contributory item by the Panel and this assessment is supported by the Panel that considered submissions for Amendment C110. The extension of the Heritage Overlay will mean that both 63 and 67 Rea Street will be mapped as non-contributory items.

4. 130 – 160 Knight Street SHEPPARTON (St Brendan's School)

The mid-20th century school buildings at 130-160 Knight Street, Shepparton were not included in the original Heritage Overlay mapping that applies to St Brendan's Church and Presbytery (HO83) and School (HO85). It is recommended that the classrooms be included in

HERITAGE STUDY (Stage IIC) 2017

the Schedule to the Heritage Overlay. The classrooms in these buildings are important as they represent one of the historic themes for the Shepparton area. The c.1960s was a period marked by population growth and migration to this area and this resulted in the expansion of the school. These classrooms, like most of the buildings within this precinct, are characterised by the high quality of their design and construction. The modernist architecture of the classrooms provides a very good example of the period and is finely detailed. This classroom block is a defining feature of this important complex and the streetscape. It is recommended that the classrooms be included in the Schedule to the Heritage Overlay.

5. Double Listing

Ordinarily, a place of individual cultural heritage significance has its own Heritage Overlay. If that place also contributes to the values of a precinct, it should also be included within the Heritage Overlay for that precinct. To correctly reflect this shared or dual significance, two Heritage Overlays should be applied to the place; one for its ‘Individual’ significance and one for its ‘Contributory’ significance.

Amendment C110, the last major heritage-related planning scheme amendment, subsumed ‘Individually Significant’ places within the Heritage Overlay associated with the surrounding precincts.

As a result of this approach, there was a deletion of a number of ‘Individually Significant’ overlays within the proposed Central Business Area Precinct (HO160), the Shepparton Residential Precinct South (HO141) and the Tatura Township Precinct (HO156). These places were subsumed into the relevant precinct overlays and identified as ‘Contributory’ places within these precincts.

The places affected by the double listing issue should be correctly mapped and identified in the Greater Shepparton Planning Scheme for their ‘Individual’ and ‘Contributory’ significance. It is recommended that this issue be rectified for the following places:

Existing HO	Precinct	Former / Proposed HO	Heritage Place
HO141	Shepparton Residential Precinct South, Shepparton	HO90	<i>Ambermere</i> , 78-84 Orr Street, Shepparton

HERITAGE STUDY (Stage IIC) 2017

HO141	Shepparton Residential Precinct South, Shepparton	HO185	80-82 Corio Street, Shepparton
HO156	Tatura Township Precinct, Tatura	HO107	Irrigation & War Camps Museum, 49 Hogan Street, Tatura
HO156	Tatura Township Precinct, Tatura	HO108	Commercial Hotel, 42-50 Hogan Street, Tatura
HO156	Tatura Township Precinct, Tatura	HO109	Sacred Heart Roman Catholic Church, Hogan Street, Tatura
HO156	Tatura Township Precinct, Tatura	HO110	St Mary's College & Sacred Heart Convent, 70-82 Hogan Street, Tatura
HO156	Tatura Township Precinct, Tatura	HO111	Mechanic's Institute, 77-79 Hogan Street, Tatura
HO156	Tatura Township Precinct, Tatura	HO112	Victory Hall, Hogan Street, Tatura
HO160	Central Business Area Precinct, Shepparton	HO76	Hotel Australia, 73-83 Fryers Street, Shepparton
HO160	Central Business Area Precinct, Shepparton	HO88	Wesley Uniting Church, Hall & Manse, 160 Maude Street, Shepparton
HO160	Central Business Area Precinct, Shepparton	HO89	Former Wesley Church, 162 Maude Street, Shepparton
HO160	Central Business Area Precinct, Shepparton	HO97	Mechanic's Institute, 227 Wyndham Street, Shepparton
HO160	Central Business Area Precinct, Shepparton	HO98	Full House Saloon (Former Bank), 269-275 Wyndham Street, Shepparton
HO160	Central Business Area Precinct, Shepparton	HO130	Fairley's Building, Fryers Street (cnr. Maude Street), Shepparton
HO160	Central Business Area Precinct, Shepparton	HO131	Friar's Café (former Baptist Church) 125-127 Fryers Street, Shepparton
HO160	Central Business Area Precinct, Shepparton	HO136	Kilpatrick's Building, 279-

HERITAGE STUDY (Stage IIC) 2017

	Precinct, Shepparton		283 Wyndham Street, Shepparton
HO211	Tatura Residential Precinct West, Tatura	HO105	Cottages (Row), 2-10 Casey Street, Tatura

6. Recommendations for future investigations

The current study has identified a number of historic places, many of which have not been investigated or recognised in the past. The richness of the heritage of this area and its survival is remarkable. Of the places that have been identified in this study there are a number that clearly meet the thresholds for State Significance. It is recommended that further investigations are undertaken in areas that are not part of the current study. These areas include: Arcadia, Caniambo, Cosgrove, Katandra West, Merrigum, Mooroopna, Tallygaroopna and Undera.

This study recommends that the following places be assessed as part of any future heritage study:

Former Goulburn River jetty at Archer Street MOORROOPNA

7 Knight Street SHEPPARTON (house)

165 Knight Street SHEPPARTON (house)

167 Knight Street SHEPPARTON (house)

172 Knight Street SHEPPARTON (house)

173 Knight Street SHEPPARTON (house)

179 Knight Street SHEPPARTON (house)

111 Maude Street SHEPPARTON (house)

16 McCracken Street SHEPPARTON (house)

108 Rea Street SHEPPARTON (house)

52 Vaughan Street SHEPPARTON (Goulburn Valley Winery)

36 Welsford Street SHEPPARTON (house)

28 Hogan Street TATURA (brick shed and house)

32 Hogan Street TATURA (house)

34-36 Hogan Street TATURA (former service station)

HERITAGE STUDY (Stage IIC) 2017

18 Thomson Street TATURA (house)

20 Thomson Street TATURA (house)

4 and 16 William Street, 26 and 28 Park Street, and 3 and 7 Edgar Street TATURA
(Edgar, Park and William Streets Group).

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HERITAGE STUDY (Stage IIC) 2017**7.0 List of Places – Greater Shepparton Heritage Study Stage IIC****INDIVIDUALS**

NAME AND ADDRESS	HERMES	CRITERION / CRITERIA
ARCADIA		
200 Ross Road ARCADIA (Homestead Complex)	200480	A, D
ARDMONA		
50 Ardmona Road ARDMONA (Koola)	200468	A, D
170 Ardmona Road ARDMONA (Ardmona Grammar School)	200467	A, B, E
705 Echuca Road ARDMONA	201133	A, E
155 Excelsior Avenue ARDMONA (Dairy)	200663	A, D, F
380 MacIsaac Road ARDMONA (Airlie – the former Ducat’s House)	197569	A, D
6455 Midland Highway ARDMONA (Dundas Simson Cool-store)	200582	A, D, F
BOXWOOD		
406 Boxwood Road BOXWOOD (Lime Kilns)	198248	A, B, D, F
BUNBARTHA		
4950 Barmah-Shepparton Road BUNBARTHA (Athol)	200463	A, D
70 Lord Road BUNBARTHA (Boongala Homestead)	199689	A, D
145 Maneroo Road BUNBARTHA (Homestead and Close’s Concrete Blocks)	200464	B, D, F, G
150 Maneroo Road BUNBARTHA (Maneroo Homestead)	197747	A, E
185 Medland Road BUNBARTHA (Riverview Dairy)	197712	A, D, E, F
186 Medland Road BUNBARTHA (Roseneath Homestead)	197746	A, B, E, F, G
835 Tallygaroopna West-Bunbartha Road BUNBARTHA (Almond Vale)	197724	A, B, D
CANIAMBO		
1112 Cemetery Road CANIAMBO (Gowangardie Cemetery)	197715	A, D, E, G

HERITAGE STUDY (Stage IIC) 2017

CONGUPNA		
380 Thompsons Road CONGUPNA (Moreton Bay Fig Trees)	200417	A, E, G
COOMA		
170 Kilmartin Road COOMA (Garfield)	197437	A, B, E, F
840 Kyabram-Cooma Road COOMA (Homestead)	197620	A, E
COSGROVE		
2040 New Dookie Road COSGROVE (Silo)	197750	A, D, F, G
COSGROVE SOUTH		
2195 Midland Highway COSGROVE SOUTH (Homestead Building)	197605	A, D
2680 Midland Highway COSGROVE SOUTH (Gowangardie Weir)	197596	A, D, F, G
2415 River Road COSGROVE SOUTH (Gowangardie Homestead)	197597	A, D
DHURRINGILE		
1252 Baulch Road DHURRINGILE (Camp 2 Prisoner of War Camp)	200887	A, E, F, G
870 Murchison-Tatura Road DHURRINGILE (stable building)	200886	A, B, D
1065 Murchison-Tatura Road DHURRINGILE (Homestead Complex)	200662	A, D
DOOKIE		
*7 Baldock Street DOOKIE (Silo)	197749	A, D, F, G
38-48 Baldock Street DOOKIE (Dookie Quarry)	199622	A, E, F, G
2 Dookie-Devenish Road DOOKIE (Dookie East Cemetery)	197753	A, D, G
*65, 67-71 and 89 Mary Street DOOKIE (CWA Gardens)	197745	A, D, G
2365 New Dookie Road and Used Government Road DOOKIE (Belbank Homestead)	197607	A, D

HERITAGE STUDY (Stage IIC) 2017

75 Quarry-Dookie Road DOOKIE (Magennis Selection House)	197752	A, B, D, F
*Dookie Township Precinct These places are also included in the Dookie Township Precinct		
GIRGARRE EAST		
4180 Midland Highway GIRGARRE EAST (Buzza's Homestead Complex)	200648	A, D
GRAHAMVALE		
65 Doyles Road GRAHAMVALE (Harris House)	197609	A, D
197 Ford Road GRAHAMVALE (Hurlstone)	197612	A, B, E
65 Grahamvale Road GRAHAMVALE (Homestead Complex)	200471	A, D
133 Grahamvale Road GRAHAMVALE (Homestead Complex)	200484	A, D
HARSTON		
720 Girgarre East Road HARSTON (Ravenstone Homestead)	200487	A, D
310 Heath Road HARSTON (Atherstone Homestead)	197604	A, D
KARRAMOMUS		
810 Karramomus Road KARRAMOMUS (Homestead Complex)	199830	A, D
1000 Karramomus Road KARRAMOMUS (Homestead Complex)	199831	A, D
1035 Karramomus Road KARRAMOMUS (Homestead Complex)	200466	A, D
KATANDRA		
716 Lane Road KATANDRA (Katandra Cemetery)	197660	A, D, G
965 Katandra-Main Road KATANDRA (Lilybank)	200488	A, E

HERITAGE STUDY (Stage IIC) 2017

KATANDRA WEST		
17-27 Bankin Street KATANDRA WEST (Original Katandra West School (1928))	200244	A, D, G
248-250 Hickey Road KATANDRA WEST (Katandra West Hall)	197781	A, D, G
KIALLA		
230, 242, 244, 250, 253 & 254 Riverview Drive KIALLA (Kialla Village Settlement)	197615	A, B
KIALLA EAST		
1070 River Road KIALLA EAST (Ashville – Homestead)	197601	A, D
1070 River Road KIALLA EAST (Ashville - Mud brick structure (separation room/dairy cool room))	197575	A, B, D, F
KYABRAM		
750 Andrews Road MERRIGUM (Homestead)	197763	A, B, D, F
588 Dunbar Road KYABRAM (Mud Brick Building)	200493	A, F
MAJOR PLAINS		
195 Major Plains Road MAJOR PLAINS (Boorinda Homestead)	200483	A, E
MERRIGUM		
1090 Byrneside-Kyabram Road MERRIGUM (Tottenham's House)	197621	A, E, F
595 Dunbar Road MERRIGUM (Argus Log building)	197758	A, B, E, F
745 Dunbar Road MERRIGUM (McLeod's Homestead)	200495	A, D
33-39 Judd Avenue MERRIGUM (Carnation Milk Co Factory)	200473	A, B, E, F, G
715 Byrneside-Kyabram Road MERRIGUM (Greenwood's House and Coolstore)	197598	A, B, D, F
102 Morrissey Street MERRIGUM (Blacksmith's/Motor	197579	A

HERITAGE STUDY (Stage IIC) 2017

Garage)		
104-108 Morrissey Street MERRIGUM (Water Tower)	197622	A, E, F
113-117 Morrissey Street MERRIGUM (The former Merrigum Butter Factory)	197761	A, E, F
13 Pearce Street MERRIGUM (The Dutch House)	197577	A, B, E, F
82 Waverley Avenue MERRIGUM (Mud Brick Shed)	197599	A, F
111-113 Waverley Avenue MERRIGUM (Bills Water Trough)	199832	A, D
114-120 Waverley Avenue MERRIGUM (Former Solicitor's Office)	200565	A, B, E, F
122 Waverley Avenue MERRIGUM (Former Billiard Parlour)	200564	A, D, F, G
MOORILIM		
35 Flynn's Road MOORILIM (Homestead Complex)	200567	A, D
5470 Goulburn Valley Highway MOORILIM (Muddy Creek Subway)	197617	A, B, F
5475 Goulburn Valley Highway MOORILIM (Moorilim Hotel)	197581	A, E, G
MOOROOPNA		
4 Alexandra Street MOOROOPNA (House)	200573	A, D
10 Alexandra Street MOOROOPNA (House)	199827	A, D
13 Alexandra Street MOOROOPNA (House)	200574	A, D
14 Alexandra Street MOOROOPNA (Former Methodist Church)	197438	A, D
16 Alexandra Street MOOROOPNA (Former Parsonage)	197757	A, D
23 Camp Street MOOROOPNA (Cottage)	200572	A, D
24 Camp Street MOOROOPNA (Ardmona Cannery Manager's House)	200571	A, D
440 Echuca Road MOOROOPNA (Mooroopna Cemetery)	197755	A, D, G
90 McFarlane Road and 2 Fairway Drive MOOROOPNA (Howe's Paddock)	200667	A, D, G
1 and 1A McLennan Street MOOROOPNA (Chinaman's Garden)	197602	A

HERITAGE STUDY (Stage IIC) 2017

35 McLennan Street MOORoopNA (Brick Water Tower)	197760	A, B, E, F
162 McLennan Street MOORoopNA (Bills Water Trough)	197611	A, D
209-231 McLennan Street MOORoopNA (Mooroopna Mosque)	200577	A, E, G
Midland Highway and Echuca Road MOORoopNA (Mooroopna Memorial Gates Recreation Reserve)	197440	A, D, G
Part of Shepparton Regional Park, Midland Highway MOORoopNA (Mooroopna Flats)	197664	A, B, E, G
29 Northgate Street MOORoopNA (Cottage)	197663	A, D
10 Morell Street MOORoopNA (House)	200575	A, D
20 Rumbalara Road MOORoopNA (Rumbalara)	200341	A, E, G
Mooroopna Rail Bridge Over Goulburn River MOORoopNA (Rail Bridge)	200250	A, F
2-26 Toolamba Road MOORoopNA (St Mary's Presbytery, Church and School)	200576	A, E, G
Road Bridge over Goulburn River, Watt Road MOORoopNA (Mooroopna-Kialla Bridge)	197614	A, B, D, F
5 Young Street MOORoopNA (Former Undera Hall)	200570	A, D, G
15 Young Street MOORoopNA (Ardmona Cannery Canteen)	200569	A, E, G
16 Young Street and 6 Doonan Street MOORoopNA (Ardmona Cannery)	200568	A, D, F
MOORoopNA NORTH WEST		
605 Hooper Road MOORoopNA NORTH WEST (Homestead Complex)	200465	A, B, D, E, F
230 Manley Road MOORoopNA NORTH WEST (Kelso Park – Ryan's Log Building)	197756	A, B, E, F
MOUNT MAJOR		
305 Dookie-Gowangardie Road MOUNT MAJOR (Dookie Cemetery)	197576	A, D, G
MURCHISON		

HERITAGE STUDY (Stage IIC) 2017

90 Baynes Road MURCHISON (Alistair Knox House)	200578	A, E
890 Hammond Road MURCHISON (Lynden)	197610	A, D
435 and 470 Murchison-Goulburn Weir Road MURCHISON (Stable and Barn)	200580	A, B, D
5 Murchison-Tatura Road MURCHISON (Waranga Park Homestead)	200249	A, D
21 Old Weir Road MURCHISON (Murchison Cemetery)	197764	A, E
10 Pretty John Road MURCHISON (Homestead Complex)	200462	A, E, G
Rail Bridge over Goulburn River MURCHISON (Rail Bridge)	199762	A, E, F, G
Reserve Adjacent to Murchison-Goulburn Weir Road MURCHISON (Flume at Murchison-Goulburn Weir)	200579	A, F
80 River Road MURCHISON (HO137 - to introduce internal controls)	200695	A, B, D, F
* 40 Stevenson Street MURCHISON (Bills Water Trough, Murchison Gardens)	197618	A, E
3-23 Willoughby Street, MURCHISON (Murchison Protectorate)	200581	A, D, G, H
44 Willoughby Street MURCHISON (Common School)	200053	A, E, G
*This place is also included in the Murchison Central Township Precinct.		
MURCHISON NORTH		
1030 River Road MURCHISON NORTH	200864	A, D
NALINGA		
3390 Midland Highway NALINGA (Altona Park and Outbuildings)	199687	A, E
ORRVALE		
325 Popular Avenue ORRVALE (Church)	197619	A, D
PINE LODGE		
275 Cosgrove-Lemnos Road PINE LODGE (Lamrock's)	197765	A, D, F
110 Pine Lodge North Road PINE LODGE (Silo)	197751	A, F, G

HERITAGE STUDY (Stage IIC) 2017

SHEPPARTON		
8 Acacia Street SHEPPARTON (Mosque)	197780	A
139 Archer Street SHEPPARTON (House)	200583	A, E
80-82 Corio Street SHEPPARTON	184856	A, D, E, G
100-104 Corio Street SHEPPARTON (Una Hospital)	200251	A, E, G
192 Corio Street SHEPPARTON	200915	A, D
196 Corio Street SHEPPARTON	200916	A, D
215 Corio Street SHEPPARTON	200917	A, D
7 Edward Street SHEPPARTON	200586	A, D, G
9 Edward Street SHEPPARTON (House)	200586	A, D, G
13 Edward Street SHEPPARTON (House)	200585	A, E, G
18-22 Hamilton Street SHEPPARTON (St Mel's Catholic Church)	200618	A, E
127 Hayes Street SHEPPARTON	201127	B, E
130-160 Knight Street SHEPPARTON (School)	149617	A, E
162 Knight Street SHEPPARTON	201003	A, E
192 Knight Street SHEPPARTON	20863	A, E
2-16 Mason Street SHEPPARTON (Brown's Plaster Works)	200252	A, D
102 Nixon Street SHEPPARTON	200919	A, D
7 Nugent Street SHEPPARTON	200862	A, E
2 Purcell Street SHEPPARTON VRI Building – Shepparton Railway Station)	200653	A, D, G
65 Rea Street SHEPPARTON (HO141 – additional contributory item to an existing Precinct)	200696	A, D
5 Rudd Road SHEPPARTON (Shepparton Cemetery)	197443	A, D, E, G
31 Welsford Street SHEPPARTON (House)	200584	A, D, G
30 Wyndham Street SHEPPARTON (Dutch House)	200664	A, B, E, F
39 Wyndham Street SHEPPARTON	200885	A, E
SHEPPARTON EAST		
375 Midland Highway SHEPPARTON EAST (House)	200652	A, E
703 Midland Highway SHEPPARTON EAST (Shepparton East Hall)	200246	A, D, G

HERITAGE STUDY (Stage IIC) 2017

715 Midland Highway SHEPPARTON EAST (House)	197441	B, D, F, G
TALLYGAROPNA		
Victoria Street TALLYGAROPNA (Elm Trees)	200617	A, E
25 Victoria Street TALLYGAROPNA (House)	197778	A, D
2A and 2B Victoria Street TALLYGAROPNA (Silo)	197775	A, D, F, G
TATURA		
525 Bayunga Road TATURA (Merri Ponds)	200668	A, D, E, F
1730 Bitcon Road TATURA (Guard Tree)	200476	A
110 Craven Road TATURA (Gladfield)	200470	A, D
110 Craven Road TATURA (Nimitybelle)	200472	A, D, E
815 Crawford Road TATURA (Fenton Hall)	197713	A, D
80 Gowrie Park Road TATURA (Gowrie Park)	200647	A, B, D, F
17 Hogan Street TATURA	200694	A, D
21 Hogan Street TATURA	201412	A, D
202-218 Hogan Street, Wilma Wilson Gardens, TATURA (Bills Water Trough)	199835	A, D
5735 Midland Highway TATURA (Kelvin Grove)	197613	A, B, E
5855 Midland Highway TATURA (Moloya Park)	199839	E
5855 Midland Highway TATURA (Chock and Log Fence)	197578	A, B, F
1340 Murchison-Tatura Road TATURA (house at the wastewater treatment facility)	201128	A, E
490 Tatura-Undera Road TATURA (Groves' Selection complex and log building)	199837	A, B, E, F
1655 Toolamba-Rushworth Road TATURA (Harston Grange Homestead Complex)	200234	A, E, G
145 Winter Road TATURA (Slaughterhouse)	200666	A, B, D, F
TOOLAMBA		
180 Bitcon Road TOOLAMBA (Herdstown Villa)	200669	A, E
1, 3, 5, 7, 9 and 11 Londregan Lane TOOLAMBA (Railway Parade Toolamba Railway Station, Water Tower & other remnant railway archaeology)	197600	A, B, D, F
195 Pogue Road TOOLAMBA (Lissadell)	199698	A, B, D, F

HERITAGE STUDY (Stage IIC) 2017

490 Pogue Road TOOLAMBA (Roseneath)	199840	A, B, D, E, F
1270 River Road TOOLAMBA (Homestead)	200475	A, E
1350 River Road TOOLAMBA (Binda Vale)	200469	A, B, E
1620 River Road TOOLAMBA (Toolamba Cemetery)	200247	A, D, G
190 Toolamba-Rushworth Road TOOLAMBA (Homestead complex, Woolshed)	197665	A, D, F
825 Toolamba Road TOOLAMBA (Osbourne House)	200650	A, D
TOOLAMBA WEST		
760 Bayunga Road TOOLAMBA WEST (Homestead)	197439	A, D
740 Craven Road TOOLAMBA WEST (Homestead Complex)	200649	A, D
UNDERA		
45-55 Anderson Street UNDERA (Undera Primary School)	199699	A, D, G
720 Madill Road UNDERA (Homestead Complex)	199686	A, D
1045 Madill Road UNDERA (St Germain's Homestead and Grave)	197442	A, D, E
ZEERUST		
390 Zeerust Road ZEERUST (Closer Settlement House)	200307	A, B, E, F
210 Zeerust School Road ZEERUST (Former Gribben Log Building)	197748	A, D
235 Zeerust School Road ZEERUST (Slab Hut)	197748	A, D

HERITAGE STUDY (Stage IIC) 2017**PRECINCTS****DOOKIE**

Name and address	HERMES	Criterion / Criteria
DOOKIE TOWNSHIP PRECINCT	200690	A, G

Including

Name and address	Existing HO
Railway Siding Baldock Street DOOKIE	
7 Baldock Street DOOKIE (Silos)	
12 Curtain Street DOOKIE (House)	
17 Gladstone Street DOOKIE	
26 Mary Street DOOKIE (Maternal Childcare Building)	
30 Mary Street DOOKIE (Bakery)	
34 Mary Street DOOKIE (Memorial Hall)	
44 Mary Street DOOKIE (Gladstone Hotel)	HO17
48 Mary Street DOOKIE (former Co Store, Emporium)	
60 Mary Street DOOKIE (General Store)	
64 Mary Street DOOKIE (Former Recorder Office and Former Post Office)	HO16
66 Mary Street DOOKIE (Former National Bank)	
65, 67-71 and Part of 89 Mary Street DOOKIE (CWA Gardens)	
Part of 89 Mary Street DOOKIE (Bowls Club)	
89a Mary Street DOOKIE (War Memorial)	
90 Mary Street DOOKIE (House)	
92 Mary Street DOOKIE (House)	
21 Turnley Street DOOKIE	
27 Turnley Street DOOKIE (Uniting Church)	

MURCHISON

Name and address	HERMES	Criterion / Criteria
MURCHISON CENTRAL TOWNSHIP PRECINCT	200478	A, D, E, G

Including

Name and address	Existing HO
2 Impey Street MURCHISON (church)	HO65
4 Impey Street MURCHISON (church)	HO65

HERITAGE STUDY (Stage IIC) 2017

6 Impey Street MURCHISON	
8 Impey Street MURCHISON (School)	HO61
15 Impey Street MURCHISON (church)	HO62
28 Impey Street MURCHISON	
4 McKenzie Street MURCHISON (House)	
14-16 McKenzie Street MURCHISON (House)	
8 River Road MURCHISON	
12 Robinson Street MURCHISON	
20 Robinson Street MURCHISON	
Roderick Square Reserve, MURCHISON (Roderick Square)	
2, 4, Part of 6-38, and 40 Stevenson Street MURCHISON (Murchison Public Gardens, War Memorials and Bills Water Trough)	
1 Stevenson Street MURCHISON	
3 Stevenson Street MURCHISON (Presbytery)	
5 Stevenson Street MURCHISON (Ravenscraig)	
7 Stevenson Street MURCHISON	
17 Stevenson Street MURCHISON	
21 Stevenson Street MURCHISON (Meteorite Gardens and Bunya Bunya Pine)	
29 Stevenson Street MURCHISON	
33 Stevenson Street MURCHISON	HO69
37 Stevenson Street MURCHISON	HO69
39 Stevenson Street MURCHISON	HO70
43 Stevenson Street MURCHISON	HO70
45 Stevenson Street MURCHISON	HO70
47 Stevenson Street MURCHISON	HO71
65 Stevenson Street MURCHISON	
69 Stevenson Street MURCHISON	
71 Stevenson Street MURCHISON	
71a Stevenson Street MURCHISON	
15 Watson Street MURCHISON (House)	
21 Watson Street MURCHISON (House)	

Name and address	HERMES	Criterion / Criteria
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HERITAGE STUDY (Stage IIC) 2017

RIVER ROAD MURCHISON RESIDENTIAL PRECINCT	200691	A, D, E
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Including

Name and address	Existing HO
10 River Road MURCHISON	
12 River Road MURCHISON	
16 River Road MURCHISON	
26 River Road MURCHISON	
30 River Road MURCHISON	
64 River Road MURCHISON	
66 River Road MURCHISON	
76 River Road MURCHISON	
86 River Road MURCHISON	
88 River Road MURCHISON	
94 River Road MURCHISON	

Name and address	HERMES	Criterion / Criteria
RUSHWORTH ROAD MURCHISON RESIDENTIAL PRECINCT	200692	A, D

Including

Name and address	Existing HO
1 Rushworth Road MURCHISON	
9 Rushworth Road MURCHISON	
11 Rushworth Road MURCHISON	
12 Rushworth Road MURCHISON	
15 Rushworth Road MURCHISON	
25 Rushworth Road MURCHISON	
27 Rushworth Road MURCHISON	

Name and address	HERMES	Criterion / Criteria
STATION STREET MURCHISON RESIDENTIAL PRECINCT	200699	A, D

Including

HERITAGE STUDY (Stage IIC) 2017

Name and address	Existing HO
39 Station Street MURCHISON	
48 Station Street MURCHISON	
52 Station Street MURCHISON	
54 Station Street MURCHISON	
56 Station Street MURCHISON	
60 Station Street MURCHISON	

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APPENDIX E – HERMES CITATIONS - INDIVIDUALLY SIGNIFICANT PLACES

Name and address	Page
ARCADIA	
200 Ross Road ARCADIA	229
ARDMONA	
50 Ardmona Road ARDMONA (Koola Homestead)	233
170 Ardmona Road ARDMONA (former Ardmona Grammar School)	238
705 Echuca Road ARDMONA (Warrawee Park Homestead)	243
155 Excelsior Avenue ARDMONA (Dairy)	246
100 Lenne Road ARDMONA (Former Scots Church)	249
146 Lenne Road ARDMONA (Holy Trinity Anglican Church)	252
380 MacIsaac Road ARDMONA (Airlie Homestead – the former Ducat’s House)	255
6455 Midland Highway ARDMONA (Dundas Simson Coolstore)	260
610 Simson Road ARDMONA	265
580 Turnbull Road ARDMONA (Ardmona Primary School)	268
10 Varapodio Lane ARDMONA (Pair of Norfolk Island Pines)	271
BOXWOOD	
406 Boxwood Road BOXWOOD (Lime Kilns)	274
BUNBARTHA	
4950 Barmah-Shepparton Road BUNBARTHA (Athol Homestead)	277
5250 Barmah-Shepparton Road BUNBARTHA (Fairley Downs Homestead)	282
70 Lord Road BUNBARTHA (Boongala Homestead)	285
145 Maneroo Road BUNBARTHA	291
150 Maneroo Road BUNBARTHA (Maneroo Homestead)	296
655 McKenzie Road West BUNBARTHA (Almond Vale)	299
185 Medland Road BUNBARTHA (Riverview Dairy)	302
186 Medland Road BUNBARTHA	304
BYRNESIDE	
10 Byrneside-Kyabram Road BYRNESIDE (Former St Patrick’s Roman Catholic Church)	308
5390 Midland Highway BYRNESIDE (Byrneside Public Hall)	311

GREATER SHEPPARTON HERITAGE STUDY STAGE II

Name and address	Page
CANIAMBO	
1112 Cemetery Road CANIAMBO (Gowangardie Cemetery)	314
CONGUPNA	
380 Thompsons Road CONGUPNA (Congupna Common)	317
COOMA	
170 Kilmartin Road COOMA (Garfield Homestead)	320
840 Kyabram-Cooma Road COOMA	323
840 Kyabram-Cooma Road COOMA (Log Structure)	326
1005 Kyabram-Cooma Road COOMA (Cooma Hall)	331
1005 Kyabram-Cooma Road COOMA (Methodist Memorial Church)	334
COSGROVE	
2040 New Dookie Road COSGROVE (Silo)	337
COSGROVE SOUTH	
Crown allotments CA60D and CA20C COSGROVE SOUTH (Gowangardie Weir)	343
2195 Midland Highway COSGROVE SOUTH	347
2415 River Road COSGROVE SOUTH (Gowangardie Homestead)	349
DHURRINGILE	
1252 Baulch Road DHURRINGILE (Camp 2 Prisoner of War Camp)	353
870 Murchison-Tatura Road DHURRINGILE (stable building)	358
1065 Murchison-Tatura Road DHURRINGILE	361
DOOKIE	
7 Baldock Street DOOKIE (silo)	365
26-36 Baldock Street DOOKIE (St Luke's Anglican Church)	370
38-48 Baldock Street DOOKIE (Dookie Quarry)	373
675 Cashel Road DOOKIE (Former Bank)	376
Dookie Township Precinct DOOKIE	379
2 Dookie-Devenish Road DOOKIE (Dookie East Cemetery)	384
75 Hoopers Road DOOKIE (<i>The Chateau</i>)	388
34 Mary Street DOOKIE (Dookie Memorial Hall)	392

GREATER SHEPPARTON HERITAGE STUDY STAGE II

Name and address	Page
44 Mary Street DOOKIE (Gladstone Hotel)	394
48 Mary Street DOOKIE (former Co-op Store)	398
64 Mary Street DOOKIE (Former butcher shop and Dookie and Katamatite Recorder Office and Former Post Office)	400
66 Mary Street DOOKIE (former National Bank)	403
65 67-71 and 89 Mary Street DOOKIE (CWA Gardens)	405
89 Mary Street DOOKIE (Dookie Bowls Club)	411
89A Mary Street DOOKIE (War Memorial)	414
2365 New Dookie Road and Unused Government Road DOOKIE (Belbank Homestead)	417
75 Quarry-Dookie Road DOOKIE (Magennis Cottage)	419
93 Saddleback Road DOOKIE (St Mary's Roman Catholic Church and Presbytery)	422
27 Turnley Street DOOKIE (Dookie Uniting Church)	425
DOOKIE COLLEGE	
940 Dookie-Nalinga Road DOOKIE (Dookie Agricultural College)	428
GIRGARRE EAST	
4180 Midland Highway GIRGARRE EAST	434
GRAHAMVALE	
65 Doyles Road GRAHAMVALE (Harris House)	437
197 Ford Road GRAHAMVALE (Hurlstone Homestead)	440
65 Grahamvale Road GRAHAMVALE	443
133 Grahamvale Road GRAHAMVALE	446
490 Verney Road GRAHAMVALE (Radio Australia)	449
HARSTON	
720 Girgarre East Road HARSTON (Ravenstone Homestead)	452
125 Harston Road HARSTON (Harston Memorial Hall)	455
310 Heath Road HARSTON (Atherstone Homestead)	458
915 Springvale Road HARSTON (Former Springvale-Girgarre East Presbyterian Church)	463
KARRAMOMUS	
810 Karramomus Road KARRAMOMUS (Grandview Homestead)	466
1000 Karramomus Road KARRAMOMUS	469

GREATER SHEPPARTON HERITAGE STUDY STAGE II

Name and address	Page
1035 Karramomus Road KARRAMOMUS	472
KATANDRA	
965 Katandra-Main Road KATANDRA (Lilybank Homestead)	475
716 Lane Road KATANDRA (Katandra Cemetery)	478
KATANDRA WEST	
17-27 Bankin Street KATANDRA WEST (Katandra West Primary School, 1928 Building)	482
248-250 Hickey Road KATANDRA WEST (Katandra West Hall)	486
7-9 Lincoln Street KATANDRA WEST (St Mary's Anglican Church)	490
KIALLA	
Australian Botanic Gardens Shepparton (Botanic Gardens Avenue) (CA18 Sec A, CA19 Sec A, CA20 Sec A, CA21 Sec A, CA22 Sec A); 150, 180, 186, 196, 210, 215, 230, 242, 244, 250, 253, 254, 274, 280, 285, 305 & 310 Riverview Drive; Shepparton Regional Park (CA2002, CA2005, CA2025, CA2027, CA2029, CA2035 and CA82C); 40, 90, 110, 117, 120, 129, 130 & 153 Watt Road; KIALLA (Kialla Village Settlement)	493
KIALLA EAST	
1070 River Road KIALLA EAST (Ashville Homestead)	496
1070 River Road KIALLA EAST (stable)	498
KIALLA WEST	
7105 Goulburn Valley Highway KIALLA WEST (Uniting Church and Hall)	501
7374 Goulburn Valley Highway KIALLA WEST (Kialla West Cemetery)	504
KYABRAM	
750 Andrews Road KYABRAM	506
588 Dunbar Road KYABRAM (Mud Brick Shed)	508
245 and 265 Kyabram-Cooma Road KYABRAM (The Echoes Homestead Complex)	511
LEMNOS	
49 Lemnos North Road LEMNOS (Campbell's Soup Tower)	515
MAJOR PLAINS	

GREATER SHEPPARTON HERITAGE STUDY STAGE II

Name and address	Page
195 Major Plains Road MAJOR PLAINS (Boorinda Homestead)	519
MERRIGUM	
725 Byrneside-Kyabram Road MERRIGUM (Greenwood's House and Coolstore)	525
1090 Byrneside-Kyabram Road MERRIGUM (Tottenham's House)	528
595 Dunbar Road MERRIGUM (Argus Log building)	531
745 Dunbar Road MERRIGUM (Log Structure)	534
745 Dunbar Road MERRIGUM (McLeod's Homestead)	539
33-39 Judd Avenue MERRIGUM (former Carnation Milk Co Factory)	543
50 Merrigum-Ardmona Road MERRIGUM (Snelling's Property)	552
76 Morrissey Street MERRIGUM	558
78-84 Morrissey Street MERRIGUM (St Sebastian's Roman Catholic Church)	561
98 Morrissey Street MERRIGUM (War Memorial Public Reserve)	563
98-100 Morrissey Street MERRIGUM (Merrigum Hall)	566
102 Morrissey Street MERRIGUM (Blacksmith and Motor Garage)	569
104-108 Morrissey Street MERRIGUM (Water Tower)	571
113-117 Morrissey Street MERRIGUM (former Merrigum Butter Factory)	573
13 Pearce Street MERRIGUM (Dutch House)	578
82 Waverley Avenue MERRIGUM (Mud Brick Shed)	581
88-92 Waverley Avenue MERRIGUM (House)	584
94-96 Waverley Avenue MERRIGUM (Railway Hotel)	587
97-99 Waverley Avenue MERRIGUM (former Commonwealth Bank Building)	590
111-113 Waverley Avenue MERRIGUM (Merrigum District Historical Society Museum)	593
114-120 Waverley Avenue MERRIGUM	597
115 Waverley Avenue MERRIGUM (St Matthew's Anglican Church)	602
122 Waverley Avenue MERRIGUM (former Billiard Parlour)	605
139 Waverley Avenue MERRIGUM (Merrigum Uniting Church)	609
MOORILIM	
35 Flynns Road MOORILIM	612
5455-5465 Goulburn Valley Highway MOORILIM (former St Patrick's Roman Catholic Church)	616
5470 Goulburn Valley Highway MOORILIM (Muddy Creek Subway under East Goulburn Main Channel)	619
5475 Goulburn Valley Highway MOORILIM (Moorilim Hotel)	622

GREATER SHEPPARTON HERITAGE STUDY STAGE II

Name and address	Page
MOOROOPNA	
2 Alexandra Street MOOROOPNA (St Andrew's Uniting Church and Hall)	626
2 Alexandra Street MOOROOPNA (Pepper Tree)	629
4 Alexandra Street MOOROOPNA	632
10 Alexandra Street MOOROOPNA	635
13 Alexandra Street MOOROOPNA	637
14 Alexandra Street MOOROOPNA (former Methodist Church)	639
16 Alexandra Street MOOROOPNA (former Parsonage)	643
2 Archer Street MOOROOPNA	647
23 Camp Street MOOROOPNA	650
24 Camp Street MOOROOPNA (former Ardmona Cannery Manager's House)	652
440 Echuca Road MOOROOPNA (Mooroopna Cemetery)	654
90 McFarlane Road MOOROOPNA (Howe's Paddock)	658
McLennan Street MOOROOPNA (Public Reserve) (War Memorials Mooroopna)	660
McLennan Street MOOROOPNA (Road Reserve) (Water Tower)	663
1 and 1A McLennan Street MOOROOPNA (Chinaman's Garden)	668
2-6 McLennan Street MOOROOPNA (former Mooroopna Hospital)	672
10 McLennan Street MOOROOPNA (former Athenaeum Hall)	684
33 McLennan Street MOOROOPNA (Mooroopna Chiropractic Centre (former Post Office))	687
35 McLennan Street MOOROOPNA (Brick Water Tower)	690
41-43 McLennan Street MOOROOPNA (Mooroopna and MG O'Brien Halls)	695
47-51 McLennan Street MOOROOPNA (Royal Mail Hotel)	698
53-63 McLennan Street MOOROOPNA (Ridley Agriproducts)	701
106 McLennan Street MOOROOPNA (Commercial Hotel)	705
108 McLennan Street MOOROOPNA (former Westpac Bank)	708
132 McLennan Street MOOROOPNA (former Excelsior Bakery)	711
162 McLennan Street MOOROOPNA (Bills' Water Trough at Ferrari Park)	714
162 McLennan Street MOOROOPNA (Grandstand, Mooroopna Recreation Reserve)	717
209-231 McLennan Street MOOROOPNA (Turkish Mosque)	720
Midland Highway and Echuca Road MOOROOPNA (Mooroopna Memorial Gates Recreation Reserve)	722
Midland Highway (Shepparton Regional Park) MOOROOPNA (Mooroopna Flats)	724
10 Morrell Street MOOROOPNA	729

GREATER SHEPPARTON HERITAGE STUDY STAGE II

Name and address	Page
29 Northgate Street MOORoopNA	731
16-18 O'Brien Street MOORoopNA (Mooroopna Primary School)	734
16-18 O'Brien Street MOORoopNA (Pepper Trees)	738
20 Rumbalara Road MOORoopNA (Rumbalara)	741
Railway Bridge and Viaduct (Railway Line) MOORoopNA	746
2-26 Toolamba Road MOORoopNA (St Mary's Church, Presbytery and School)	751
Road over Goulburn River Watt Road MOORoopNA (Mooroopna-Kialla Bridge)	756
5 Young Street MOORoopNA (former Undera Hall)	758
15 Young Street MOORoopNA (former SPC Canteen and Social Rooms)	761
15 Young Street MOORoopNA (former Mooroopna Post Office)	763
16 Young Street and 6 Doonan Street MOORoopNA (former Ardmona Cannery)	766
70 Young Street MOORoopNA (Mooroopna Railway Station)	774
MOORoopNA NORTH	
835 Ardmona Road MOORoopNA NORTH (Mooroopna North Primary School)	777
MOORoopNA NORTH WEST	
605 Hooper Road MOORoopNA NORTH WEST	780
230 Manley Road MOORoopNA NORTH WEST (Kelso Park – Ryan's Log Building)	783
1040 Tatura Undera Road MOORoopNA NORTH WEST (Delaney's Hut)	787
MOUNT MAJOR	
305 Dookie-Gowangardie Road MOUNT MAJOR (Cemetery)	792
MURCHISON	
90 Baynes Road MURCHISON (Alistair Knox House)	795
Bendigo-Murchison Road MURCHISON (Bridge over Stuart Murray Canal)	800
890 Hammond Road MURCHISON (Lynden Homestead)	802
2-4 Impey Street MURCHISON (Uniting Church)	806
8 Impey Street MURCHISON (Murchison Primary School)	809
15 Impey Street MURCHISON (Christ Anglican Church)	813
28 Impey Street MURCHISON	821
Murchison Central Township Precinct MURCHISON	825
Murchison-Goulburn Weir Road MURCHISON (Flume)	831
470 Murchison-Goulburn Weir Road MURCHISON	836

GREATER SHEPPARTON HERITAGE STUDY STAGE II

Name and address	Page
5 Murchison-Tatura Road MURCHISON (Waranga Park Homestead)	841
21 Old Weir Road MURCHISON (Murchison Cemetery)	847
21 Old Weir Road MURCHISON (Murchison Cemetery – Ngooraialim Graves)	852
21 Old Weir Road MURCHISON (Murchison Cemetery – Ossario)	855
10 Pretty John Road MURCHISON (Homestead Complex)	858
Railway Bridge and Viaduct MURCHISON (Murchison-East - Murchison Rail Bridge)	861
River Road Murchison Residential Precinct MURCHISON	866
8 River Road MURCHISON	871
80 River Road MURCHISON	875
Roderick Square (intersection of McKenzie and Watson Streets) MURCHISON	878
Robinson Street to High Road MURCHISON (Road Bridge over Goulburn River)	881
Rushworth Road Murchison Residential Precinct MURCHISON	884
1 Rushworth Road MURCHISON (Kestell Homestead)	888
Station Street Murchison Residential Precinct MURCHISON	894
8 Station Street MURCHISON (former Masonic Lodge)	898
5 Stevenson Street MURCHISON (Ravenscraig Homestead)	901
7 Stevenson Street MURCHISON (former Commercial Bank)	907
33 Stevenson MURCHISON (former hotel)	911
39 and 45 Stevenson Street MURCHISON (Pair of Shops)	914
40 Stevenson Street MURCHISON (Bills' Water Trough)	916
47 Stevenson Street MURCHISON (Caledonian Hotel)	919
15 Watson Street MURCHISON (Watson Street Group)	921
21 Watson Street MURCHISON (Watson Street Group)	925
3-23 Willoughby Street MURCHISON (Aboriginal Protectorate)	929
44 Willoughby Street MURCHISON (former Common School 1126)	932
MURCHISON EAST	
20 Cassidys Road MURCHISON EAST (Murchison East Railway Station)	938
4910-4920 Goulburn Valley Highway MURCHISON EAST (Railway Hotel)	941
MURCHISON NORTH	
1030 River Road MURCHISON NORTH (tree)	944
NALINGA	
3390 Midland Highway NALINGA (Altona Park Homestead)	948

GREATER SHEPPARTON HERITAGE STUDY STAGE II

Name and address	Page
ORRVALE	
325 Poplar Avenue ORRVALE (Former Methodist Church)	952
PINE LODGE	
275 Cosgrove-Lemnos Road PINE LODGE (Lamrock's Homestead)	954
1600 Midland Highway PINE LODGE (Pine Lodge Cemetery)	958
110 Pine Lodge North Road PINE LODGE (silo)	960
580 Pine Lodge South Road PINE LODGE (Uniting Church and Hall)	966
SHEPPARTON	
8 Acacia Street SHEPPARTON (Albanian Mosque)	969
Andrew Fairley Avenue SHEPPARTON (SPC Ltd.)	972
139 Archer Street SHEPPARTON	976
3 Clarke Court SHEPPARTON (<i>Algeciras</i>)	978
79 Clive Street SHEPPARTON	981
80 and 82 Clive Street SHEPPARTON	985
83 Clive Street SHEPPARTON	988
Corio Street SHEPPARTON (Street Trees)	991
64-68 Corio Street SHEPPARTON	994
72-74 Corio Street SHEPPARTON	998
80-82 Corio Street SHEPPARTON	1002
84 Corio Street SHEPPARTON	1006
90 Corio Street SHEPPARTON	1010
93-95 Corio Street SHEPPARTON	1012
94 Corio Street SHEPPARTON	1016
100-104 Corio Street SHEPPARTON (former Una Hospital)	1020
188 Corio Street SHEPPARTON (Summer Building)	1026
192 Corio Street SHEPPARTON	1029
196 Corio Street SHEPPARTON	1032
19 Dunkirk Street SHEPPARTON (Churchill)	1035
7 Edward Street SHEPPARTON	1048
9 Edward Street SHEPPARTON	1041
13 Edward Street SHEPPARTON	1044
1 Eildon Street SHEPPARTON	1047

GREATER SHEPPARTON HERITAGE STUDY STAGE II

Name and address	Page
10-20 Evergreen Way SHEPPARTON (Philippine House)	1050
13-23 Fraser Street and 200-210 Maude Street SHEPPARTON (Fairley Buildings)	1053
Fryers Street (cnr. Welsford Street) SHEPPARTON (Helping Hand Statue War Memorial)	1057
20 Fryers Street SHEPPARTON	1060
52-62 Fryers Street and 178-198B Maude Street SHEPPARTON (Fairley's Building)	1065
73-83 Fryers Street SHEPPARTON (Hotel Australia)	1069
125-127 Fryers Street SHEPPARTON (former Baptist Church)	1073
134-140 Fryers Street SHEPPARTON (Scot's Church and Sunday School Hall)	1077
Goulburn River SHEPPARTON (McGuire's Punt Crossing)	1081
18-22 Hamilton Street SHEPPARTON (St Mel's Catholic Church and Presbytery)	1084
31-73 Hawdon Street SHEPPARTON (Shepparton High School)	1086
127 Hayes Street SHEPPARTON	1089
132 Hayes Street SHEPPARTON (Furphy House)	1092
10-18 High Street SHEPPARTON (Shepparton Court House)	1095
36-42 High Street SHEPPARTON (former Union Bank of Australia)	1098
43-47 High Street SHEPPARTON	1101
46-48 High Street SHEPPARTON	1104
92 High Street SHEPPARTON	1109
94 High Street SHEPPARTON	1112
212-226 High Street SHEPPARTON (Terminus Hotel)	1115
233-251, High Street SHEPPARTON (Goulburn Valley Hotel)	1118
275-307 High Street SHEPPARTON (Shepparton Showgrounds)	1121
9 Ivanhoe Court SHEPPARTON (<i>Ivanhoe</i>)	1125
25 Kingfisher Drive SHEPPARTON	1128
9-11 Knight Street SHEPPARTON	1130
13-15 Knight Street SHEPPARTON	1133
21 Knight Street SHEPPARTON	1136
22-24 Knight Street SHEPPARTON	1139
112 Knight Street SHEPPARTON	1143
130-160 and 143-149 Knight Street and 14 Corio Avenue SHEPPARTON (St Brendan's Catholic Church, Presbytery, Convent and Schools)	1146
162 Knight Street SHEPPARTON	1151
163 Knight Street SHEPPARTON	1154
192 Knight Street SHEPPARTON	1157
195-199 Knight Street SHEPPARTON (Greek Orthodox Church)	1160

GREATER SHEPPARTON HERITAGE STUDY STAGE II

Name and address	Page
2-16 Mason Street SHEPPARTON (Brown's Plaster Works)	1165
Macintosh Street Shepparton Residential Precinct SHEPPARTON	1167
Maude Street Shepparton Residential Precinct SHEPPARTON	1171
61 Maude Street SHEPPARTON	1174
63 Maude Street SHEPPARTON	1178
76 Maude Street SHEPPARTON	1182
84 Maude Street SHEPPARTON	1185
85 Maude Street SHEPPARTON	1188
88 Maude Street SHEPPARTON	1191
89 Maude Street SHEPPARTON	1194
93 Maude Street SHEPPARTON (St Augustine's Anglican Church and Rectory)	1197
112 Maude Street SHEPPARTON (<i>Lorraine</i>)	1200
136-162 Maude Street SHEPPARTON (Wesleyan Religious Complex)	1203
179-189 Maude Street SHEPPARTON (former Fairway Building)	1206
33 McKinney Street SHEPPARTON	1211
102 Nixon Street SHEPPARTON	1215
132 Nixon Street SHEPPARTON (Nixon Street Group)	1218
134 Nixon Street SHEPPARTON (Nixon Street Group)	1221
135-145 Nixon Street SHEPPARTON (Deakin Reserve)	1224
138-140 Nixon Street SHEPPARTON (Nixon Street Group)	1227
142 Nixon Street SHEPPARTON (Nixon Street Group)	1230
144 Nixon Street SHEPPARTON (Nixon Street Group)	1233
156 Nixon Street SHEPPARTON (Nixon Street Group)	1236
158 Nixon Street SHEPPARTON	1239
160-162 Nixon Street SHEPPARTON	1242
7 Nugent Street SHEPPARTON	1245
78-84 Orr Street SHEPPARTON (<i>Ambermere</i>)	1248
2 Purcell Street SHEPPARTON (Shepparton Railway Station)	1252
2 Purcell Street SHEPPARTON VRI Building – Shepparton Railway Station)	1255
5 Rudd Road SHEPPARTON (Shepparton Cemetery)	1258
Shepparton Central Business Area Precinct SHEPPARTON	1267
Shepparton Residential Precinct North SHEPPARTON	1274
Shepparton Residential Precinct South SHEPPARTON	1281
60 Skene Street SHEPPARTON (Skene Street Group)	1289
62 Skene Street SHEPPARTON (Skene Street Group)	1292

GREATER SHEPPARTON HERITAGE STUDY STAGE II

Name and address	Page
64 Skene Street SHEPPARTON (Skene Street Group)	1296
66 Skene Street SHEPPARTON (Skene Street Group)	1299
7 Sutherland Avenue SHEPPARTON	1302
19 Sutherland Avenue SHEPPARTON	1305
29 Sutherland Avenue SHEPPARTON	1308
31 Sutherland Avenue SHEPPARTON	1311
The Boulevard SHEPPARTON (former Mason's Irrigation Pump Site)	1314
52 Vaughan Street SHEPPARTON (former Goulburn Valley Winery)	1316
260 Wanganui Road SHEPPARTON (former Wanganui Homestead)	1322
Welsford Street (corner of Sobraon Street) SHEPPARTON (Memorial Obelisk)	1327
31 Welsford Street SHEPPARTON	1330
36 Welsford Street SHEPPARTON	1333
41-51 Welsford Street SHEPPARTON (Queen's Gardens)	1336
120-132 Welsford Street SHEPPARTON (Joseph Furphy Wilga Tree)	1339
120-132 Welsford Street SHEPPARTON (Senior Citizens' Rooms and the Helen Fairley Gardens)	1342
154 Welsford Street SHEPPARTON (former Forester's Hall)	1345
161 Welsford Street SHEPPARTON (Masonic Lodge)	1348
174-194 Welsford Street SHEPPARTON (Waterworks buildings and tower)	1351
Wyndham Street SHEPPARTON (Victoria Park Lake)	1356
30 Wyndham Street SHEPPARTON (Dutch House)	1358
39 Wyndham Street SHEPPARTON	1362
47-53 Wyndham Street and 48-60 Maude Street SHEPPARTON (former Alexander Miller Memorial Homes)	1365
219-225 Wyndham Street SHEPPARTON	1368
227-241 Wyndham Street SHEPPARTON (Mechanics' Institute)	1371
261-267 Wyndham Street SHEPPARTON (ANZ Bank)	1375
269-275 Wyndham Street SHEPPARTON (former bank)	1378
279-283 Wyndham Street SHEPPARTON (Kilpatrick's Building)	1382
296 Wyndham Street SHEPPARTON	1386
302-308 Wyndham Street SHEPPARTON (and 103-107 Welsford Street) (Community Mural Shepparton)	1389
336-338 Wyndham Street SHEPPARTON	1391
337-339 Wyndham Street SHEPPARTON (Dunstan's Building)	1394
342-352 Wyndham Street SHEPPARTON (Shepparton Hotel)	1397

GREATER SHEPPARTON HERITAGE STUDY STAGE II

Name and address	Page
440-452 Wyndham Street SHEPPARTON (Co-Operative Butter Factory)	1400
658 Wyndham Street SHEPPARTON	1403
664 Wyndham Street SHEPPARTON	1406
SHEPPARTON EAST	
375 Midland Highway SHEPPARTON EAST	1410
703 Midland Highway SHEPPARTON EAST (former Shepparton East Hall)	1413
715 Midland Highway SHEPPARTON EAST (mudbrick house)	1422
TALLYGAROPNA	
Victoria Street TALLYGAROPNA (avenue of trees)	1428
2A and 2B Victoria Street TALLYGAROPNA (silo)	1430
7 Victoria Street TALLYGAROPNA (McKenzie's butcher's shop and residence)	1436
19 Victoria Street (Soldiers' Memorial Hall)	1439
25 Victoria Street TALLYGAROPNA	1442
TATURA	
525 Bayunga Road TATURA (Merri Ponds Homestead)	1444
1730 Bitcon Road TATURA (Guard Tree)	1449
2-10 Casey Street TATURA (row of cottages)	1454
12-16 Casey Street TATURA (cast iron water tower and tank)	1458
22-24 Casey Street TATURA	1462
25 Casey Street TATURA (Casey Street Group)	1466
27 Casey Street TATURA (Casey Street Group)	1470
29 Casey Street TATURA (Casey Street Group)	1474
31 Casey Street TATURA (Casey Street Group)	1478
110 Craven Road TATURA (Gladfield Homestead)	1482
110 Craven Road TATURA (Nimitybelle Homestead)	1486
815 Crawford Road TATURA (Fenton Hall Homestead)	1490
1 Flanagan Place and 202-218 Hogan Street TATURA (Robert Mactier VC Memorial Gardens)	1493
50 Ferguson Road TATURA	1499
13 Francis Street TATURA	1502
18-20 Francis Street TATURA (All Saints' Anglican Church and Rectory)	1505
80 Gowrie Park Road TATURA (Gowrie Park Homestead)	1508

GREATER SHEPPARTON HERITAGE STUDY STAGE II

Name and address	Page
17 Hogan Street TATURA	1512
21 Hogan Street TATURA	1514
42-50 Hogan Street TATURA (Commercial Hotel)	1516
49 Hogan Street TATURA (the former Rodney Irrigation Trust Office)	1520
69-75 and 70-82 Hogan Street TATURA (Sacred Heart Roman Catholic Church Complex, St Mary's College and Sacred Heart Convent)	1524
77-79 Hogan Street TATURA (Tatura Mechanics' Institute)	1529
81-83 Hogan Street TATURA (Victory Hall)	1533
84-86 Hogan Street TATURA	1537
163, 165-167 and 166-186 Hogan Street TATURA (Railway Reserve)	1540
166-186 Hogan Street TATURA (Wilma Wilson Gardens) (Bills' Water Trough)	1543
179 and 183-185 Hogan Street TATURA	1546
187-189 and 191-193 Hogan Street TATURA	1554
201 Hogan Street TATURA	1563
205-207 Hogan Street TATURA (Wallis Victoria Hotel)	1567
209 Hogan Street TATURA	1571
220 Hogan Street TATURA (C W Wilson Memorial)	1574
220 and 222 Hogan Street TATURA (former Tatura Court House and former Police Station)	1578
229 Hogan Street TATURA	1582
237 Hogan Street TATURA	1586
241 Hogan Street TATURA (St Andrew's Presbyterian Complex)	1590
249 Hogan Street TATURA	1594
252-254 Hogan Street TATURA	1598
253 Hogan Street TATURA	1601
257 Hogan Street TATURA	1605
259 Hogan Street TATURA	1610
1-59 Martin Street TATURA (Lake Bartlett Reserve)	1613
5735 Midland Highway TATURA (Kelvin Grove Homestead)	1616
5855 Midland Highway TATURA (Chock and Log Fence)	1619
5855 Midland Highway TATURA (Log Structure)	1622
5855 Midland Highway TATURA (Moloya Park Homestead)	1628
1340 Murchison-Tatura Road TATURA (house at wastewater treatment facility)	1632
73-75 Ross Street TATURA	1634
83-85 Ross Street TATURA (Tatura Water Tower and Trust buildings)	1638

GREATER SHEPPARTON HERITAGE STUDY STAGE II

Name and address	Page
Tatura Residential Precinct West TATURA	1642
Tatura Township Precinct TATURA	1646
490 Tatura-Undera Road TATURA (Groves' Selection complex and log building)	1656
18 Thomson Street TATURA	1660
20 Thomson Street TATURA	1663
1655 Toolamba-Rushworth Road TATURA (Harston Grange Homestead)	1666
3 William Street TATURA (Former Goulburn-Murray Water Depot)	1671
145 Winter Road TATURA (hanging room, former Alexander's slaughter yard)	1674
155 Winter Road TATURA (Tatura Cemetery)	1681
TOOLAMBA	
180 Bitcon Road TOOLAMBA (Herdstown Villa Homestead)	1684
Bridge Road TOOLAMBA (Road Bridge)	1688
13 Londregan Lane TOOLAMBA (Railway Parade, Toolamba Railway Station, Water Tower & other remnant railway archaeology)	1691
195 Pogue Road TOOLAMBA (Lissadell Homestead)	1694
490 Pogue Road TOOLAMBA (Roseneath Homestead)	1698
1270 River Road TOOLAMBA (Rosyth Homestead)	1703
1350 River Road TOOLAMBA (Binda Vale Homestead)	1707
1620 River Road TOOLAMBA (Toolamba Cemetery)	1714
130 Rutherford Road TOOLAMBA (St John's Anglican Church)	1722
190 Toolamba-Rushworth Road TOOLAMBA	1725
825 Toolamba Road TOOLAMBA (Osborne House)	1727
1310 Toolamba Road TOOLAMBA (Scotch Kiln)	1731
24 Wren Street TOOLAMBA (Junction Hotel)	1735
33 Wren Street TOOLAMBA (Wren's General Store)	1738
TOOLAMBA WEST	
760 Bayunga Road TOOLAMBA WEST (Woodlands Homestead)	1741
740 Craven Road TOOLAMBA WEST (Linton Grange Homestead)	1744
575 Toolamba-Rushworth Road TOOLAMBA WEST (former Uniting Church)	1747
UNDERA	
45-55 Anderson Street UNDERA (Undera Primary School)	1750
1850 Echuca Road UNDERA (Undera Memorial Hall)	1753

GREATER SHEPPARTON HERITAGE STUDY STAGE II

Name and address	Page
820 Hutchison Road UNDERA (St Germain's Homestead and Grave)	1756
720 Madill Road UNDERA	1760
ZEERUST	
390 Zeerust Road ZEERUST (Pre-fabricated Closer Settlement house)	1762
400 Zeerust Road ZEERUST (former Zeerust Uniting Church and Hall)	1767
210 Zeerust School Road ZEERUST (former Gribben log building)	1770
235 Zeerust School Road ZEERUST (log building)	1773

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HERITAGE CITATION REPORT

Name	200 Ross Road ARCADIA	
Address	200 Ross Road ARCADIA	Significance Level Local
Place Type	Homestead Complex	
Citation Date	2014	

Recommended Heritage Protection **VHR** No **HI** No **PS** Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

Arcadia is a rural district that has largely relied on its irrigation since the early 20th century, although there are areas of dry land farming. It is located on the Goulburn River south of Shepparton, the name deriving from the Arcadia pastoral run of 80,000 acres [32,375 ha], established in 1839 on the lands of the local Bangerang peoples by Gregor McGregor, and subdivided in 1858.

In 1869 Arcadia was recorded in Bailliere's Victorian Gazetteer as a small pastoral hamlet, set in rich grassy flats, well timbered with box, cherry and woolly gum. After the area was opened for selection, schools were opened at Arcadia (1877), Arcadia East (1883) and Arcadia South (1889). A Post Office opened on 24 November 1873, being replaced by the Arcadia Railway Station office, which was renamed Arcadia around 1902; the station on the Goulburn Valley rail line had opened on 13 January 1880.

Arcadia was described in the The Australian Handbook of 1903:

Arcadia ...a village in the county of Moira, and electoral district of Euroa and Shepparton on the Goulburn Valley Railway Line ...with post and telegraph office, 98 miles NE. of Melbourne, and is situated on the River Goulburn. There are Anglican, Presbyterian and Roman Catholic churches, one hotel, State school (No 1880). The district is chiefly pastoral and agricultural. There are two creameries and a large foundry. Good fishing and shooting. Population about 100.

The village at the height of its prosperity around 1910 had two stores, a hotel (delicensed in the 1940s), wine shop, butter factory, butcher, bootmaker, blacksmith, a railway station and Anglican, Presbyterian and Catholic churches. A hall was built in 1926. Most of these structures have disappeared, and Arcadia school's populations of 55 (1924) and 11 (1955) demonstrate the gradual decline of this community. Arcadia school closed in 1982, Arcadia East and Arcadia South schools having closed in 1892 and 1919 respectively. The railway station closed on 30 June 1977 and the post office in 1993.

Cropping and grazing became the chief agricultural activities of the locality.

200 Ross Road, Arcadia

Michael Kearney selected the 361 acres [146 ha] of Allotment 49, Parish of Arcadia, County of Moira, under the Land Act 1865.

Irish-born Kearney had migrated to Australia aboard the ship British Empire in 1857 at the age of twenty-one. He had

HERITAGE CITATION REPORT

disembarked at Moreton Bay, Brisbane, and subsequently settled at Kyneton in Victoria, marrying in 1861.

At Kyneton, Kearney, by then a publican, conducted the Woolpack Hotel. With land around Kyneton and central Victoria having been claimed by selectors following the gold rushes of the early 1850s, the Kearneys, like many others from the area, had looked eastward and north to where land was still available for selection. Many journeyed across from the Kyneton area to take up land in the Goulburn Valley.

Kearney was one of the first to select in the Arcadia area, choosing the north west corner of the parish, which assured him at most times of a plentiful supply of water from the Goulburn River. He named his 361 acre selection Castle Bend, and he progressively acquired some of the best land in the district. The Benalla Shire rate book for 1869 lists Kearney as the only landholder in the Arcadia area, with 845 acres; by 1871 he had 900 acres and was one of nineteen landholders listed. In the 1880 rate books (Arcadia was now part of the new Euroa Shire) showed that there were about fifty-five individual landholders with an average farm size of about 360 acres ranging in area from 37 acres to 1654 acres. Kearney, with 1276 acres was one of three landholders with large acreages of purchased land, some of the smaller properties being partly or fully held on lease.

Kearney's prime business and dwelling from 1871 were the Commercial Hotel and store at Moorilim on Muddy Creek (now known as Panjip Creek) to the east of Murchison, but his allotments in the north-west of the Parish of Arcadia had initially provided him with an assured income from the timber, and subsequently the 300 acres of cleared land was turned over to cropping.

In November 1901 Kearney put his whole Castle Bend Estate of 1243 acres, which had a river frontage of ten miles, to auction in two lots. Neither contained a dwelling or farm buildings.

The two lots were purchased by Ebenezer Newnham, a Nagambie farmer. The next year Newnham began to irrigate the property from the Goulburn, purchasing with Penrose, a neighbour, a 7 inch pump; the newspaper article noted that water had to be lifted from 25 to 30 feet from the river. In this Newnham was following a trend of the period, with Chateau Tahbilk and others on the river setting an example. Newnham fattened sheep on the irrigated pasture, concentrating on Merinos and comebacks, and selling at local markets and at Newmarket.

It may have been Newnham, about whom little is known, who built the house at 200 Ross Road (on Allotment 45), although it seems that he was based at Nagambie, and it is more likely that it was constructed by the next owners, a family highly identified with the area, and after whom the road to the south is named.

In March 1908 Newnham put the 1240 acres of his Castle Bend Estate up for auction at a 'great subdivisional sale.' The sections of Allotments 42, 45 and 49 east of the rail line, comprising 421 acres, were purchased by William Ross, William Leslie Ross and Donald Ross, graziers of Seymour, probably a father and two sons, as in April 1913 the property passed to the latter two, whose names appear from then on in the reports of sheep sales. Both William Leslie Ross and Donald Ross were involved in entities relating to agriculture in the region, Donald being a long term committee member of the Shepparton Agricultural Society, becoming Vice-President, and William Leslie being involved with the Shepparton Freezing Works. The property passed to William Leslie alone on 11 May 1920, and Donald Ross moved into Shepparton in late 1925. William Leslie Ross retained the property until his death on 31 May 1954, whence it passed to Ian and Ida Ross in April 1955, finally leaving the hands of the Ross family in October 1964. Subsequently the holding has remained with the family which purchased it at that time.

References:

Plan, Parish of Arcadia, County of Rodney 1866

Plan, Parish of Arcadia, County of Rodney 1926

HERITAGE CITATION REPORT

Joyce Hammond, *Bridging the Gap: Shire of Goulburn 1871-1971*, Shepparton, 1971

Euroa Advertiser, 25 June 1897

Victorian Government Gazette, 3 September 1867

<http://arcadia.org.au/default.asp?ID=59>

Age, 13 November 1901, p. 2

Numurkah Leader, 3 October 1902, p. 7

Numurkah Leader, 13 March 1908, p. 5

Title: Vol 3269 Fol 734

Numurkah Leader, passim.

Goulburn Valley Stock and Property Journal, 27 September 1922, p. 3

Shepparton Advertiser, 30 November 1925, p. 4

Title: Vol 3683 Fol 486

Shepparton Advertiser, 30 November 1925, p. 4

Title: Vol 4323 Fol 448

Description

Physical Description

This homestead is a good representative example of a mid-scaled late Victorian homestead. It is representative for the region and the period.

Statement of Significance

What is Significant?

The Victorian homestead at 200 Ross Road, Arcadia is significant.

This includes all of the architectural features associated with its Victorian period architecture.

HERITAGE CITATION REPORT

How is it Significant?

The homestead is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

200 Ross Road Arcadia is of historic significance as it provides tangible physical evidence of the character of rural and regional development during the late 19th and early 20th century. The scale and design of the building contributes to an understanding of the extent of economic growth and prosperity of the region during this period. It assists in demonstrating the impact of the consolidation of farming and agricultural industries on the prosperity of the region. HERCON criterion A

As a group, homesteads, through their scale and design, contribute to an understanding of the extent of economic growth and success of particular agricultural districts. HERCON criterion A

It is of aesthetic significance for its representative architecture. Its relatively simple architecture largely relies on the Victorian vernacular which was ubiquitous within the region during this period. HERCON criterion D

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name	50 Ardmona Road ARDMONA (Koola Homestead)	
Address	50 Ardmona Road ARDMONA	Significance Level Local
Place Type	Homestead Complex	
Citation Date	2014	

Recommended Heritage Protection	VHR No HI No PS Yes
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Architectural Style	Federation/Edwardian Period (1902-c.1918)
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History and Historical Context

Originally within the lands of the Bangerang peoples, and subsequently the huge Ardpatrick pastoral run, the Ardmona district was selected largely in the early 1870s under the Land Act 1869, the 'selection before survey' Act which, by counting rent paid towards the final payment, finally succeeded in the State's aim of 'putting the small man on the land'.

The initial agriculture was grain-growing. A limited number of pioneering small-scale vineyards and orchards were established in the 1870s, relying on natural precipitation. Unusually reliable in the early 1870s, the real paucity and unreliability of the rainfall was revealed by the second half of the decade. Selectors in the Ardmona and Mooroopna areas joined others statewide at the forefront of the clamour for water conservation and the damming of rivers for irrigation.

Irrigation water, at first limited, was made available to the western Goulburn Valley from May 1886 by the local waterworks trusts, initially from a pumping station on the Goulburn River south of Murchison while the Goulburn Weir was being constructed, then from the Weir in 1891. West of Mooroopna, in 1884 local vine and fruit-growing pioneers Michael Kavanagh, Fred Young and Martin Cussen began and encouraged the subdivision of a number of selections near their own. These were initially in blocks of 7 to 13 acres, but this was increased in the third of the subdivisions to holdings of between 14 and 28 acres;[1] from the outset, a number of the would-be 'intensive culturists', conscious of the limited sizes, had purchased two or more of the blocks. These subdivisions created what became known as the 'Ardmona Irrigation Colony', named after one of the larger farms which was subdivided.

The majority of the new orchardists took up their holdings in 1891 and 1892; as time went on, the first tiny acreages were slowly amalgamated to provide more viable holdings. The Ardmona Fruitgrowers' Association was formed in 1891, and built its Fruitgrowers' Hall in 1893.

The orchards prospered with the reliable supply of water, the productive soil (Shepparton Fine Sandy Loam), a climate eminently suited to fruit-growing, and a prevailing mood of great excitement about the new 'intensive irrigated agriculture'. This was encouraged locally by the proselytising zeal of Deakin's irrigation expert, former teacher and local newspaper editor John West, who had set up a nursery and model orchard on a block in the first subdivision. West was purveying knowledge (most of the would-be orchardists knew nothing about fruit-growing), enthusiasm, and the young trees with which the new orchardists planted their blocks.

By 1914, 30 years after the first plantings, the Ardmona district had 1008 hectares of orchards, and was on the way to becoming known as a prime fruit-growing district of the state. In 1921, suffering a post-war glut of fruit which overwhelmed the private canneries, with the Shepparton cannery (SPC) accepting fruit only from its own shareholders,

HERITAGE CITATION REPORT

and aided by government assistance, the progressive fruit growers of Ardmona established the Ardmona Fruit Products Co-Operative Company Ltd, which initially dehydrated and pulped fruit in Mooroopna, but constructed a cannery in 1925. For most of its existence the Ardmona cannery concentrated on the canning of peaches, pears and apricots, including the Pullars Cling Peach which was bred at Ardmona. In 2002 Ardmona Foods merged with the Shepparton Preserving Company (SPC), and in 2005 the new entity was taken over by Coca-Cola Amatil.

Koola

Koola, the house at 50 Ardmona Road, Ardmona, was built before 1910 by John Charles Turnbull, the younger son of Edward Turnbull; the latter, with brother-in-law Henry Pickworth and their families, had immigrated to Australia from Northumberland in April 1892. Apparently attracted by the very professional publicity of the Chaffey brothers-the famous Red Book- Turnbull and Pickworth visited Mildura, but had been told of the Ardmona colony by William Pearson, a friend who immigrated with them. After journeying to Ardmona and carefully assessing the soils there during an inspection with Martin Cussen (who was also the local estate and stock agent), Edward Turnbull and Henry Pickworth chose adjoining 28 acre [11.3 ha] holdings.[2]

As with the other families who became the major orchardists in the locality (including the McNabs, Lennes, Simsons and Youngs), the Turnbull and Pickworth families, particularly the second generation, progressively purchased further blocks to become among the largest and most successful fruitgrowers at Ardmona. After Edward Turnbull's death in 1905 his sons John Charles and Herbert set up in partnership as Turnbull Brothers.[3] Each built a substantial residence (Koola and Warden) on the expanding family properties: both houses were the scene of many social and charity events.

John Turnbull, along with Henry G Pickworth, was one of the leading Ardmona fruitgrowers who had spearheaded the creation of the Ardmona Fruit Products Co-Operative Company Ltd. The first meeting of the company was held at Koola on 8 July 1921. Henry G Pickworth was appointed Chairman, and John Turnbull a director, a position he held for twenty-five years. John Turnbull remained a prominent voice in the fruit industry, and Turnbull Brothers extended their interests to Toolamba, Tatura and Cobram. The company is now conducted by Ross Turnbull, grandson of John Turnbull, and remains based in Ardmona.

John Turnbull was highly identified with Ardmona. He was one of the instigators, with his brother Herbert, Henry G Pickworth and his father Henry, and William Pearson, of the building of the village's Holy Trinity Anglican Church in 1915; all were members of the board of guardians.[4]

Turnbull was also a member of the group of influential Ardmona fruitgrowers who in 1918 established a separate school in the locality for their children, Ardmona Grammar School,[5] although a State School had existed since 1875. A 1922 photo shows that the foremost influential fruit-growing families-the Turnbulls, Pickworths, McNabs, Lennes, Simsons and Youngs-are represented among the sixteen pupils.[6] His brother Herbert is recorded as the honorary secretary of the school in 1925. It seems that this attempt at class differentiation never saw more than eighteen students enrolled at one time,[7] and after around ten years of operation it closed through lack of numbers, probably at the end of 1928.[8]

Koola, like Warden, was a hub of social life for a cohesive community. John Turnbull's wife Katie hosted numerous social events at Koola each year: fundraisers for charities or causes, welcomes or farewells to the district, celebrations of milestones such as twenty-first birthdays for members of local families, and card and musical evenings.

After John Turnbull's death in 1947, an overseer resided at Koola for around three decades, followed by another family member, Bruce Turnbull: the property was sold around 1990.

The house is little altered apart from a mud brick addition to the rear constructed in Bruce Turnbull's time.[9] The avenue of Kurrajong trees (*Brachychiton*) is notable.

HERITAGE CITATION REPORT

- [1] Plan of the Ardmona Irrigation Colony, Norman S Bartlett and Co, Licensed Surveyors, Mooroopna and Kyabram, August 1892
- [2] DM McLennan, *History of Mooroopna, Ardmona and District*, 1984 (facsimile of 1936 edition), Mooroopna, 1984, p. 104
- [3] John Turnbull obituary in *Shepparton Advertiser*, 7 January 1947, p. 4
- [4] Ibid.
- [5] Sue Walker, *Mooroopna to 1988: an Account of Mooroopna and its immediate District*, Historical Society of Mooroopna Inc, Shepparton, 1989, p. 75
- [6] Ibid.
- [7] Ross Turnbull volunteered a similar appraisal, personal communication, 20 March 2017; re. numbers, Anne McCamish, personal communication, 15 March 2017
- [8] Sue Walker, pop. cit.
- [9] Ross Turnbull, personal communication, 20 March 2017

Description

Physical Description

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The homestead Koola demonstrates many of the architectural traits associated with both the late Victorian and the early Federation era. The overall rectangular form of the building with its hipped roof and verandah is more typical of the late Victorian period.

The Federation era introduced complexity into the planning with projecting sections, the introduction of diagonals and a greater diversity of decorative features. The Victorian era had a far simpler plan form which was generally the four square house (2 rooms on either side of a central passage). The facades reflected this simple symmetry with windows on either side of a central entrance.

Koola has the late Victorian plan form but this has been overlaid with features that hint at the range of changes that were introduced during the Federation era. These include the small window adjacent to the entrance, the style of the verandah posts and the decorative brackets. The brackets through their design simulate timber fret work instead of the former clearly cast metal patterns that were common in the Victorian period. The introduction of the bay windows to the side, while symmetrical to the facade, are on a less significant facade, and introduce a more three dimensional aspect to the overall planning.

The original front facade appears to have had an asymmetrical presentation. There is a central front door with typical joinery - elaborate timber framing with side lights and high lights. The flanking window has decorative framing and is more typical (through its location and size) of the early 20th century and the Federation era. The double French door (with its upper glazed panel) is a much later addition. In essence this is a more complex and less controlled architecture than earlier Victorian era homesteads.

It is constructed from timber and clad with timber weatherboards. The roof is a large hipped roof clad with corrugated

HERITAGE CITATION REPORT

metal. The return verandah is bullnosed with decorative timber verandah posts that have decorative brackets. The brick chimneys have a brick cornice.

Note: the brackets are the same as those used on a Crawford family house at 15 Pretty John Road. On the Crawford house they were used with a frieze and as such a typical Victorian element. Here, they are used with turned timber posts and reflect the changes that occurred during this period where decorative timber details were fashionable and cast metal posts and friezes were seen as old fashioned.

The avenue of Kurrajong trees (*Brachychiton*) is notable, as well as the mature trees such as the palm tree.

Statement of Significance

What is Significant?

The homestead known as Koola at 50 Ardmona Road, Ardmona is significant.

This includes all of the architectural features associated with its turn of the century architecture: the hipped roof (clad with corrugated metal), the bullnosed verandah with the decorative turned timber posts and brackets and all original doors and all window joinery.

The avenue of Kurrajong trees (*Brachychiton*) and mature trees such as the palm tree are of significance.

How is it Significant?

Koola is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

Koola is of historic significance for its association with John Turnbull and his family. The Turnballs were one of a small group of farmers who saw the potential of irrigation in the region.

It is of historic significance as it provides tangible physical evidence of the character of rural and regional development during the late 19th and early 20th century. The scale and design of the building contributes to an understanding of the extent of economic growth and prosperity of the region during this period. It assists in demonstrating the impact of the consolidation of farming and agricultural industries on the prosperity of the region. HERCON criterion A

As irrigation practices became more widespread during the late 19th and early 20th century there was an increased

HERITAGE CITATION REPORT

prosperity. Koola contributes to a group of late Victorian to early 20th century homesteads that were constructed in the irrigation areas. HERCON criterion A

Koola is of aesthetic significance as a local example of transitional architecture from Victorian to Federation period architecture. The mixture of features from both periods combine to create a pleasing homestead architecture. HERCON criterion D

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes The avenue of Kurrajong trees (<i>Brachychiton</i> sp.), the palm tree and other mature trees not in the avenue
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 170 Ardmona Road ARDMONA (Former Ardmona Grammar School)
Address 170 Ardmona Road ARDMONA **Significance Level** Local
Place Type School - Private
Citation Date 2014



170 Ardmona Road, Ardmona (former Ardmona Grammar School)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

History and Historical Context

Originally within the lands of the Bangerang peoples, and subsequently the huge Ardpatrik pastoral run, the Ardmona district was selected largely in the early 1870s under the Land Act 1869, the 'selection before survey' Act which, by counting rent paid towards the final payment, finally succeeded in the State's aim of 'putting the small man on the land'.

The initial agriculture was grain-growing. A limited number of pioneering small-scale vineyards and orchards were established in the 1870s, relying on natural precipitation. Unusually reliable in the early 1870s, the real paucity and unreliability of the rainfall was revealed by the second half of the decade. Selectors in the Ardmona and Mooroopna areas joined others statewide at the forefront of the clamour for water conservation and the damming of rivers for irrigation.

HERITAGE CITATION REPORT

Irrigation water, at first limited, was made available to the western Goulburn Valley from May 1886 by the local waterworks trusts, initially from a pumping station on the Goulburn River south of Murchison while the Goulburn Weir was being constructed, then from the Weir in 1891. West of Mooroopna, in 1884 local vine and fruit-growing pioneers Michael Kavanagh, Fred Young and Martin Cussen began and encouraged the subdivision of a number of selections near their own. These were initially in blocks of 7 to 13 acres, but this was increased in the third of the subdivisions (the selection of George Pagan) to holdings of between 14 and 28 acres;[1] from the outset, a number of the would-be 'intensive culturists', conscious of the limited sizes, had purchased two or more of the blocks. These subdivisions created what became known as the 'Ardmona Irrigation Colony', named after one of the larger farms which was subdivided.

The majority of the new orchardists took up their holdings in 1891 and 1892; as time went on, the first tiny acreages were slowly amalgamated to provide more viable holdings. The Ardmona Fruitgrowers' Association was formed in 1891, and built its Fruitgrowers' Hall in 1893.

The orchards prospered with the reliable supply of water, the productive soil (Shepparton Fine Sandy Loam), a climate eminently suited to fruit-growing, and a prevailing mood of great excitement about the new 'intensive irrigated agriculture'. This was encouraged locally by the proselytising zeal of Deakin's irrigation expert, former teacher and local newspaper editor John West, who had set up a nursery and model orchard on a block in the first subdivision. West was purveying knowledge (most of the would-be orchardists knew nothing about fruit-growing), enthusiasm, and the young trees with which the new orchardists planted their blocks.

Friends Henry Pickworth and Edward Turnbull were among those to take up the small holdings. Turnbull, a widower, and Pickworth migrated together, with their families, to Australia in April 1892, along with another who took up land at Ardmona, W Pearson. Initially attracted to Mildura by the very professional publicity of the Chaffey brothers, the friends finally chose Ardmona, after carefully assessing the soils during an inspection with Martin Cussen (who was also the local estate and stock agent); they chose adjoining 28 acre [11.3 ha] holdings.[2] As with the other families who became major orchardists in the locality, the Turnbull and Pickworth families, particularly the next generation, progressively purchased further blocks to become some of the largest and most successful fruitgrowers at Ardmona. After Edward Turnbull's death in 1905, his sons John and Herbert set up the partnership of Turnbull Brothers.[3] Each built a substantial residence on the family orchard ('Koola' and 'Warden'); both houses were the scene of many social and charity events.

By 1914, 30 years after the first plantings, the Ardmona district had 1008 hectares of orchards. In 1921, suffering a post-war glut of fruit that the private canneries could not cope with, the progressive fruitgrowers of Ardmona spearheaded the establishment of their own cooperative company, the Ardmona Fruit Products Co-operative Company Ltd., and in 1925, aided by government assistance, opened their eponymously-named fruit cannery in Mooroopna, with John Turnbull, Edward's son, and Henry Pickworth junior as two of the first directors. For most of its existence the Ardmona cannery concentrated on the canning of peaches, pears and apricots, including the Pullars Cling Peach which was bred at Ardmona. In 2002 Ardmona Foods merged with the Shepparton Preserving Company (SPC), and in 2005 the new entity was taken over by Coca-Cola Amatil.

HERITAGE CITATION REPORT

In 1918 a group of these prominent Ardmona orchardists established a separate school in the locality for their children, Ardmona Grammar School.[4] Little information is available about this institution. A local State School had opened, known as Mooroopna District State School, in 1875, and had been renamed Ardmona in 1890. It is unclear what led to the decision to take children from this public school and establish a small private school, though class may have played a part: possibly it was perceived as being able to provide social or educational advantage.

Financed by the orchardists, Ardmona Grammar School consisted of one large weatherboard room with an entrance porch; it was heated in winter, like most schools of the time, by a large fireplace.[5] Pupils were obviously made aware of their social responsibilities, with collections for the Mooroopna Hospital figuring in the few newspaper reports which refer to this institution,[6] although such collections were also common in State Schools at the time.

A 1922 photo of teacher and pupils survives. Most of the influential fruit-growing families- the Turnbells, Pickworths, McNabs, Lennes, Simsons and Youngs-are represented among the sixteen pupils, and the teacher is Miss M Young, who resigned in October 1926 before her marriage and was replaced by Miss Stevens.[7]

In 1925 Herbert Turnbull is recorded as the honorary secretary of the school;[8] possibly the school was on Turnbull land.

It seems the school never had more than eighteen students enrolled at one time,[9] and after around ten years of operation it closed through lack of numbers, probably at the end of 1928.[10] The building and contents were advertised for sale at the beginning of April 1929,[11] and it was purchased by the local Holy Trinity Anglican Church, as a meeting place and social venue.[12] By June the next year the Church was holding a fund-raising social in the former school building, with cards, and dancing to a gramophone.[13]

The building is now a private residence.

[1] Plan of the Ardmona Irrigation Colony, Norman S Bartlett and Co, Licensed Surveyors, Mooroopna and Kyabram, August 1892

[2] DM McLennan, *History of Mooroopna, Ardmona and District*, 1984 (facsimile of 1936 edition), Mooroopna, 1984, p. 104

[3] John Turnbull obituary in *Shepparton Advertiser*, 7 January 1947, p. 4

[4] Sue Walker, *Mooroopna to 1988: an Account of Mooroopna and its immediate District*, Historical Society of Mooroopna Inc., Shepparton, 1989, p. 75

[5] Ibid.

[6] *Shepparton Advertiser*, 16 April 1928, p. 3

HERITAGE CITATION REPORT

[7] Ibid., 4 October 1926, p. 5

[8] Ibid., 3 September 1925, p. 12.

[9] Anne McCamish, personal communication, 15 March 2017

[10] Sue Walker, op. cit.

[11] *Goulburn Valley Stock and Property Journal*, 3 April 1929, p. 2

[12] Sue Walker, op. cit.

[13] *Shepparton Advertiser*, 9 June 1930, p. 5

Description

Physical Description

A simple gabled weatherboard building with verandahs to both east (front) and west faces.

Statement of Significance

What is Significant?

The former Edwardian school building at 170 Ardmona Road Ardmona is significant.

This includes all of the architectural features associated with its Edwardian architecture.

How is it Significant?

The former school building is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The former Ardmona Grammar School is of historic and social significance as it provides tangible physical evidence of the prosperity and aspirations of orchardists in the Ardmona District. This district was one of the earliest in the region to embrace irrigation technologies, and by 1914 1008 hectares of orchards had been established. Private schools were not common and particularly in the less populated rural areas. It appears to have been established in response to the growing prosperity of the orchardists and their perceptions that it would provide both social and educational advantages for their children. HERCON criteria A & B

It is of aesthetic significance for its representative Edwardian architecture. HERCON criterion E

HERITAGE CITATION REPORT

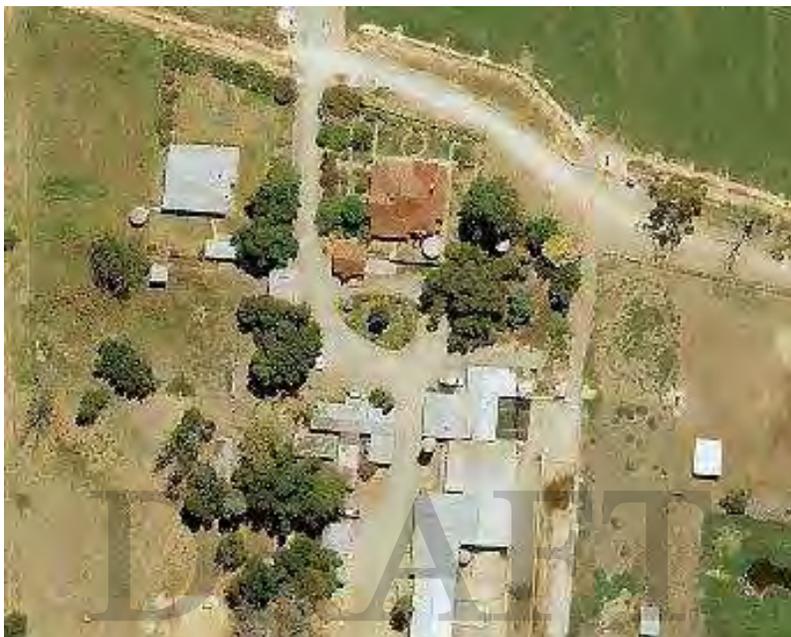
Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 705 Echuca Road ARDMONA (Warrawee Park Homestead)
Address 705 Echuca Road ARDMONA **Significance Level** Local
Place Type Homestead building
Citation Date 2014



705 Echuca Road, Ardmona

Recommended Heritage Protection VHR No HI No PS Yes

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

History and Historical Context

Originally within the lands of the Bangerang peoples, and subsequently the huge Ardpatrik pastoral run, the Ardmona district was selected largely in the early 1870s under the Land Act 1869, the 'selection before survey' Act which, by counting rent paid towards the final payment, finally succeeded in the State's aim of 'putting the small man on the land'.

The initial agriculture was grain-growing. A limited number of pioneering small-scale vineyards and orchards were established in the 1870s, relying on natural precipitation. Unusually reliable in the early 1870s, the real paucity and unreliability of the rainfall was revealed by the second half of the decade. Selectors in the Ardmona and Mooroopna areas joined others statewide at the forefront of the clamour for water conservation and the damming of rivers for irrigation.

Irrigation water, at first limited, was made available to the western Goulburn Valley from May 1886 by the local waterworks trusts, initially from a pumping station on the Goulburn River south of Murchison while the Goulburn Weir

HERITAGE CITATION REPORT

was being constructed, then from the Weir in 1891. West of Mooroopna, in 1884 local vine and fruit-growing pioneers Michael Kavanagh, Fred Young and Martin Cussen began and encouraged the subdivision of a number of selections near their own. These were initially in blocks of 7 to 13 acres, but this was increased in the third of the subdivisions (the selection of George Pagan) to holdings of between 14 and 28 acres;[1] from the outset, a number of the would-be 'intensive culturists', conscious of the limited sizes, had purchased two or more of the blocks. These subdivisions created what became known as the 'Ardmona Irrigation Colony', named after one of the larger farms which was subdivided.

The majority of the new orchardists took up their holdings in 1891 and 1892; as time went on, the first tiny acreages were slowly amalgamated to provide more viable holdings. The Ardmona Fruitgrowers' Association was formed in 1891, and built its Fruitgrowers' Hall in 1893.

The orchards prospered with the reliable supply of water, the productive soil (Shepparton Fine Sandy Loam), a climate eminently suited to fruit-growing, and a prevailing mood of great excitement about the new 'intensive irrigated agriculture'. This was encouraged locally by the proselytising zeal of Deakin's irrigation expert, former teacher and local newspaper editor John West, who had set up a nursery and model orchard on a block in the first subdivision. West was purveying knowledge (most of the would-be orchardists knew nothing about fruit-growing), enthusiasm, and the young trees with which the new orchardists planted their blocks.

Friends Henry Pickworth and Edward Turnbull were among those to take up the small holdings. Turnbull, a widower, and Pickworth migrated together, with their families, to Australia in April 1892, along with another who took up land at Ardmona, W Pearson. Initially attracted to Mildura by the very professional publicity of the Chaffey brothers, the friends finally chose Ardmona, after carefully assessing the soils during an inspection with Martin Cussen (who was also the local estate and stock agent); they chose adjoining 28 acre [11.3 ha] holdings.[2] As with the other families who became major orchardists in the locality, the Turnbull and Pickworth families, particularly the next generation, progressively purchased further blocks to become some of the largest and most successful fruitgrowers at Ardmona. After Edward Turnbull's death in 1905, his sons John and Herbert set up the partnership of Turnbull Brothers.[3] Each built a substantial residence on the family orchard ('Koola' and 'Warden'); both houses were the scene of many social and charity events.

By 1914, 30 years after the first plantings, the Ardmona district had 1008 hectares of orchards. In 1921, suffering a post-war glut of fruit that the private canneries could not cope with, the progressive fruitgrowers of Ardmona spearheaded the establishment of their own cooperative company, the Ardmona Fruit Products Co-operative Company Ltd., and in 1925, aided by government assistance, opened their eponymously-named fruit cannery in Mooroopna, with John Turnbull, Edward's son, and Henry Pickworth junior as two of the first directors. For most of its existence the Ardmona cannery concentrated on the canning of peaches, pears and apricots, including the Pullars Cling Peach which was bred at Ardmona. In 2002 Ardmona Foods merged with the Shepparton Preserving Company (SPC), and in 2005 the new entity was taken over by Coca-Cola Amatil.

[1] Plan of the Ardmona Irrigation Colony, Norman S Bartlett and Co, Licensed Surveyors, Mooroopna and Kyabram, August 1892

[2] DM McLennan, *History of Mooroopna, Ardmona and District*, 1984 (facsimile of 1936 edition), Mooroopna, 1984, p. 104

[3] John Turnbull obituary in *Shepparton Advertiser*, 7 January 1947, p. 4

[4] Sue Walker, *Mooroopna to 1988: an Account of Mooroopna and its immediate District*, Historical Society of Mooroopna Inc., Shepparton, 1989, p. 75

HERITAGE CITATION REPORT

Description

Physical Condition

A large Federation era face red brick building. The roof is complex with hips and gables. The gable fronts are decorative and the return verandah complements the architecture of the building.

Statement of Significance

What is Significant?

The homestead building at 705 Echuca Road, Ardmona is significant.

This includes architectural features such as the face red brick, the complex hipped and gable roof, the decorative gables and the return verandah.

How is it Significant?

The homestead is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic significance as it provides tangible physical evidence of the character of rural and regional development during the early 20th century. The scale and design of the homestead contributes to an understanding of the extent of economic growth and prosperity of the region during this period. It assists in demonstrating the impact of the consolidation of farming and agricultural industries on the prosperity of the region.

As a group, homesteads, through their scale and design, contribute to an understanding of the extent of economic growth and success of particular agricultural districts. HERCON criterion A

The homestead is of aesthetic significance for its early 20th century architecture. It is a good representative example of the period and the region. HERCON criterion E

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 155 Excelsior Avenue ARDMONA (walk through dairy)
Address 155 Excelsior Avenue ARDMONA **Significance Level** Local
Place Type Dairy
Citation Date 2014

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The huge Ardpatrick pastoral run, based at Mooropna, was established on part of the lands of the Bangerang peoples in 1841. Subsequently, selectors moved into the Ardmona district in the early 1870s under the Land Act 1869, the 'selection before survey' Act which, by counting rent paid towards the final payment, finally succeeded in the State's aim of 'putting the small man on the land'.

The initial agriculture was grain-growing. A limited number of pioneering small-scale vineyards and orchards were established in the 1870s, relying on natural precipitation. Rainfall, unusually reliable in the early 1870s, was revealed by the second half of the decade to be limited and variable. Selectors in the Ardmona and Mooropna areas joined others statewide at the forefront of the clamour for water conservation and the damming of rivers for irrigation.

Irrigation water, at first limited, was made available to the western Goulburn Valley from May 1886 by the local waterworks trusts, initially from a pumping station on the Goulburn River south of Murchison, then from the Weir in 1891. West of Mooropna, in 1884 local vine and fruit-growing pioneers Michael Kavanagh, Fred Young and Martin Cussen began and encouraged the subdivision of a number of selections near their own. These were initially in blocks of 7 to 13 acres, but this was increased in the third of the subdivisions to holdings of between 14 and 28 acres.[1] These subdivisions created what became known as the 'Ardmona Irrigation Colony', named after one of the larger farms which was subdivided.

The majority of the new orchardists took up their holdings in 1891 and 1892; as time went on, the first tiny acreages were slowly amalgamated to provide more viable holdings.

The orchards prospered with the reliable supply of water, the productive soil (Shepparton Fine Sandy Loam), a climate eminently suited to fruit-growing, and a prevailing mood of optimism about the new intensive irrigated agriculture.

HERITAGE CITATION REPORT

By 1914, 30 years after the first plantings, the Ardmona district had 1008 hectares of orchards, and was on the way to becoming known as one of the prime fruit-growing areas of the state. In 1921, the progressive fruit growers of Ardmona established the Ardmona Fruit Products Co-Operative Company Ltd, which initially dehydrated and pulped fruit in Mooroopna, but constructed a cannery in 1925.

The locality has remained one of the most important fruit growing areas of the State; dairying, practised in the wider Ardmona area since the 1890s, has declined in importance. This dairy is situated to the east of the main orchards, opposite the location of the pioneering vineyard of Trojano Darveniza.

Description

Physical Description

The walk through dairy exhibits most of the characteristics associated with this type of structure in this region. It is constructed from pressed cement blocks with a corrugated metal roof. The design is predicated on allowing each cow to enter a bail individually. After the milking is finished a gate is opened in front of the cow to let it out. This type of design is ideal for small operations.

Statement of Significance

What is Significant?

The dairy at 155 Excelsior Avenue, Ardmona is significant.

How is it Significant?

The dairy is of local historic, technical and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The dairy is of historic significance as it is representative of a period of agricultural development when small dairies provided an important contribution to the farm income. This is in contrast to later developments with the consolidation of dairying practices. HERCON criterion A

The dairy is of technical significance for its layout and design. HERCON criterion F

The dairy is of aesthetic significance as it contributes to the rural cultural landscape in this region. HERCON criterion D

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	No
Internal Alteration Controls	Yes
Tree Controls	No
Fences & Outbuildings	Yes Dairy
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name Former Scots Church
Address 100 Lenne Road ARDMONA **Significance Level** B
Place Type Residence,Church
Citation Date 2004



Residence at 100 Lenne Road, Ardmona

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

For many years local Presbyterians, as well as Church of England worshippers, used the Ardmona Fruit Growers Hall for worship. In 1930 work commenced on the new Scots Church in Lenne Road.

Constructed of concrete, it was built at a cost of £1, 121. It was opened on 16 May that year by Mr John Allan, MLA. In the early years the church was a hive of activity, and was the focus of such groups as the church choir, Ladies' Guild and League of Worship. The number of parishioners began to decline after World War Two and it became difficult to keep the church viable. Services ceased in 1985, and the church was converted to a private residence.

References

W H Bossence, *Tatura and the Shire of Rodney*.

The Historical Society of Mooroopna Inc, *Mooroopna to 1988*, pp. 59-60.

HERITAGE CITATION REPORT

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

10.0 Worshipping

Description

Physical Description

The former Scots Church, Lenne Road, Ardmona is a rendered concrete building on a T-shaped plan comprising a porch, nave, sanctuary and vestry. Each section has a gabled roof clad with corrugated galvanised steel and gable end finished with strapped cement sheet and timber fretwork. The central projecting porch contains a pair of timber doors and a pointed arch timber-framed double-hung sash window to each side. The buttressed side walls contain regular timber-framed double-hung sash windows with leadlight glazing. A recent timber-framed gabled canopy has been added to the west porch. The side and rear boundaries are defined by a recent steel fence and the landscaped surrounds include mature Canary Island date palms (*Phoenix canariensis*). The rear yard contains a recent prefabricated steel shed.

Physical Condition

good

Intactness

good

Occupancy

Ownership Private

Australian Heritage Commission Criteria

HERITAGE CITATION REPORT

Australian Heritage Commission

8.6 Worshipping

9.7 Mourning the dead

Statement of Significance

The former Scots Church, Lenne Road, Ardmona is of local historic, social and aesthetic significance. Constructed in 1930, the church served as a place of worship for the district's Presbyterians for 55 years, although it no longer serves this purpose. Aesthetically, it is a reasonably intact and interesting example of a rural church constructed of concrete, of which there are no other known examples in the municipality.

Recommendations 2004

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Yes
Yes
Yes Canary Island date palms (<i>Phoenix canariensis</i>).
No
Yes
Greater Shepparton Heritage Incorporated Plan
No

Other Recommendations

. Investigate original external paint colours when due for a repaint . Preferably remove later timber-framed addition to west porch . Retain mature specimen trees . Any additional external structures should be located at the rear of the building and be visible from the road

HERITAGE CITATION REPORT

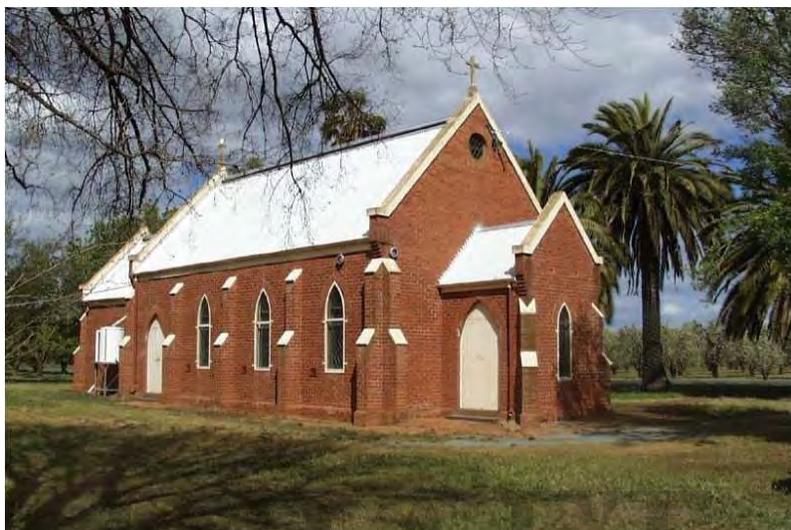
Name Holy Trinity Anglican Church

Address 146 Lenne Road ARDMONA

Significance Level B

Place Type Church

Citation Date 2004



Holy Trinity Anglican Church

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Prior to 1914, the Anglican congregation at Ardmona had gathered in the local public hall for services. Half an acre of orchard land was donated by a local farmer, Mr Hornidge, as the site for a new church. The foundation stone for the Holy Trinity Anglican Church was laid on 9 December 1914 by Bishop J D Langley. Designed by architect, Mr Richardson, the builder was M A Miles of Tatura. Brick paving was laid around the outside of the church after its completion by Reverend J A Rowell and members of the congregation.

References

W H Bossence, *Tatura and the Shire of Rodney*, pp 48-50.

Identified By

Holy Trinity Anglican Church
Hermes No 156205 Place Citation Report

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HERITAGE CITATION REPORT

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

10.0 Worshipping

Description

Physical Description

Holy Trinity Anglican Church, Lenne Road, Ardmona, is a small red face brick building comprising porch, nave, sanctuary and vestry with parapeted gabled roofs clad with corrugated galvanised steel. The parapets are finished with rendered copings and cross finials and the main gable end contains a small oculus window. The central projecting porch contains a pair of pointed arch side entrances with V-jointed board timber doors and a single lancet opening in the end wall. The buttressed side elevations contain regular fenestration with the exception of the north side which also contains a pair of timber doors. The sanctuary window comprises a group of 3 lancet openings. All windows contain timberframed fixed sash windows with diapered leadlight glazing.

The area surrounding the church is paved with red bricks (1915) and includes numerous mature Canary Island date palms (*Phoenix canariensis*) and Pepper trees (*Schinus molle*).

Physical Condition

GOOD

Intactness

GOOD

Australian Heritage Commission Criteria

Australian Heritage Commission

8.6 Worshipping

HERITAGE CITATION REPORT

9.7 Mourning the dead

Statement of Significance

Holy Trinity Anglican Church, Ardmona, is of local historical, social and aesthetic significance.

Constructed in 1914, the church has served as a place of worship for the district's Anglicans for almost 90 years. Aesthetically, it is a substantially intact example of a simple rural brick church, of which there are numerous examples in the municipality.

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	Yes Canary Island date palms (<i>Phoenix canariensis</i>) and Pepper trees (<i>Schinus molle</i>).
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

Other Recommendations

. Retain original unpainted finish to brickwork and otherwise investigate original external paint colours when due for a repaint . Repair damaged brickwork and repoint . Retain brick paving and landscape setting including mature specimen trees . It is desirable, from a heritage perspective, that the building retain its public/community function . Should toilets be required they should be sited at the rear and not visible from the road.

HERITAGE CITATION REPORT

Name 380 MacIsaac Road ARDMONA (Airlie, former Ducat family house)
Address 380 MacIsaac Road ARDMONA **Significance Level** Local
Place Type Homestead building
Citation Date 2014



380 MacIsaac Road, Ardmona (Airlie Homestead)

**Recommended
Heritage Protection**

VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Integrity

The integrity of this house has been compromised by the late addition of a kitchen wing. This wing detracts from the decorative late Victorian facades through its prominence and design. However, this was a typical response for the period and as such is of cultural interest.

History and Historical Context

'Airlie' is associated with Robert Baxter, a pioneering and successful agriculturalist of the late nineteenth and early twentieth century, and with the Ducat family, a prominent entrepreneurial and innovative family who, from their long experience in dairy farming and breeding of high quality Jersey cattle, developed and manufactured a range of cutting-edge milk products which met with great success locally and beyond over many decades.

Irish-born Robert Baxter (1843-1920) purchased Allotment 19, Parish of Mooroopna, County of Rodney (300 acres or 121.5 ha) from Patrick Walsh on 17 September 1877. Like most selectors or those who had taken over selections, he needed to mortgage the property through the initial period of occupation, discharging the loan in 1892.

In 1879 Baxter took over a further 200 acres [81 ha] across the intersection to the south-east; both properties adjoined what was to become in the next decade the first irrigation area in Australia, the Ardmona 'irrigation colony'. In total Baxter amassed at least 650 acres [263 ha] of this high-quality land, which became more valuable with the coming of

HERITAGE CITATION REPORT

irrigation from 1885. On this second property, Baxter established an orchard, where, interestingly, he included oranges, uncommon in the Ardmona area, following the Mildura example. He won 'Best Orchard under 3 years' in a competition sponsored by the local Tatura and Goulburn Valley Agricultural, Horticultural and Pastoral Society in December 1890, an initiative in line with official Government competitions encouraging intensive irrigated agriculture at the time.

Baxter correctly foresaw the district's potential for what became its other mainstay, dairying on irrigated pasture, having experienced great success himself in this regard. However he divested himself of his dairy herd in February 1902, believing (according to the *Numurkah Leader*) that 'too much personal exertion was required', as well as hired labour being unprocurable. Later, an early adopter of milking machines, he resumed dairying, with great success. He also bred cattle and horses, but was finally to concentrate on lucerne production.

The construction of Airlie, unusually for a farm house, began with a tender process, and equally unusually, it appears that a friend and neighbour was in control of the process. On 7 June 1896, a tender notice appeared in *The Age* under the name of JR Summerland, of 'Riverside', Ardmona, for 'the erection of a large brick villa residence for Robert Baxter, Esq., Ardmona.' Bricks, sand and water would be provided, and the plans and specifications were available at the Metropole Hotel, Melbourne. Tenders closed on 17 June 1896. Summerland was an enterprising and entrepreneurial local fruit and grape grower, who a year earlier had established a 'commodious' fruit shop in Swanston Street, Melbourne, as a direct outlet for his produce. It seems he was here acting as agent for Baxter in the tender process.

Hopetoun was the name chosen by Baxter for his new residence on Allotment 19, after the Earl of Hopetoun who, when Governor of Victoria, had reputedly paid him a visit when on a trip to Ardmona. It was the best house in the area, and along with the irrigated farms and orchards of one or two other progressive local identities, the farm became something of a showpiece for the benefits of irrigation, hosting visiting groups such as a party of Riverina farmers in November 1902. Dignitaries were entertained and charitable events held at the house, which was described as 'a handsome mansion, surrounded by rich lucerne paddocks, with splendid shady trees about the homestead.'

Baxter's success and reputation were reflected in a news snippet headed 'Mooroopna' in the *Numurkah Leader* in late February 1902: 'Mr and Mrs R Baxter of "Hopetoun", Ardmona, contemplate taking a 12 months' holiday trip to Europe.' Baxter was uniquely well-travelled for the area, having visited the Paris Exhibition of 1900 and the Chicago 'World Fair' (the Columbian Exposition) of 1893.

Baxter died at his residence at St Kilda in 1920, one of the pioneers of the Ardmona district and a respected figure in the local area and the wider Goulburn Valley. His obituary described him as a very successful farmer and 'a man of great vitality, possessed of a genial nature.' He is buried in the Mooroopna cemetery.

In March 1911, Baxter had sold the 300 acres of Allotment 19 and a 20-acre [8 ha] section of Allotment 79 to Eli North for £20.10.0 an acre, and moved to Melbourne, though he made periodical visits to Shepparton and district.

In 1924 Percy Ducat (1871-1944) and his sons Hugh, Sidney and Donald took over the 259 acres [105 ha] of North's property, parts of Allotments 19 and 79; a central 35-acre [14 ha] section of Allotment 19 had been sold by North to local pioneer orchardist Anton Lenne in 1919. The Ducats' occupation was probably on a lease, as it was not until 1943 that the family purchased the property. They renamed it Airlie.

From 1916 Percy Ducat and sons had supplied milk, in billies, initially by bicycle, to Shepparton residents from their Grahamvale property. The following years had seen the Ducat family deliver milk twice daily from properties leased in Orrvale and Wanganui Estate to accommodate their increasing customer base.

At Ardmona the family continued to produce and supply milk to the local area and to Shepparton. They developed the Airlie stud, which had great success with its Jersey cattle, winning numerous prizes at the Royal Melbourne and local shows. 'Buttercup III' was Champion Jersey Cow at the Royal Melbourne Show in 1932 and 1935. The property now

HERITAGE CITATION REPORT

became regarded as a model dairy farm and a showpiece again for the district. The layout of the farm and its subdivision into twenty paddocks was notable for the period. They were also quick to recognise the value of milking machines, and were using them by 1936.

As the milk needs of Shepparton increased, Ducats supplemented their supply from neighbouring properties in Ardmona. In 1926 Ducats set up their first Milk Bar in Maude Street, Shepparton, relocating to High Street in the 1930s, next door to the open air dance hall. Here they leased two shops, one becoming a grocery, the second a milk bar, and establishing a milk depot behind their store.

The Ducat family continually developed innovatory products, many vaunting the health benefits of milk and fruit. Milk cocktails were their introduction of 1938, as the *Shepparton Advertiser* noted:

'...delightful milk cocktails packed in hygienic cartons for house parties, picnics, etc. Made from pure Jersey milk and fruit juices, they embody all the healthful and nutritious qualities of fruit and milk, but this in no way impairs their delicious taste.'

'The milk comes from the Airlie stud at Ardmona, where every cow of the pure jersey herd has been tested and certified free from tuberculosis, and approved by the Department of Agriculture. The milk is all machined. When it is scientifically combined with fruit juices, the result is a new and delightful beverage. It is interesting to note that there is only one other firm making these cocktails in Victoria.'

Flavoured milk was developed in the 1940s, sold in half-pint waxed cardboard cartons: a revolutionary product, it was phased out in a few years. Milk ice blocks, including fruit-flavoured varieties, were another new product.

Changes followed: faster mechanical processing, and an extension of the company's range beyond milk and cream. Ducat's flavoured milk in updated cartons went on the market in 1969 with great success (the Milk Board later acknowledged its debt to Ducats for providing marketing information to start the Board's very successful 'Big M' campaign in 1978). Fruit juices followed, and the company also diversified into cordials, cakes and sweets. In the 1980s, Mr D's cola drink (actually derived from fruit juice) and Milky Freeze (1985) both achieved nation-wide success. The former has reached cult status, and is now (since 2012) available online. Ducat's products became a local icon, and for many decades had a huge brand loyalty in the Shepparton area.

After four generations in the business, Ducat's sold out to Melbourne foodstuffs company Edlyn in 2006. The Ducat family had sold Airlie in 1953.

References:

Title: Vol. 760 Fol.151807

The Age, 8 September 1877, p. 3

Riverine Herald, 8 September 1979, p. 4

Riverine Herald, 18 December 1890, p. 3

The Australasian, 13 July 1895, p. 10

The Age, 6 June 1896, p. 9

Numurkah Leader, 1 April 1897. p. 2

HERITAGE CITATION REPORT

Numurkah Leader, 7 February 1902, p. 8

Numurkah Leader, 28 February 1902, p. 7

The Age, 14 March 1902, p. 8

The Numurkah Leader, 28 March 1902, p.5

The Leader, 17 May 1902, p.8

The Age, 13 November 1902, p. 6

The Age, 13 March 1906, p. 8

Euroa Advertiser, 31 March 1911, p. 3

Description

Physical Description

Airlie is a large and distinctive homestead. It was built with four bedrooms; a kitchen was added later. The house is constructed from face brickwork and it has a typical hipped roof clad with corrugated metal. The chimneys contribute to the architecture of this building. The decorative verandah returns to one side with the other side being the location for the mid 20th century kitchen. The verandah has cast metal posts with a highly decorative cast metal frieze and brackets. The facade is symmetrical with a central door flanked on either side by timber double-hung sash windows.

This homestead demonstrates most of the architectural features associate with a house of this scale and of the late Victorian period.

Physical Condition

The condition is good.

Statement of Significance

What is Significant?

Airlie, the Ducat family farmstead at 380 MacIsaac Road, Ardmona.

The late Victorian architecture and the extant architectural features all contribute to the significance of the place. The setting provided by the surrounding grounds also contributes to its significance.

How it is Significant?

Airlie is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

HERITAGE CITATION REPORT

Airlie is of historic significance for its association with the Ducat family. The Ducat family have had a long and prominent connection with dairying and the manufacture of milk products.

Ducat flavoured milk contributed to the development of Big M - a highly successful dairy product. HERCON criterion A

Airlie is of aesthetic significance as a good representative example of a large Victorian homestead. HERCON criterion D

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 6455 Midland Highway ARDMONA (Dundas Simson Coolstore)
Address 6455 Midland Highway ARDMONA **Significance Level** Local
Place Type Cannery
Citation Date 2014



6455 Midland Highway, Ardmona (Dundas Simson Coolstore)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Postwar Period (1945-1965)

History and Historical Context

This large Cool Store and packing/grading shed was built by third generation Ardmona fruit-grower John Dundas 'Jack' Simson in 1959 or soon after.

Originally within the lands of the Bangerang peoples, and subsequently the huge Ardpatrik pastoral run, the Ardmona district was selected largely in the early 1870s under the Land Act 1869, the 'selection before survey' Act which, by counting rent paid towards the final payment, finally succeeded in the State's aim of 'putting the small man on the land'.

The initial agriculture was grain-growing. When the unusually wet years of the early 1870s gave way to a more typical pattern of drought and rainfall unreliability, selectors in the Ardmona and Mooroopna areas joined others statewide at the forefront of the clamour for water conservation and the damming of rivers for irrigation.

HERITAGE CITATION REPORT

Irrigation water, at first limited, was made available to the western Goulburn Valley from May 1886 by the local waterworks trusts, initially from a pumping station on the Goulburn River south of Murchison while the Goulburn Weir was being constructed, then from the Weir in 1891. West of Mooroopna, in 1884 local vine and fruit-growing pioneers Michael Kavanagh, Fred Young and Martin Cussen had begun and encouraged the subdivision of a number of selections near their own. These were initially in blocks of 7 to 13 acres, but this was increased in the third of the subdivisions to holdings of between 14 and 28 acres.[1] These subdivisions created what became known as the 'Ardmona Irrigation Colony', named after one of the larger farms which was subdivided.

The majority of the new orchardists took up their holdings in 1891 and 1892, which was when the Simson family arrived. The Ardmona Fruitgrowers' Association had formed in 1891, and built its Fruitgrowers' Hall in 1893. Blocks were slowly amalgamated to provide more viable holdings.

The orchards prospered with the reliable supply of water, the productive soil (Shepparton Fine Sandy Loam), a climate eminently suited to fruit-growing, and a prevailing mood of great excitement about the new 'intensive irrigated agriculture'.

DRAFT

By 1914, 30 years after the first plantings, the Ardmona district had 1008 hectares of orchards, and was on the way to becoming known as one of the prime fruit-growing districts of the state. In 1921, suffering a post-war glut of fruit which overwhelmed the private canneries, with the Shepparton cannery (SPC) accepting fruit only from its own shareholders, and aided by government assistance, the progressive fruit growers of Ardmona established the Ardmona Fruit Products Co-Operative Company Ltd, which initially dehydrated and pulped fruit in Mooroopna, but constructed a cannery in 1925. For most of its existence the Ardmona cannery concentrated on the canning of peaches, pears and apricots, including the Pullars Cling Peach which was bred at Ardmona.

John Dundas Simson was one of the dynastic group of prominent Ardmona orchardists whose progenitors had set up the cannery, his father having been a founding director. His grandfather Dundas Simson had established the family orchard at Ardmona in 1892. Energetic, well-resourced and successful from the start, by 1897 the family was lauded for its orchard and vineyard,[2] and its success continued. In his early twenties John 'Jack' Simson took on the business during the years of World War 2 due to his father's ill-health.[3]

In 1947 Jack Simson was elected to the Board of Directors of Ardmona Fruit Products, becoming Chairman in 1955. This was, according to historian of the company Ron Holland, 'the start of a continued and far-sighted expansion program under his leadership,' with sound management and continued profits enabling expansion of the plant.[4] Simson held the position of Chairman of the company for twenty-six years, in 1972 convincing the Federal Government to address discounting of prices in the export market.[5] For his contribution to the fruit-growing industry, he was awarded the OBE (Order of the British Empire) in December 1978.[6]

HERITAGE CITATION REPORT

The Simson family acquired the land on which the coolstore is situated, which was not part of their original orchard and vineyard, on 31 August 1894; the 58 acres [23.5 ha] constituted Part of Allotment 48, Parish of Mooroopna, County of Rodney.[7]

The new Cool Store, constructed over fifty years later, comprised a cool store section along the southern half, a packing line in the north-east mainly for fruit for fresh use or export, and a grading line in the north-west section for canning varieties of pears to be taken to the Ardmona cannery.[8]

Built on a large scale, the Cool Store was constructed by Tatura builder WJ Montgomery; it is of double brick, a material superseded for cool stores a decade or so later by the use of a metal skin lined with 5 inch or 6 inch [127mm or 152 mm] of polystyrene, a cheaper construction.[9] The canning line was provided by ED Parsons of Mooroopna.[10]

Another large Ardmona grower, Oswald Young, had built a similar cool store just preceding that of Dundas Simson.[11] Simson himself had made an extensive tour of packing sheds in Europe and the USA in 1959, visiting thirty-two sheds in twenty-eight days, and had seen bulk handling of fruit and vegetables in California, the principles of which were built into this building.[12]

The building is still used as a Cool Store.

DRAFT

[1] Plan of the Ardmona Irrigation Colony, Norman S Bartlett and Co, Licensed Surveyors, Mooroopna and Kyabram, August 1892

[2] *Weekly Times*, 19 June 1897 p. 32

[3] Typed notes on John Dundas Simson, Mooroopna Historical Society

[4] Ron Holland, 'A History of Ardmona Fruit Products Co-operative Company Limited 1921-2001', manuscript (courtesy Ron Holland), Mooroopna, p. 16,

[5] Historical Society of Mooroopna, op. cit.

[6] Ibid.

[7] Title: Vol 2547 Fol 217

[8] John 'Jack' Pickworth, personal communication, 6 September 2016.

[9] Ibid.

[10] Ibid.

[11] Ibid.

HERITAGE CITATION REPORT

[12] Historical Society of Mooroopna Inc, *Mooroopna Memories*, Shepparton, 1988, p. 16

Description

Physical Description

The Dundas Simson Coolstore is a large rectangular face brick building. Its architecture is utilitarian and its design is informed by its function. That is, it is a large well insulated brick box with limited openings in order to retain maximum coolness with a minimum of energy. The signage is of note as it provides a contrast to the face brickwork.

Statement of Significance

What is Significant?

6455 Midland Highway, Ardmona, the Dundas Simson Coolstore, is significant.

This includes any architectural features associated with its significance, such as the face brickwork, the upper band of signage and its construction method.

How is it Significant?

The Dundas Simson Coolstore is of local historic, technical and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The Dundas Simson Coolstore is of historic significance for its association with the earliest irrigation development scheme in Victoria - the Ardmona Irrigation Colony.

It is of historic significance for its association with Simson family (one of the prominent Ardmona fruit growing dynasties). HERCON criterion A

Dundas Simson Coolstore is of technical significance for its design and construction which largely relied on cavity and solid masonry construction. HERCON criterion F

Dundas Simson Coolstore is of aesthetic significance for its utilitarian architecture which is relieved by the upper band of signage. The surviving signage contributes to its significance. HERCON criterion D

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	No
Fences & Outbuildings	Yes Coolstore
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name House at 610 Simson Road, Ardmona

Address 610 Simson Road ARDMONA

Significance Level B

Place Type House

Citation Date 2004



House at 610 Simson Road, Ardmona

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The house, originally built in Nixon Street, Shepparton, was transported to Ardmona in c.1975 by Ken Ratcliffe.

The land on which this house now stands was originally Allotment 72b, in the Parish of Toolamba, (1946). The 238 acres of Crown land was first owned by Thomas Alexander, a farmer of Toolamba, in 1882. Its rateable value was £42 by 1886. This residence is located on the original, though somewhat reduced block of land.

References

Parish Plan, Toolamba Sheet 2, T2

Identified By

House at 610 Simson Road, Ardmona
Hermes No 156218 Place Citation Report

12-Apr-2019

08:31 AM

HERITAGE CITATION REPORT

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

15.2 Small Townships and Localities

Description

Physical Description

The residence at 610 Simson Road, Ardmona, is a single-storey Edwardian weatherboard villa with a complex gambrel and gable roof clad with corrugated galvanised steel which is punctuated by a red brick chimney with corbelled top. The distinctive flying gable ends are finished with carved bargeboards and pressed metal cladding. The house is angled 45 degrees to the road and the broad asymmetrical facade contains a central splayed bay window flanked by two entrances each containing half-glazed panelled doors, sidelights and fanlights with leadlight glazing. The facade is screened by a return verandah with timber posts and fretwork and a timber floor and rendered splayed entry steps. Each projecting bay contains a bay window with timber-framed double-hung sash windows screened by a timber-framed awning.

The property is unfenced to the road frontage and contains a later steel-framed carport and swimming pool enclosure.

Physical Condition

GOOD

Intactness

GOOD

Australian Heritage Commission Criteria

Australian Heritage Commission

4.5 Making settlements to serve rural Australia

HERITAGE CITATION REPORT

Statement of Significance

The residence at 610 Simson Road, Ardmona, is of local historic and aesthetic significance. While the house has been transported to the site from Shepparton in recent years, its original construction c. 1910 provides evidence of the residential expansion in the region during the first quarter of the twentieth century. Aesthetically, it is a good and intact example of an Edwardian villa. The significance does not extend to its present location.

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

Other Recommendations

. The modern carport can be retained, altered or demolished as required . Investigate original external paint colours.

DRAFT

HERITAGE CITATION REPORT

Name Ardmona Primary School
Address 580 Turnbull Road ARDMONA **Significance Level** B
Place Type School - State (public)
Citation Date 2004



Ardmona Primary School

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

The first school in Ardmona opened in September 1875 and was originally known as the Mooroopna District School. It was a simple timber building with a shingle roof, which was replaced by a more substantial schoolroom in 1885. The grounds were also fenced and an underground tank installed. In 1890 the school's name was changed to Ardmona State School to reflect the fact that it was built on the Ardmona Estate. An additional classroom and a teacher's residence were added in 1911-12. The use of the school as a practising and observation (teacher training) school, also famous for its agricultural plots, helped to secure the improvements.

Gardens formed an impressive feature of the school in the early years and in 1914 a windmill was erected to pump irrigation water into the site. The school became famous for its agricultural plots. Further additions and modifications were carried out in 1921. Pines and other now mature trees were planted in the school grounds in 1928. In 1930 memorial gates were erected by pupils in memory of the school's long standing Head Teacher, W T Lees. Ardmona's World War One Memorial was also constructed within the school grounds. Various other works have been undertaken at the school, including renovations to the teacher's residence in 1933, and additions to the classrooms in 1948.

References

HERITAGE CITATION REPORT

W H Bossence, *Tatura and the Shire of Rodney*, p. 55.

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

9.1 Primary and Secondary Education

Description

Physical Description

DRAFT

The Ardmona Primary School schoolroom is a single-storey weatherboard building with a hipped roof clad with corrugated galvanised steel. The double-fronted facade contains banks of timber-framed multipaned double-hung sash windows with hopper sash highlights and a recessed entrance with pair of halfglazed timber doors. The facade is partially obscured by a later steel-framed flat-roofed shelter shed. To the north is a later addition also containing a recessed entrance and windows to match the original. Two small weatherboard outbuildings have gambrel roofs clad with corrugated galvanised steel. The landscape contains mature pines and palms including mature Norfolk Island Pines (*Araucaria heterophyllia*) and Canary Island date palms (*Phoenix canariensis*). Central to the front garden is a World War I memorial consisting of granite obelisk and plinth. The frontage is fenced with a low Cyclone wire fence containing wrought iron memorial gates. Rendered masonry piers bear marble plaques with the inscription 'IN MEMORY OF THE LATE W T LEES, HEADMASTER 1909-23' and 'ERECTED AUGUST 1930'.

Physical Condition

GOOD

Intactness

GOOD

Australian Heritage Commission Criteria

HERITAGE CITATION REPORT

Australian Heritage Commission

6.5 Educating people in remote places

8.8 Remembering the fallen

Statement of Significance

The Ardmona Primary School schoolhouse, landscape and memorials are of local historical, social and aesthetic significance. Opened in 1875, the school is associated with an early phase of development in Ardmona, being constructed on part of the original Ardmona Estate. The construction of a new schoolroom and residence in 1911, emphasises its importance as a practising and observation school, famous for its agricultural plots, buoyed by the development of irrigation in the surrounding area. Aesthetically, the school is distinguished by its mature garden surrounds.

Recommendations 2004

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Yes
No
Yes All mature trees.
No
Yes
Greater Shepparton Heritage Incorporated Plan
No

Other Recommendations

. Repair roofing . Investigate original external paint colours . Relocation of the later shelter shed to the rear of the building should be considered.

HERITAGE CITATION REPORT

Name Pine Trees
Address 10 Varapodio Lane ARDMONA **Significance Level** B
Place Type Tree
Citation Date 2004



Pine Trees

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

Spurred on by a book published in England by the Chaffey brothers, who had established irrigation in the Mildura area, two families emigrated from England to Victoria. Settling first in Mildura, H E Pickworth and the Turnbull brothers were

HERITAGE CITATION REPORT

disappointed by the early plantings of vines, as well as the difficulty of transportation from Mildura, and soon moved to the Goulburn Valley. The Pickworth and Turnbull families settled at Ardmona in 1892 and immediately bought 57 acres of land from George Pagan, one of the original settlers. The pair of Norfolk Island pines (*Araucaria heterophylla*) were probably planted soon after their arrival in Ardmona. Anecdotal evidence suggests that the trees were originally planted to divide the land between the two families, and a laneway still exists between the pines.

References

W H Bossence. *Tatura And the Shire of Rodney*, p. 53

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

DRAFT

4.2 Selectors and Closer Settlement

Description

Physical Description

Pair of mature Norfolk Island pines (*Araucaria Heterophylla*) flanking a dirt driveway off Lenne Road, Ardmona.

Physical Condition

GOOD

Intactness

GOOD

Recommended Management

HERITAGE CITATION REPORT

Curtilage

A nominal curtilage should be maintained to preserve the setting of the trees, nominally the dimension of the canopy overhang plus 10 metres.

Australian Heritage Commission Criteria

Australian Heritage Commission

2.5 Promoting settlement on the land through selection

Statement of Significance

The pair of mature Norfolk Island pines (*Araucaria Heterophylla*), Lenne Road, Ardmona, are of local historical and aesthetic significance. Of approximately 100 years old, they provide a distinctive landmark of the township of Ardmona, which is otherwise hidden by the surrounding orchards. The trees mark the boundaries of the land selected by two families of English immigrants who chose the Ardmona area to grow fruit.

Recommendations 2004

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

Yes Norfolk Island pines (*Araucaria Heterophylla*).

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

Other Recommendations

. The trees should be assessed on a 1 to 2 year basis by a qualified arborist . Should they require removal when they become senescent, they should be replaced with a similar species.

HERITAGE CITATION REPORT

Name 406 Boxwood Road BOXWOOD (Boxwood Nature Conservation Reserve - Lime Kilns)
Address 406 Boxwood Road BOXWOOD **Significance Level** Local
Place Type Kiln Lime
Citation Date 2014



406 Boxwood Road, Boxwood (Boxwood Nature Conservation Reserve - Lime Kilns)

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

A lime works was established in approximately 1870 at Boxwood (formerly known as the Lime Kilns), where lime was extracted from a ravine cut into the rock and was burnt or crushed on site for use as a fertilizer, and for plaster products. Processed lime was taken to Dookie to be loaded on rail trucks and sent to Melbourne to make plaster sheets. The Lime Kilns are thought to have ceased operations in approximately 1930.

The lime kilns at Boxwood were integral to the establishment of the small township, which was set-up at the location to support the workers; it included the establishment of a school, Lime Kilns School.

Description

Physical Condition

Within the reserve there are visible remains of the Lime Kilns, including a large ravine, remnants of the kilns and some chimney blocks. I2 Boxwood - 52 ha, comprising the Lime and Wood Reserve, Allotments 169 and 169D, Parish of Dookie.

A large block on hilly terrain composed of Cambrian sedimentary rocks and supporting an open woodland of grey and red box, the reserve contains relics of a limestone mine that was worked in the 1930s. The workings occur on a spur in the southern part of the block and consist of a number of long narrow open cuts along a 4 m-wide calcite vein. An exploration shaft and edit are also present. Mining relics at the site consist of foundations for the crushing plant and remnants of a kiln used to calcine the crushed lime. The reserve is commonly visited by school groups for historical and geological education purposes.

Source DEWLP HERMES record 82407

Statement of Significance

What is Significant?

The lime kilns and all archaeological evidence associated with this early industry.

How is it Significant?

The lime kilns are of local historic, aesthetic and technical cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The lime kilns are of historic significance as they provide tangible physical evidence of an early extractive industry. Lime was critical to the construction industry - both locally and state-wide. Lime was used for mortars, rendering, plastering and other similar construction trades. The lime was used locally and also exported to Melbourne. As such it is an early example of an extraction industry for this area. The establishment of the kilns supported the establishment of a settlement at Boxwood and this included the 'Lime Kilns School.' This industry is a rare industry for the region. HERCON criteria A & B

The lime kilns are of aesthetic significance as through the alteration of the natural landscape the mines and the kilns have

HERITAGE CITATION REPORT

created a distinctive landscape element within the reserve. HERCON criterion D

The lime kilns are of technical significance as they provide evidence of this early extractive industry. This includes the mining methods and the actual methods of lime burning as elements of the kilns are still extant. HERCON criterion F

Recommendations 2014

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	-
Aboriginal Heritage Place	No

Other Recommendations

This place should be recorded and included in the Heritage Inventory.

DRAFT

HERITAGE CITATION REPORT

Name	4950 Barmah-Shepparton Road BUNBARTHA (Athol)		
Address	4950 Barmah-Shepparton Road BUNBARTHA	Significance Level	Local
Place Type	Homestead Complex		
Citation Date	2014		

Recommended Heritage Protection	VHR No HI No PS Yes
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Architectural Style	Interwar Period (c.1919-c.1940)
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History and Historical Context

Bunbartha was part of the lands of the Bangerang peoples.

Edward Khull, first squatter in the area, took up his enormous Tallygaroopna run of 160,000 acres [64,750 ha] in 1841: a slab hut on his head station is still extant on the property now known as Fairley Downs. Khull is said to have abandoned his run (the facts are disputed), whence it was occupied by Sherbourne Sheppard, after whom Shepparton is named, in May 1843. In March 1848 Sheppard separated off 43,180 acres [17,474 ha] in the north-east, which became the Katandra run. Hugh Glass obtained Tallygaroopna in October 1852, followed by Sheppard again with two partners in 1855. After a series of leaseholders, William Fraser obtained the run in February 1866, and was the last squatter on Tallygroopna Station, and on the neighbouring Muntoona run to the north-west; like many final pastoral tenants he had been able to amass a sizeable quantity of land.

Selectors moved in on Fraser's pastoral run under the 1869 Land Act, the 'selection before survey' Act which, by counting rents paid towards the final payment, finally succeeded in the State's aim of 'putting the small man on the land'.

Joseph McDonald obtained freehold of the land on which Athol is located, Allotment 4, Section A, Parish of Tallygaroopna, county of Moira (58 acres [23.5 ha]), on 5 May 1881, along with the similarly-sized neighbouring Allotment 3.[1] By 1900 these had passed to Thomas Hunter Orr, along with other larger allotments comprising the land bounded by the Shepparton-Barmah Road, Medland Road, the Goulburn River reserve and Maneroo Road, a holding of around 1100 acres [445 ha] in total.

On 2 February 1926 Minnie and Ramsay Mailer purchased Allotment 4A, the northern section of Allotment 4,[2] the location of Athol. With that purchase, and others earlier (the immediate past purchases being Allotments 1, 3, 3A and 4B, in October 1925),[3] the couple now owned most of Thomas Orr's former holding.

Ramsay Mailer was a well-known Collins Street medical practitioner with progressive views who specialised in 'nervous diseases', treating patients in one of the few Government-recognised private clinics of the period; he had been a medical officer for the State Mental Hygiene Department. He was also a talented cricketer and cricket enthusiast, a member of the

HERITAGE CITATION REPORT

prestigious Committee of the Melbourne Cricket Club from 1906, later to become President, and a member of the Australian Cricket Board of Control. Ramsay and Minnie Mailer were also interested in the welfare of deprived inner city children (Ramsay was one of the founders of the Opportunity Clubs for such children) and in slum abolition. Ramsay Mailer was also a leading breeder of Suffolk, Ryeland and Southdown sheep and Jersey cattle, and set up Maneroo, his stud farm (originally situated at Seymour), on the southern section of this holding.[4]

It seems that the Mailers had leased or rented some of this property from Orr before the purchases. Reference was made at a meeting of the Shepparton Shire Council on 24 September 1923 to 'Mailer Bros' operating the property based on Allotment 4:[5] Mailer Bros was the partnership of Ramsay Mailer's brothers David and Melrose Mailer, the latter a medical doctor practising in Coburg. This was two and half years before Orr sold Allotment 4 to their brother Ramsay and his wife. Further, Ramsay Mailer had established Maneroo by at least 1921, again before the purchase.

Athol had been built by mid 1925, as indicated by a reward notice of 20 May 1925 inserted in a local newspaper by 'David Mailer, "Athol", Bunbartha',[6] again before the land had been sold to Ramsay Mailer. The house was probably built by Ramsay Mailer for his brother and family to occupy. David Mailer operated Athol, producing sheep for wool and meat. Like his brother, he was a talented cricketer, having played for Victoria.[7] Melrose Mailer, always the absent partner in the enterprise, died in 1926, and the partnership was dissolved.[8]

David Mailer died on 21 December 1937, and a large clearing sale, with the property also up for auction, was held on 23 February 1938.[9] Athol was variously described in the sale advertisements as 'a Very Attractive little Property [with] a small comfortable home, partly brick and partly W. B., with all necessary outbuildings, stable, sheep yards, etc'[10] and as 'a highly productive and charming property [with] a comfortable home.'[11] The property failed to sell, and the Mailer family retained Athol until after the death of Ramsay Mailer.[12] Melrose Mailer's widow announced a clearing sale for late August 1943, the advertisement for which noted the house had been sold.[13]

Athol and Maneroo, now separate properties, were purchased by Norman Harold Atkinson and Helen Annette Atkinson in December 1943.[14] Seven years later the Atkinsons, leaving the district, advertised both Athol and Maneroo for sale.[15]

The advertisement of May 1950 demonstrates the relative status of the two dwellings:

"Maneroo". Homestead: Magnificent brick homestead of 10 rooms, 3 bedrooms, lounge, study, dining room, kitchen, laundry, office, 2 bathrooms, pantry, cellar, hot-water service and internal sewerage, extensive gardens, watered by spray system. Garage, brick, shearing shed, galvanised Iron, sheep dip, sheep yards, ample shedding.

"Athol". Homestead: Brick and concrete brick. 5 rooms, in excellent order. Three bedrooms, lounge, kitchen, concrete verandah, wash house, bathroom.[16]

HERITAGE CITATION REPORT

Concrete bricks had been briefly popular in the area in the early 1930s, doubtless as an affordable building material in Depression times; the house at 145 Maneroo Road built some time after 1930 by Asline Mason is one example. It is probable that the section of Athol built of concrete bricks, which seems to have replaced the weatherboard section described in the 1938 sale advertisement, dates from around that time.

[1] Plan: Parish of Tallygaroopna, County of Moira

[2] Ibid.

[3] Title: Vol 5049 Fol 629

[4] Obituary, *Argus*, 29 December 1943, p. 3

[5] *Shepparton Advertiser*, 27 September 1923, p. 6

[6] *Goulburn Valley Stock and Property Journal*, 20 May 1925, p. 2

[7] <http://www.espnricinfo.com/australia/content/player/6731.html> accessed on 17 April 2017

[8] *Argus*, 25 February 1928, p. 13

[9] *Goulburn Valley Stock and Property Journal*, 2 March 1938, p. 7

[10] *Goulburn Valley Stock and Property Journal*, 2 February 1938, p. 2

[11] *Shepparton Advertiser*, 11 February 1938, p. 15

[12] Ibid.

[13] *Shepparton Advertiser*, 20 August 1943, p. 7

[14] Title: Vol 5049 Fol 629, for Allotments 1, Part 2, 3 and part 4.

[15] *Weekly Times*, 17 May 1950, p. 11

[16] *Age*, 6 May 1950, p. 22

Description

Physical Description

Athol is a representative example of an early 20th century domestic farm building. It is constructed from face red brick (now painted) and concrete bricks, with a metal roof. The design is asymmetric with a projecting gable front, and the main body of the house recessed under a hipped roof with a broken back verandah. The gable has a paired timber-framed sash window with the verandah continuing in a straight line over the gable. The broken back verandah returns to one side. The verandah posts are timber. The roof is clad with a metal profile roof and has three brick chimneys: one has traditional brick corncing, the chimney to the rear is more expressive of the Interwar period, and the central chimney has few

HERITAGE CITATION REPORT

distinguishing features. The garden contributes to its setting.

The architecture is typical for the period and the region. It is a relatively simple example of what was contemporaneous to its construction period and region. The architectural style is defined through its asymmetry, design of the openings, and chimney and the return verandah.

Statement of Significance

What is Significant?

The brick homestead at 4950 Barmah-Shepparton Road, Bunbartha is significant.

This includes all of the architectural features associated with its early 20th century architecture - the asymmetrical design, the face brickwork, the timber framed windows and the return verandah.

The painted face brickwork finish does not contribute to its significance.

How is it Significant?

The homestead is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The homestead is of historic significance as it provides tangible physical evidence of the character of rural and regional development during the early 20th century. The scale and design of the building contributes to an understanding of the extent of economic growth and prosperity of the region during this period. It assists in demonstrating the impact of the consolidation of farming and agricultural industries on the prosperity of the region.

As a group, homesteads, through their scale and design, contribute to an understanding of the extent of economic growth and success of particular agricultural districts.

It is of historic significance for its association with Mailer family (1926 - 1943) as it is during their tenure that the house was constructed. HERCON criterion A

It is of aesthetic significance for its representative architecture. Its relatively simple architectural expression largely relies on an asymmetry of expression and the use of typical elements such as timber framed sash windows. It demonstrates what was typical for the period and region. HERCON criterion D

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name Fairley Downs
Address 5250 Barmah-Shepparton Road BUNBARTHA **Significance Level** B
Place Type Homestead Complex, Cemetery/Graveyard/Burial Ground, Hut/Shack
Citation Date 2004



Homestead

Recommended Heritage Protection VHR No HI No PS Yes

Relevant Historical Australian Themes

Thematic Environmental History

4.1 Squatters

4.2 Selectors and Closer Settlement

Description

Physical Description

'Fairley Downs' is a large, single-storey late-Victorian homestead of red-brick construction with a hipped and gabled roof clad in corrugated galvanised steel. At either end of the east and south elevations is a projecting gabled bay with a timber gable screen. The front of the house is screened by an ogee profile return verandah supported by cast iron columns

HERITAGE CITATION REPORT

with a cast iron lacework valance. The verandah has a tessellated tiled floor with a bluestone threshold and a gablet roof with cast iron lacework infill to the centre of the south elevation, above the main entry. The main entry comprises a panelled timber door with leadlight glazing and leadlight sidelights and fanlights. To the east of the front door the facade contains a canted bay window which projects above the verandah roof. Windows to the original section of the house are timber-framed double hung sashes with concrete sills. Abutting the rear of the house are the 1923 additions comprising a verandah, garage and additional rooms. The rear verandah has a metal deck skillion roof supported by brick piers and enclosed by fly wire screens. The garage is of red brick construction with a hipped roof and was originally the kitchen. It has a triple car opening to its east elevation with timber shingle cladding above.

North of the main house is a small, two-room timber slab hut built in 1841. The gabled roof has nonoriginal corrugated galvanised steel cladding with weatherboard infill to the gable ends. The north elevation contains a non-original red brick chimney.

South of the main house is a c. 1880s one-room red-brick hut with a hipped roof clad in corrugated galvanised steel and penetrated by a simple face-brick chimney. The east elevation contains a ledged and braced timber door and a six-pane, timber-framed, double-hung sash window. The west elevation contains a non-original timber-framed casement window and the south elevation contains a non-original double-width timber door.

Located approximately twenty metres north of the house is a large c1920s timber framed machinery shed with corrugated galvanised steel cladding to the walls and roof.

Approximately fifty metres south-west of the house is a c.1950s former milking shed/dairy. It is a simple, utilitarian concrete block and timber building with a gabled roof clad in corrugated galvanised steel.

To the north-west of the main house is a small, timber framed cottage, originally a WWII prisoner of war camp building from Murchison. The gabled roof is clad in corrugated galvanised steel and the walls have been re-clad with Hardiplank boards.

On a low sand hill in a paddock, 750 metres north of the main house, are the graves of three of the Fraser women (see history above) marked by marble headstones and enclosed by an iron palisade fence.

Physical Condition

GOOD

Intactness

GOOD / FAIR

Australian Heritage Commission Criteria

Australian Heritage Commission

2.5 Promoting settlement

HERITAGE CITATION REPORT

3.4 Developing primary production

Statement of Significance

Fairley Downs, 5250 Barmah-Shepparton Road, Bunbartha is of local historic and aesthetic significance.

Despite its reduced size, the property and collection of outbuildings, some of which date from the earliest European settlement of the area, demonstrate distinct phases and patterns of settlement. Aesthetically, the substantial main house is a fine example of late-Victorian homestead design, and is associated with one of the district's most eminent architects, J A K Clarke.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

Yes Timber slab hut and one-roomed brick hut

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. Retain unpainted finish to face brickwork . Investigate original external colours when due for a repaint

HERITAGE CITATION REPORT

Name 70 Lord Road BUNBARTHA (Boongala Homestead)
Address 70 Lord Road BUNBARTHA **Significance Level** Local
Place Type Homestead Complex
Citation Date 2014



Boongala, 70 Lord Road, Bunbartha

Recommended Heritage Protection VHR No HI No PS Yes

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

History and Historical Context

Bunbartha was part of the lands of the Bangerang peoples. Edward Khull, first squatter in the area, took up his enormous Tallygaroopna run of 160,000 acres [64,750 ha] in 1841: a slab hut on his head station is still extant on the property now known as Fairley Downs. Khull is said to have abandoned his run (the facts are disputed), whence it was occupied by Sherbourne Sheppard, after whom Shepparton is named, in May 1843. In March 1848 Sheppard separated off 43,180 acres [17,474 ha] in the north-east, which became the Katandra run. Hugh Glass obtained Tallygaroopna in October 1852, followed by Sheppard again with two partners in 1855. After a series of leaseholders, William Fraser obtained the run in February 1866, and was the last squatter on Tallygroopna Station, and on the neighbouring Mundoona run to the north-west; like many final pastoral tenants he had been able to amass a sizeable quantity of land.

Selectors moved in on Fraser's pastoral run under the 1869 Land Act, the 'selection before survey' Act which, by counting rents paid towards the final payment, finally succeeded in the State's aim of 'putting the small man on the

HERITAGE CITATION REPORT

land.'

John Mulhall (1836-1900) selected Allotments 10, 12 and 16, Section A, Parish of Tallygaroopna, County of Moira, in the early 1870s, and later acquired Lots 13 to 15.[1] All were on Lord Road. A portion of Allotment 10 was acquired by the Shire of Shepparton for a road, originally Mulhall's Lane,[2] now Bird Lane, to link these and other properties with the Goulburn River. The area was part of the new grain belt, as the agricultural frontier had moved north with the 1869 Land Act and the exhaustion and unsuitability of the soils of the earlier grain-growing areas closer to Melbourne.

Kilkenny-born, Mulhall had arrived in Australia in 1864, and had worked as a carrier in NSW.[3] He married Catherine Tyndall, the daughter of Undera selectors, in 1884. A successful farmer, he amassed around 900 acres [364 ha] at Bunbartha.[4] The Bunbartha correspondent of the *Weekly Times* praised his wheat crop in November 1898 as 'especially good'. [5]

John Mulhall died in November 1900, leaving an estate of £4325;[6] he was described in his obituary in the *Shepparton News* as 'well-known throughout the district as a thoroughly upright and straightforward man.' [7] He left six children under fifteen, and his widow Catherine (fondly referred to as Kate in her husband's will) and the family carried on the farm, deriving its income from the sale of wheat, cattle, and milk, employing members of neighbouring families when required.[8] From newspaper reports, it is clear that Catherine took the place of her husband in local affairs: in 1914 she was one of two women in a long list of locals supporting a candidate for Council elections, and in August that year was the only woman attending a meeting campaigning for a telephone line to Bunbartha.[9]

Probate documents following John Mulhall's death in 1900 give a snapshot of a prosperous mixed farm, and hint at the development of the family's dwelling.[10] House and farm buildings were described in the documents as '4 roomed weatherboard house, iron roof, detached weatherboard kitchen, storeroom and bedroom, iron roof, detached weatherboard dining room and servants' room iron roof, weatherboard dairy paling roof, weatherboard barn and shed, iron roof, weatherboard tool house iron roof, weatherboard milk stand, iron roof, straw shed and stable, pig sty straw roof. Fencing of posts rail and wire and posts and wires 1 dam..[sic].' It seems likely that all or most of the weatherboard sections of the house described at probate were drawn together into the current building between 1900 and 1918, by Catherine, who retired to Essendon in 1918.[11] From 1914 the property was referred to as Mayfield in the local press,[12] possibly reflecting pride in a new or remodelled house and the name bestowed on it.

It is thus probable that the house now known as Boongala was built by the widow Catherine Mulhall between 1900 and 1918, possibly around 1914. From 1 March 1918, sons William and John leased the farm from their mother, continuing the mixed farming, and William purchased it in 1922.[13] Catherine died in the Mooroopna Hospital in May 1939.[14] In late August 1924 William sold to James Campbell.[15] On 21 July 1925 the property was purchased by William J Cobbledick, an Undera farmer; the sale was notable for the fact that just after the property changed hands, each man lost a header, binder and other agricultural machinery in a fire in the property's implement shed, damage amounting to £1200, all items uninsured.[16]

The Cobbledick family was well-known, WJ 'Billy' Cobbledick being described by Stewart Morvell, historian of

HERITAGE CITATION REPORT

Bunbartha, as 'one of the great personalities of the Goulburn Valley'.^[17] He was a respected breeder of high quality Clydesdale horses, still the main motive power on most farms until 1950 and of renewed importance during the 1930s Depression, when Cobbledick was particularly active as a seller and breeder. The Cobbledicks continued the property, now called Maylea,^[18] as a mixed farm, specialising in Southdown sheep and Shorthorn cattle.^[19] Billy Cobbledick was active on the Bunbartha school committee and in St John's Church of England, North Tallygaroopna.^[20] He was made a Life member of both the Royal Melbourne and Shepparton Agricultural Societies for his service to those organizations.^[21]

The family was central to the social and community life of the district, and the house was the venue for many local events, as the district lacked a hall: dinners for the triumphant local cricket team, in which the family was prominent, kitchen teas for local young women, a Boxing Day party for the family of local young men away at war (as were two Cobbledick sons).^[22]

The Cobbledick family sold the property to Charles William Ward on 6 March 1947, accompanied by an 'immense,' well-publicised clearing sale.^[23] The name Boongala was instituted by the Ward family.^[24] The property passed to Michael Fox in April 1965, with Nicholas, Eileen and Bernard Curran as tenants,^[25] succeeded by a number of further owners.

[1] Titles: Vol 1638 Fol 327481, Vol 1915 Fol 382960, Vol 2661 Fol 532149, Vol 2894 Fol 578834; Map: Parish of Tallygaroopna; Shepparton Family History Group, *Early Families of Shepparton and District: Book Two*, Shepparton, 2000, p. 114

[2] *Goulburn Valley Stock and Property Journal*, 26 November 1924, p. 2 [3] Shepparton Family History Group, op. cit.

[4] Shepparton Family History Group, op. cit.

[5] *Weekly Times*, 12 November 1898, p. 36

[6] *Argus*, 27 December 1900, p. 3

[7] *Shepparton News*, 30 November 1900

[8] Shepparton Family History Group, op. cit.

[9] *Shepparton News*, 20 Jul 1914, p. 2; *Shepparton News*, 3 August 1914 p. 3 [10] Probate papers for John Mulhall, accessed on 19 November 2016 at

<http://access.prov.vic.gov.au/public/veodownload?objectId=090fe2738080aba3&format=pdf&docTitle=00028P>

HERITAGE CITATION REPORT

00020005680530pdf&encodingId=Revision-2-Document-1-Encoding-1-DocumentData

[11] *Advocate*, 1 June 1939, p.26

[12] *Leader*, 10 October 1914, p. 52; *Shepparton News*, 9 November 1916, p. 1 [13] Shepparton Family History Group, op.cit.

[14] *Advocate*, 1 June 1939, p.26

[15] Title: Vol 4894 Fol 978671

[16] *Shepparton Advertiser*, 9 November 1925, p. 4

[17] Stewart Morvell, *The Story of Bunbartha 1841-1981*, Shepparton, 1984 (1981), p. 51

[18] *Shepparton Advertiser*, 6 January 1941, p. 6

[19] Stewart Morvell, *The Story of Bunbartha 1841-1981*, op. cit. [20] Ibid.

[21] Stewart Morvell, *The Story of Bunbartha 1841-1981*, op. cit.

[22] *Shepparton Advertiser*, 14 July 1927, p. 10; *Shepparton Advertiser*, 14 February 1938, p. 4; *Shepparton Advertiser*, January 1941, p. 6

[23] *Numurkah Leader*, 24 February 1947, p. 4

[24] Betty Thornton, personal communication, 18 November 2016.

HERITAGE CITATION REPORT

[25] Title: Vol 6974 Fol 1394706

Description

Physical Condition

Boongala is an early 20th century homestead and demonstrates many of the architectural features associated with this period. It is a weatherboard-clad building, with a corrugated galvanised metal roof (short sheets), with galvanised metal decorative ridge capping with metal finials. The return verandah is a broken backed verandah with turned timber posts with timber brackets and flat arched fascias. The verandah has a breakfront to mark the entrance and the pediment is distinguished by a timber fascia with broad timber strapping. The chimneys are brick with stucco bands and flat topped cornice with terracotta chimney pots. The facade is distinguished by rectangular bay windows (with timber frames) on either side of the entrance door.

The garden setting contributes to the aesthetic values of this homestead.
The house has been well maintained.

Statement of Significance

What is Significant?

Boongala homestead, at 70 Lord Road, Bunbartha is significant.

This includes all of the architectural features associated with its early 20th century construction.

How is it Significant?

Boongala is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

Boongala is of historic significance for its association with the development of rural enterprises in the Bunbartha district. It is associated with the successful 19th century farmer John Muhall and the well known 20th century farmer W J Cobbledick.

It is of historic significance as it provides tangible physical evidence of the character of rural and regional development during the late 19th and early 20th century. The scale and design of the building contributes to an understanding of the extent of economic growth and prosperity of the region during this period. It assists in demonstrating the impact of the consolidation of farming and agricultural industries on the prosperity of the region.

As a group, homesteads, through their scale and design, contribute to an understanding of the extent of economic growth and success of particular agricultural districts. HERCON criterion A

Boongala is of aesthetic significance for its representative early 20th century architecture. It is a fine example from the period. HERCON criterion D

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	Yes Former cellar building
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 145 Maneroo Road BUNBARTHA
Address 145 Maneroo Road BUNBARTHA **Significance Level** Local
Place Type Homestead Complex
Citation Date 2014



145 Maneroo Road, Bunbartha

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

History and Historical Context

Edward Khull, first squatter in the area, took up his enormous Tallygaroopna run of 160,000 acres [64,750 ha] in 1841, the area having been part of the lands of the Bangerang peoples. A slab hut on Khull's head station is still extant on the property now known as Fairley Downs. Khull is said to have abandoned his run (the facts are disputed), whence it was occupied by Sherbourne Sheppard, after whom Shepparton is named, in May 1843. In March 1848 Sheppard separated off 43,180 acres [17,474 ha] in the north-east, which became the Katandra run. Hugh Glass obtained Tallygaroopna in October 1852, followed by Sheppard again with two partners in 1855. After a series of leaseholders, William Fraser obtained the run in February 1866, and was the last squatter on Tallygroopna Station, and on the neighbouring Mundoona run to the north-west; like many final pastoral tenants he had been able to amass a sizeable quantity of land.

Selectors moved in on Fraser's pastoral run under the 1869 Land Act, the 'selection before survey' Act which, by counting rents paid towards the final payment, finally succeeded in the State's aim of 'putting the small man on the land.'

HERITAGE CITATION REPORT

Asline Claude Mason, son of Shepparton pioneer and early fruit grower Asline Collett Mason (who with his brother Arthur Mason had established a pioneering partly-irrigated orchard north of Shepparton township in 1888), received the Crown Grant for the 135 acres [55.5 ha] property adjoining the north of the Tallygaroopna Pre-Emptive Right in around 1930. Previously this had been a Water Reserve under the 110th Section.

Some time after taking over the property, Mason, a farmer, built or had built a four-room cottage of concrete blocks. The blocks have a high sand content, the latter easily available as the site is located on a sandhill, a levee of the adjoining Goulburn River. Measuring 18 inches [457 mm] in length by 9 inches [229 mm] in height, with a vertical V-joint in the centre of the face, the blocks are chamfered on all edges. The surfaces are flat (similar blocks could be rock-faced), although with slight imperfections.

The blocks were made on site, probably using a hand-operated block-making machine, although blocks could also be produced in simple wooden or metal moulds. The machines were the Australian versions of the concrete block-making machines which had originated primarily in the USA, though also in the UK, creating hollow or solid blocks which farmers and other novices, along with builders, could easily produce. The Midget Giant Block Making Machine was marketed from 1906 by the Durable Cement Block Machine Co of Flinders Street, Melbourne, and the almost identical Emu block-making machine from 1909 by E H Jones and T W B Halliday, of the Emu Engineering Works. From soon after their inception in Australia around 1905, the machines were particularly directed towards farmers, the Midget Giant heavily advertised in the *Age* from September 1907, in the *Weekly Times*-with an illustration of the machine-from July 1908, and in some country newspapers, including those in Bendigo. It was also shown at the Melbourne Show. It was billed as 'the new Building Machine,' allowing users to produce 'their own Cement or Lime Bricks for Houses, Silos, Dairies, Cow Shed Floors, from sand, gravel &C, without skilled labour.'^[1]

Australia's architectural historian of the vernacular, Miles Lewis, has further detailed later machines, and several houses of blocks were built in the locality at this time, according to long time resident Betty Thornton,^[2] probably due to the prevailing economic conditions.

Mason's house consisted of a living room, two bedrooms and a kitchen; laundry and bathroom were probably in a detached building, the discovery of buried brick piers at a little distance from the house supporting this.^[3] Floors are of Murray Pine (*Callitris glauca*), and ceilings are 10ft 6 ins [3200 mm] in height, currently plastered. The interior walls are of the same blocks as the exterior. Even in this simple dwelling the original interior room finishes reflected a hierarchy of status: the hall and living room had been cement-rendered, then hard-plastered, and finally finished with a small-scale textured pattern, the bedrooms cemented and hard-plastered, but with no textured finish, and the kitchen was merely cement-washed. The exterior walls were originally cement-washed and painted.^[4]

Asline Collett died of a heart attack in the kitchen of his house on 25 or 26 November 1940.^[5] The property passed to his brother Clive, then after the latter's death in September 1945 following a long illness, to their sister Dorothy.^[6] Married to opera singer and recitalist Harold Williams, whose stage and recording career was largely based in London and Europe (although he returned to teach at Sydney Conservatorium and in later years became 'Orpheus' of the ABC Argonauts

HERITAGE CITATION REPORT

Club), Dorothy never lived at 145 Maneroo Road.

The property was next held by the Doyle family, from around 1952, followed in 1963 by Barry Holloway, who subdivided, leaving the house on 57 acres [23 ha], which was purchased in 1985 by Robin Close.[7]

In 2001 Close wished to extend the house to double its size using concrete blocks similar to the originals. Perfect replication was not possible, but Stefan Close at the company Shepp Brick (now Selkirk Bricks) created a mould for slightly smaller blocks (400mm x 200mm), and 1300 were produced. The additions, carried out in 2001, were of veneer construction with a stud frame, and retained the same side alignment.

The built-in sections on the verandahs, which were not original, were removed, and the extended building was re-roofed, the gable being altered to run east-west rather than the original north-south. The walls were painted.[8]

Robin Close sold the property in November 2016.

The property also contains an original barn elevated on three feet [0.91m] posts, an early hay shed supported by twelve Murray Pine (*Callitris glauca*) posts, and a walk-through dairy, somewhat altered.[9]

In June 1985, skeletal remains were discovered on the property. Investigations by Melbourne University posited two bodies. A spoke shave, a cut-throat razor, and hob-nailed boots were found with the remains.

[1] *Age*, 22 May 1908, p.8

[2] Betty Thornton, personal communication, 20 January 2016

[3] Jenny Russell, 22 March 2017

[4] Robin Close, personal communication, 22 March 2017

[5] *Shepparton Advertiser*, 29 November 1940, p. 1

[6] Jenny Russell, op. cit.

[7] Ibid.

[8] Robin Close, op. cit.

[9] Robin Close, op. cit.

HERITAGE CITATION REPORT

Description

Physical Description

The homestead is constructed from pre-cast concrete blocks possibly using one of the proprietary block-making machines that became available from the early 20th century or a derivative based on the patented originals. These machines were seen as a cost-effective method for anyone with minimal skills to manufacture concrete blocks. The blocks have a smooth face and have been painted. The original building was half the current size and the roof design has been altered to accommodate the change of dimensions as the house now has a rectangular form.

The corrugated metal roof falls in an unbroken line to form a timber posted verandah and this verandah returns on both sides. The principal facade has a central door flanked on both sides with timber-framed windows. The windows have different configurations: there is a paired sash and the other is a single-sash window. However, the design of the windows with small panes to the upper sashes and a single glazed sash to the base is typical for the period.

Statement of Significance

What is Significant?

The concrete block house at 145 Maneroo Road, Bunbartha is significant.

This includes all of the architectural features associated with its period of construction such as - the original pre-cast concrete blocks, the original timber framed windows and the return verandah.

The 2001 addition is not of significance.

How is it Significant?

145 Maneroo Road, Bunbartha is of local historic, aesthetic and technical cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The house is of historic significance for its association with the Mason family. The Mason family was one of the early pioneers in the use of irrigation for orchards. HERCON criterion G

It is of aesthetic significance for its architecture and vernacular characteristics. The design is typical for much of the 19th and early 20th century, but with the date of construction being the 1930s, it is a relatively late example. The design is characterised by a symmetrical facade with a central door. The most obvious concession to contemporaneous fashion is the design of the windows with a single glazed sash to the base and a multi-paned sash for the upper sash. The concrete blocks were constructed with a block-making machine or basic mould and used local sands, and this is integral to its vernacular character. HERCON criterion D

The use of moulded concrete blocks using local materials is of technical significance. HERCON Criterion F

Rural building during the 1930s Depression was limited and often relied on locally sourced materials for their availability and cheapness. This is a rare surviving example of a house of this type and scale from this period. It is clear from the

HERITAGE CITATION REPORT

design and its internal finishes that the house was intended to reflect the architectural proprietaries from the period. It is of note that this was achieved within the limitations of the period. HERCON criterion B

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 150 Maneroo Road BUNBARTHA (Maneroo Homestead)
Address 150 Maneroo Road BUNBARTHA **Significance Level** State
Place Type Homestead Complex
Citation Date 2014



150 Maneroo Road, Bunbartha (Maneroo Homestead)

Recommended Heritage Protection VHR Yes HI No PS Yes

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

History and Historical Context

The property is located about 10 kms north of Shepparton near the eastbank of the Goulburn River at the end of Maneroo Road. <!DOCTYPE HTML PUBLIC "-//W3C//DTD HTML 4.01//EN" "http://www.w3.org/TR/html4/strict.dtd">

The homestead was built c.1914 for important local figure William Orr (1843-1929), member of the Victorian Legislative Assembly. After arriving in Australia in 1852 Orr had headed for the Victorian goldfields but he later made his fortune in mining in Queensland and Broken Hill.

Orr purchased the property around 1908; it was previously known as Laurel Banks Estate. His wife Mary, nee Fraser, grew up on the neighbouring Tallygaroopna Run. Orr's previous property was Wanganui in north Shepparton (HERMES 156763).

Maneroo homestead was built to be an ideal homestead with no expense spared and with all modern conveniences. It is

HERITAGE CITATION REPORT

an impressive Federation brick house designed by Melbourne architects. The house is set beside a lagoon with the river itself back further. Orr expounded irrigation, including ground-breaking spray irrigation, in the district, and established orchards and irrigated lucerne stands.

The 451 ha [1,100 acre] property was sold to Dr Ramsay Mailer of Melbourne in 1920. Orr retired to Maneroo in Toorak. Dr Mailer, a specialist in so-called nervous diseases, was a medical officer for the State Mental Hygiene Department and ran a practice in Collins Street. He and his wife set up Motive House in Collingwood, an opportunity house for young people. He was also a fine cricketer and president of the MCC. On his Maneroo property, he was a leading breeder of Jersey dairy cattle and Southdown and Ryeland sheep.

Maneroo was reduced to about 226 ha [550 acres] with the properties of Athol and Riverview (about 107 ha [260 acres] each) created but still owned by Mailer till 1943, just before his death.

References:

<http://adb.anu.edu.au/biography/orr-william-7922> Orr biography

<http://trove.nla.gov.au/ndp/del/article/89309756> Good description of Maneroo and Orr's use of irrigation in 1914

<http://trove.nla.gov.au/ndp/del/article/179175014> Orr obituary

<http://trove.nla.gov.au/ndp/del/article/11794353> Mailer obituary

Statement of Significance

DRAFT

What is Significant?

Maneroo homestead at 150 Maneroo Road, Bunbartha.

How is it Significant?

Maneroo homestead is of local historic and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

Maneroo homestead is of historic significance for its association with the early 20th century agricultural development of the Shepparton region.

It is of historic significance for its association with William Orr, a member of the Victorian Legislative Assembly. Orr developed an innovative irrigation system and had orchards and irrigated lucerne stands. He had the homestead designed by Melbourne architects.

It is of historic significance for its later association with Dr Ramsay Mailer, a Melbourne medical specialist who set about breeding Jersey cattle and Southdown and Ryeland sheep. HERCON criterion A

It is of aesthetic significance for its fine Federation-era architecture. The homestead was designed by Melbourne architects. HERCON criterion E

HERITAGE CITATION REPORT

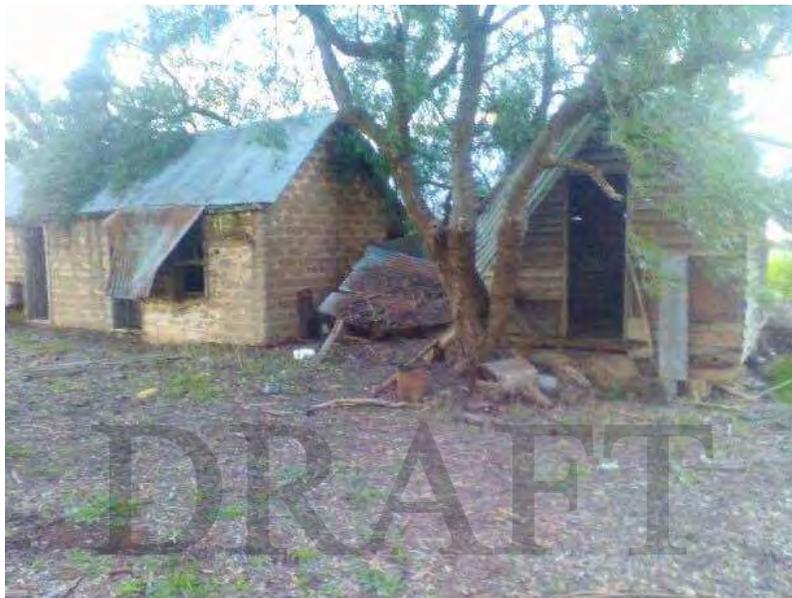
Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 655 McKenzie Road West BUNBARTHA (Almond Vale)
Address 655 McKenzie Road West BUNBARTHA **Significance Level** Local
Date Circa 1874
Place Type Woolshed/Shearing Shed,Dairy,Shed
Citation Date 2014



835 Tallygaroopna West-Bunbartha Road, Bunbartha (Almond Vale)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)
Vernacular

History and Historical Context

Daniel Burgess (1846-1927) selected the 131 ha [320 acres] in Bunbartha in 1874. His son, George, was the first white child born in the area. An exponent of irrigation, George established an early orchard and vineyard, as well as an impressive garden, including almonds around the home site. In 1893 he built his homestead Almond Vale; this was burnt down by vandals in 1990. The remains are still in place and many of the original garden plantings still exist.

The remains on the site include a collection of outbuildings:

- a 3-room rough-made building, probably of hand-made sun-dried bricks, which may pre-date the burnt homestead;
- a small timber storeroom; and

HERITAGE CITATION REPORT

- a shearing shed with lean-to dairy constructed from vertical posts of local timber.

Description

Physical Description

The site is located on the south side of the Tallygaroopna West-Bunbartha Road about a kilometre east of Bunbartha village. The remains of the house survive and many of the original garden plantings still exist. In addition to the ruins of the house, there is also a collection of outbuildings. These include a 3-room rough-made building, probably of hand-made sun-dried bricks, which may pre-date the burnt homestead. There is also a small timber storeroom and a shearing shed with lean-to dairy made from vertical posts of local timber.

Statement of Significance

What is Significant?

The three surviving outbuildings and the remnant garden setting; this includes any original plants and hard landscaping.

How is it Significant?

The place is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The place is of historic significance for its association with the development of agriculture in the region. It is representative of the typical type of farm outbuildings constructed in association with the selection era; although the use of adobe (sun-dried bricks) as a construction material was not common in the Goulburn Valley during the 19th and early 20th centuries, it appeared at times of financial hardship. HERCON criteria A & B

The place provides physical evidence of an early use of irrigation and this includes the remnant orchard plantings and vineyard. HERCON criterion A

The place is of aesthetic significance and architectural significance for the design and construction of the shearing shed, the associated dairy and the small timber storeroom. HERCON criterion D

The surviving house ruins, remnants of garden, orchards and vineyard are evocative of the 19th century farmstead. HERCON criterion D

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	Yes All mature trees
Fences & Outbuildings	Yes The surviving outbuildings - shearing shed, dairy, adobe hut and timber store room - are of significance. All of these places contribute to the cultural heritage significance of the place.
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 185 Medland Road BUNBARTHA (Riverview Dairy)
Address 185 Medland Road BUNBARTHA **Significance Level** Local
Place Type Shed
Citation Date 2014

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

History and Historical Context

Once part of the Tallygaroopna Run, the block was selected by James Dick. It was bought by Dr Ramsay Mailer in the early 20th century and became part of Maneroo (HERMES 197747).

The property Riverview was created out of Maneroo (as was the neighbouring Athol).

Riverview was managed by Frank Medland for Dr Mailer, from whom Medland later bought the property. Later his son, Godfrey Medland, took over the farm.

It was considered a show farm incorporating best practice in dairy, piggery, chickens and land management. The dairy, built 1926/7, includes a tall silage tower which resembles the tower of a castle (with foundations for another never built). It incorporated the features of the most modern dairy of its time. Upgrades to the dairy plant were made in the 1950s with the installation of the first 10-unit milking plant in Victoria. Retained are a unique dairy-cow wind-vane and the crenellations along the top of the silage tower. Though in need of repair, particularly to the roofing, to preserve the structure, much of the original dairy-plant remains.

Description

Physical Condition

The property is located about 13 kms north of Shepparton on the east bank of the Goulburn River at the southern end of Medland Road. The dairy, built 1926/7, includes a tall silage tower which resembles a tower of a castle (with foundations for another never built). Retained are a unique dairy-cow wind-vane and the crenellation along the top of the silage tower.

Statement of Significance

What is Significant?

The dairy, the silage tower, the dairy-cow wind vane and associated machinery.

How is it Significant?

HERITAGE CITATION REPORT

The place is of local historic, technical and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The dairy, silage tower and wind vane are of historic significance for their association with the late 19th/20th century establishment of agriculture in the Bunbartha region.

The outbuildings demonstrate a period in agriculture when dairying became increasingly important to the region. The 1950 changes also demonstrate another period of economic growth and development within the dairy industry. HERCON criterion A

The surviving elements of the outbuildings are of architectural significance. They are unusual for their idiosyncratic decorative architectural elements - such as the castle-like decorations and the decorative wind-vane. HERCON criterion E

The surviving outbuildings demonstrate contemporaneous construction techniques as well as the use of vernacular building materials. HERCON criterion F

The surviving outbuildings are of aesthetic significance as they contribute through their use of vernacular building materials, their scale and design to the aesthetic qualities associated with a representative 19th century Goulburn Valley farmstead. HERCON criterion D

Recommendations 2014

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

DRAFT

Yes
Yes
No
Yes The dairy, the silage tower, the dairy-cow wind vane and associated machinery contribute to the significance.
Yes
-
No

HERITAGE CITATION REPORT

Name 186 Medland Road BUNBARTHA
Address 186 Medland Road BUNBARTHA **Significance Level** Local
Place Type Homestead Complex
Citation Date 2014

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940),
Victorian Period (1851-1901)
Vernacular

History and Historical Context

The homestead was built by Thomas and Matilda Thornton in 1928; they had purchased the property from the Campbell family, which had farmed it for around five decades.

Located on the east bank of the Goulburn River about 13 kms north of Shepparton, the property was originally part of the Tallygaroopna Run. It is the site of one of the earliest successful selected properties of the area, being well located by the river with good sandy-loam soils suited to irrigation. The property grew the first wheat crop between Shepparton and the Murray River.

Early Bunbartha identity James Campbell and his brother, Scottish migrants, had moved to the Gouburn Valley from Smeaton in the 1870s and taken over this selection and two adjoining allotments from Hugh Dick, James Whitford and Robert Cottrell in the 1870s or 1880s. The Campbell family then farmed the 320 ha [800 acres] and other properties until 1927.

In 1881, James Campbell had sold his harvesting machinery and moved from grain growing and cattle production 'in favour of pastoral pursuits', buying up local farms until he amassed around 1230 ha [3000 acres], and breeding sheep for prime lambs, although he later increased the acreage cultivated, in deference to his sons' love of cropping. In 1895 he planted a large orchard and vines and launched into wine-making: competition with the Ardmuna growers, however, later curtailed these ventures.

Campbell became a prominent local figure. He was a Councillor first of the Echuca Shire, then of the newly formed Shepparton Shire, playing an important role in its establishment in 1879. He became Shire President in 1889 and he was also a Justice of the Peace.

A visiting journalist noted his 'newly-built house of sun-dried brick' situated on the sandbank close to the river. It was during the Campbells' time that the two large Moreton Bay fig trees were planted by a farm worker on the property, Bill Redin, who asked if he could plant seeds he had held. Redin stayed on later to work for the Thorntons. The trees were already large in 1927 when the Thorntons took over.

Campbell died in 1902, and the estate was divided, his son John and family taking over Roseneath. A progressive agriculturalist with some innovations in farm machinery to his credit, John Campbell was, according to his obituary, 'a man of the most advanced ideas [whose] knowledge of agricultural machinery was almost profound'. He was also an early adopter of pumped irrigation water from the Goulburn River. He was an inaugural committee member of the

HERITAGE CITATION REPORT

Shepparton Agricultural Society and President for a year. After John's death in 1915, family members continued at Roseneath until 1927.

Roseneath was purchased in 1927 by Thomas and Matilda 'Tilly' Thornton, who lived temporarily in the mud brick house, which was to be destroyed by fire in the 1930s. Located on the property also was a mud brick 'winery'.

The house the couple designed for themselves is a testament to rural resourcefulness and ingenuity, along with a possibly unusual awareness of current movements in architecture and interior design, and a knowledge of notions of natural ventilation. Roseneath is a square concrete house; it is said the couple 'took a whole writing tablet to set up the plan'. The builder was Stuart Hamilton, bridge builder of Euroa. The foundations were set deeply, and formwork was built up and filled with concrete level by level as the previous level dried. The concrete surfaces of both exterior and interior walls were painted. A central passage, closed in at the southern end to create a bathroom, gave access on the west to three bedrooms, and on the east to a living room, dining room, and kitchen. Ceilings were of plaster (fibrous plaster) and were insulated with 'two woolpacks of seaweed', which was spread throughout and proved to be an effective insulation. Floors were of Western Australian jarrah. Back-to-back fireplaces, with simple brick surrounds and tiled hearths, served the living and dining room and the two front bedrooms.

Doors led from all rooms on to the concrete verandah: double doors, glass-panelled, from each bedroom, and double Canadian pine doors, with upper glass panel, from the lounge and dining room. Cupboards in all rooms were inbuilt, of pine, and window seats provided lidded storage. In the kitchen, a wooden food safe was sunk into a small cellar-like enclosure for coolness, and was raised to kitchen level when needed with a system of weighted pulleys; family lore has it that this was modelled on a similar contrivance owned by Sir Sydney Kidman. Pipes leading from outside conveyed fresh air into the subterranean chamber. In the mid thirties, the verandahs were 'closed in' by a nephew of Hamilton; they were concreted to waist-height and the upper sections fitted with copper flywire. The couple's daughter Betty, who lived on the property for eighty years, remembered hearing from her parents that at the time 'people were amazed', describing the house as 'very modern', and 'a square box with a verandah all round'. It was, she said, a very comfortable house to live in.

The homestead was completed around September 1928, along with two garages of similar construction. One of the garages was surmounted by a loft with two tanks above it. Rainwater from the roof was directed into a settling tank and thence to a well from where a windmill took it into one of the tanks. Bore water was stored in the other to provide water for the garden; it however proved too brackish. Hamilton, the builder, had also created a concrete fountain for the front garden: this consisted of a wide lower bowl, a central stand, and an upper bowl surmounted by an eagle modelled on a fountain he was familiar with at the entrance to Sydney Road in Parkville. The ends of knitting needles provided the red eyes, an extension of the steel framework formed the beak, and feathers were realistically etched in the concrete.

The Thorntons ran a mixed property, initially concentrating on sheep, both for fat lambs and wool. During the Depression of the 1930s, like most farming families, they undertook any farming activity that paid; they extended later into cattle and limited dairying, with some cropping. Tom Thornton was a recognised judge of stock of all kinds, his expertise sought by local Agricultural Societies, particularly for horses. He had a special interest in first-cross sheep, which took him on buying trips to many parts of Australia, sometimes by plane.

Tom Thornton died in 1968, and Matilda, daughter Betty and son Warren continued to farm the property for wheat, sheep and dairying.

The property remained in the Thornton family for 80 years with little change to the building or the fountain. With a change of ownership, some minor works have taken place.

References:

HERITAGE CITATION REPORT

Betty Thornton, personal communication, 30 July 2015

Shepparton Family History Group, *Early Families of Shepparton and District Book 2*, Shepparton, 2000

Stewart Morvell, *The Story of Bunbartha 1841-1981*, Shepparton, 1984 (1981)

The Australasian, 27 December 1879, p. 25

The Australasian, 16 October 1886, p. 11 (James Campbell is mistakenly referred to as James Cameron)

Shepparton News, 22 November 1915, p. 2

Parish Plan Tallygaroopna

Electoral rolls, Division of Echuca, Subdivision of Numurkah, 1903-1968

Description

Physical Condition

A square concrete homestead with a large roof and encircling verandah.

Statement of Significance

What is Significant?

The homestead at 186 Medland Road, Bunbartha.

The 19th century Moreton Bay Fig trees (*Ficus macrophylla*) contribute to its significance.

How is it Significant?

The homestead at 186 Medland Road, Bunbartha is of historic, technical and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The place is of local historic significance for its association with the early settlement of the region. It is associated with the early use of water from the Goulburn River for irrigation. HERCON criterion A

The place is of historic significance for its association with the early cropping practices. It is noted as being the first place to grow wheat between Shepparton and the Murray River. HERCON criteria A & G

The homestead is of historic and technical significance for its use of concrete as its primary building material. It was constructed in 1928. The description of its construction method appears to follow a debased pisé form of solid earth construction. This type of construction was promoted by A C McKnight (Architect) from the Riverina district. HERCON criteria A & F

HERITAGE CITATION REPORT

The use of solid concrete construction in layers (in the tradition of pise construction) is of technical significance.

The use of seaweed for insulation is of technical significance.

The pulley system for an underground safe is of technical significance.

The provision of reticulated water through setting tanks is of technical significance. HERCON criterion F

It is of architectural significance for its unusual square design with surrounding verandah. The internal joinery with its inbuilt storage areas is innovative. HERCON criteria E, F& B

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes Tree controls apply to the Moreton Bay Fig Trees (*Ficus macrophylla*)

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name Former St Patricks Church
Address 10 Byrneside-Kyabram Road BYRNESIDE **Significance Level** B
Place Type Residence,Church
Citation Date 2004



Residence at Brewer Road, Byrneside

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The first St Patrick's Church at Byrneside was erected in c.1878 on land leased, then donated by local farmer Jeremiah Breen. Originally located at Graytown, this building was moved to Byrneside and modified by contractor Thomas Hill of Nagambie. In its first 10 years it had various names including the Tatura Church, the Toolamba North Church, the Junction Church (Baldwinsville), before becoming the Byrneside Church when Baldwinsville was renamed Byrneside. On 30 November 1897, a foundation stone was laid for the existing St Patrick's church by the Very Reverend T J O'Connell, which replaced the earlier building. The building functioned both as a church and school before finally closing in 1986.

It is now in private hands

References

A History of the Sacred Heart Parish of Tatura 1889-1989, p. 40.

HERITAGE CITATION REPORT

W H Bossence, *Tatura and the Shire of Rodney*, pp. 60-61.

R Burtonclay, *Solving the Mystery, Tatura, Toolamba North Junction Church [Baldwinsville], Byrneside*, p. 3.

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

10.0 Worshipping

Description

Physical Description

The former St Patrick's Roman Catholic Church, Brewer Road, Byrneside, is a face red brick building consisting of porch, nave, sanctuary and vestry with parapeted gabled roof clad with corrugated galvanised steel. The parapets are finished with rendered copings and cross finials, detail which is reflected in the rendered window dressings, plinth, bandings, voussoirs, sills and drip moulds. The main gable contains a group of 3 lancet openings containing coloured glazing. The projecting porch contains a central entrance with pointed arch and original V-jointed board timber doors. Both the porch door and lancet windows have tuck-pointed bichrome brick dressings. The side elevations are buttressed and contain regular and repetitive fenestration with pointed arch timber-framed fixed sash windows with coloured glazing.

The remains of two small brick WC blocks exist at the rear of the property and a recent prefabricated steel shed has been erected to the east of the building. The front boundary has a Cyclone wire fence.

Physical Condition

GOOD

Intactness

GOOD

Occupancy

HERITAGE CITATION REPORT

Ownership Private

Australian Heritage Commission Criteria

Australian Heritage Commission

8.6 Worshipping

9.7 Mourning the dead

Statement of Significance

The former St Patrick's Roman Catholic Church is of local historical, social and aesthetic significance.

Constructed in 1897, and the only surviving church building in Byrneside, the church served as a focus for Catholic worship and community activity for 89 years until its closure in 1986. Aesthetically, it is a largely intact and representative example of a rural church, of which there are a number of surviving examples within the community.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. While a shed has been recently constructed, it is desirable that no other additional structures be constructed within the curtilage which are visible from the street. . Retain original unpainted finish to brickwork and otherwise investigate original external paint colours.

HERITAGE CITATION REPORT

Name Byrneside Public Hall
Address 5390 Midland Highway BYRNESIDE **Significance Level** B
Place Type Hall Public
Citation Date 2004



Byrneside Public Hall

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

The foundation stone for the Byrneside Public Hall was laid in 1894 by Elizabeth Morrissey. The building was completed at a cost of £640 and was opened with a special three-day bazaar in May 1894. In 1918 its original proprietors suggested to the local public that they intended to dispose of the building, causing the local community to rally together and form a committee in order to purchase the building. On 14 March 1919, the Free Press reported that the hall had been purchased by the local residents for the sum of £200. Initial trustees were W Sheales, Christopher Ford and P Keady. Electricity was connected in 1940 and the lights were turned on by the Honourable John McEwen. Renovations were undertaken in 1947, and more recently.

References

W H Bossence, *Tatura and the Shire of Rodney*, p. 60.

HERITAGE CITATION REPORT

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

11.0 Recreation and Leisure

15.2 Small Townships and Localities

Description

Physical Description

The Byrneside Public Hall, Midland Highway, Byrneside is a single-storey double-fronted red face brick hall building consisting of hall and later kitchen and amenities wing to the east, with parapeted gable roof clad in corrugated galvanised steel to the original hall and skillion roof to the addition. The facade contains a central semi-circular arched entrance with pair of V-jointed board timber doors, flanked by a pair of timber-framed double-hung sash windows with segmental arched heads with brick voussoirs. All other windows are similar. The buttressed side walls contain regular fenestration. The parapet coping, sills and plinth are rendered and a recent concrete ramp with steel pipe handrail provides access to the main entrance.

Physical Condition

GOOD

Intactness

GOOD

Australian Heritage Commission Criteria

Australian Heritage Commission

4.5 Making towns to serve rural Australia

8.1 Organising recreation

Statement of Significance

The Byrneside Public Hall is of local historic, social and aesthetic significance. Constructed in 1894, the hall was the first building of a public nature to be constructed in the area and, as such, has served as a focus of community activity for over 100 years. Aesthetically, it is a substantially intact example of a simple rural brick hall, of which there are a number of other examples in the municipality.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. Repair damaged brickwork to west elevation . Retain original unpainted finish to brickwork and otherwise investigate original external paint colours

HERITAGE CITATION REPORT

Name 1112 Cemetery Road CANIAMBO (Gowangardie Cemetery)
Address 1112 Cemetery Road CANIAMBO **Significance Level** Local
Place Type Cemetery/Graveyard/Burial Ground
Citation Date 2014



1112 Cemetery Road, Caniambo (Gowangardie Cemetery)

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

On 8 May 1882, 2ha [five acres], part of Allotment 29, Parish of Gowangardie, County of Moira, were reserved as the site for the Gowangardie cemetery. Former squatter, now large landowner, Humphrey Grattan of the Gowangardie pastoral run, called a meeting at Lambert Dan's house at Gowangardie on Tuesday 13 June 1882 to appoint trustees for the site, and to call tenders for clearing and fencing 'the new Gowangardie Cemetery'. Inaugural trustees were Humphrey Grattan (Church of England), Frank Rogerson (Presbyterian), James Hogan (Roman Catholic), and William Cole (Wesleyan). Walter Cole succeeded his father in November 1891 following the latter's death (as often happened in these early cemetery trusts), but dying at 34, was himself replaced by pioneer settler Jacob Frederick in 1896.

Humphrey Grattan, largest landholder in the district, and subsequently popular local 'squire', was buried here on 26 January 1907, the funeral being 'one of the largest ever seen in the Gowangardie district'. His grave seems to have been

HERITAGE CITATION REPORT

forgotten, although that of his wife, who predeceased him by twenty years, is conspicuous, her husband having purchased a number of plots to accommodate it.

Another burial of note, which caused great grief in the locality, was that of 20 year old Private Fred Buckland, son of the President of the Shire of Violet Town. He had enlisted a month before his death in September 1915 (having put a crop in, 'to leave the work of the farm to best advantage' as the local paper put it); he contacted a cold in camp at Broadmeadows, which led to fatal meningitis. He is buried in the Methodist section.

Members of families with a long association with the district buried at this cemetery include those of the Wall, Cole, Bradshaw, Telford, Fothergill and Thorn families.

It is believed that some early burials had taken place on the Gowangardie pastoral run located to the north, but the site of such graves is unknown.

References:

Helen and John Wall, personal communication, 5 June 2015

Caniambo-Gowangardie-Tamleugh History Committee and Helen Wall, *Caniambo, Gowangardie, Tamleugh*, Shepparton, 1985

Victorian Government Gazette, No. 53, 12 May 1882, p. 1080

Victorian Government Gazette, No. 67, 30 June 1882, p. 1602

Victorian Government Gazette, No. 145, 27 November 1891, p. 4586

Victorian Government Gazette, No. 69, 26 June 1896, p. 2898

Euroa Advertiser, 1 February 1907, p. 3

Violet Town Sentinel, 7 September 1915, p. 1

Description

Physical Condition

The cemetery covers 2 ha [5 acres] and is a square site. The landscape is gently undulating and lightly treed. The cemetery lies to the south of the Broken River at Caniambo. It contains around two hundred and forty burials, a number unmarked, although locations and identities are recorded. It is treed along the north (front), east and west boundaries. The cemetery is sparse, with graves spread out over the central portion. There are no made paths and the site is in rough grass.

Boundary fences are post and wire; at the gate a hand-painted sign announces 'Gowangardie Cemetery'. Historically it has been divided into denominational sections; Church of England, Presbyterian, Catholic, Wesleyan and 'Strangers'. There is no section for lawn burials.

HERITAGE CITATION REPORT

The most substantial memorial is the tall Egyptian-influenced marble obelisk, now partly obscured by vegetation. It commemorates Sophia Grattan, wife of the last pastoral leaseholder of the Gowangardie run, Humphrey Grattan.

Statement of Significance

What is Significant?

The Gowangardie Cemetery and its surviving headstones. The lightly treed site with its rough grass cover contributes to the aesthetic significance of this place.

How is it Significant?

The Gowangardie Cemetery is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The Gowangardie Cemetery is of historic and social significance for its association with the establishment of the Caniambo district. The cemetery was gazetted on 8 May 1882. Members of families with a long association with the district are buried at this cemetery. The cemetery has been divided into denominational sections as was typical in the 19th century. HERCON criteria A & G

The Gowangardie Cemetery is of aesthetic significance for its layout and the siting of the gravesites. Many of the gravesites have substantial headstones with stone beds and metal palisades. The relatively large Egyptian-influenced marble obelisk is of note for its scale and for its sombre use of Egyptian motifs. The surrounding rural setting contributes to the aesthetic character of this place. HERCON criteria D & E

Recommendations 2014

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

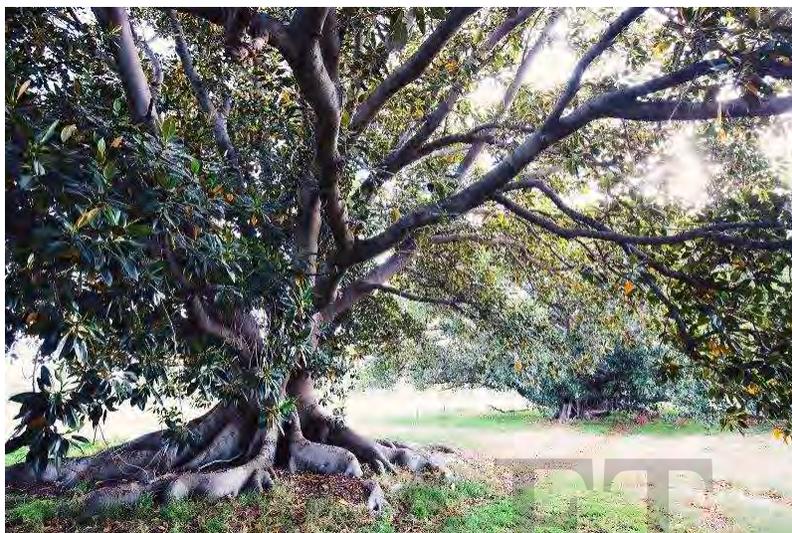
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Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 380 Thompsons Road CONGUPNA (Congupna Common)
Address 380 Thompsons Road CONGUPNA **Significance Level** Local
Place Type Picnic Ground/ Recreation reserve
Citation Date 2014



380 Thompsons Road, Congupna (Congupna Common)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

The area now known as the Congupna Common was the location of the original Congupna township. The Land Act (1869) saw the opening up of large areas of Victorian agricultural land for settlement. Congupna was one such area and a township was established. The school in 1879 was one of the first buildings and this was followed by a Methodist Church, a Public Hall, Post Office, creamery and the Recreation Reserve. The reserve was used for football, cricket and tennis and as a place for picnics.

The reserve and nearby Shire Dam on the creek were used to rest and water travelling stock. A pump was installed on the dam for local settlers when they needed to cart water for stock and domestic use.

A row of Moreton Bay fig trees (*Ficus macrophylla*) were planted on the north side of the sports ground.

By 1912 the number of students at the Congupna School had declined and in 1918 the school closed. The school building was relocated to Zeerust and later was used by the Moira Scout group. The township continued to decline and in 1931 the Hall was sold and in 1965 the Methodist Church closed.

HERITAGE CITATION REPORT

There is little physical evidence left today of this township, the Moreton Bay fig trees being the most substantial remaining evidence of its existence.

Reference:

Myrtle Ford, *The Centenary of Congupna Schools and District 1884-1984*, Shepparton, 1984

Description

Physical Condition

The Moreton Bay fig trees are excellent examples of their species. Their maturity and form is notable.

Statement of Significance

What is Significant?

The Congupna Recreation Reserve, known locally as the Congupna Common, and the seven Moreton Bay fig trees (*Ficus macrophylla*) are significant.

How is it Significant?

The Recreation Reserve and the seven Moreton Bay fig trees are of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The Recreation Reserve is of historic and social significance for its association with the settlement of Congupna. It was used for football, cricket and tennis games and as a place for picnics. The reserve was also used to rest and water travelling stock and water was available for the local community. HERCON criteria A & G

The seven Moreton Bay fig trees are of historic significance as they were planted during the early days of settlement. They demonstrate the importance of this place to the community in the 19th century and up to the present day. HERCON criteria A & G

They are of aesthetic significance as fine examples of mature trees of this type. Their scale and form is of particular note. HERCON criterion E

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes Seven Moreton Bay Fig Trees (<i>Ficus macrophylla</i>) on the north side of the sports oval.
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name	170 Kilmartin Road COOMA (Garfield Homestead)	
Address	170 Kilmartin Road COOMA	Significance Level Local
Place Type	Homestead building	
Citation Date	2014	

Recommended Heritage Protection	VHR No HI No PS Yes
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Architectural Style	Federation/Edwardian Period (1902-c.1918)
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History and Historical Context

Garfield was designed by Arthur Edgar Castles (1871-1933) for selector turned entrepreneurial farmer, the American JT (John Thomas) Dougherty. Known locally as 'American Dougherty', he named the property after a popular USA President. According to one source, Dougherty had been successful on the Californian goldfields. By 1890 he had purchased 369 ha [900 acres] of land. He invested in many shops and farm properties in the area, and made a generous long-term loan of £2000 to the Kyabram Mechanics' Institute.

A E Castles, Tongala architect and Deakin Shire Engineer from 1896 to 1933, was a prolific designer, responsible for many public, commercial and private buildings in and around Kyabram and Tongala, including the well-known Karlsruhe at Lancaster, the Echuca Masonic Hall, and three large houses (Robgil, Bonshaw and Lauderdale, all in the Stanhope area) for the sons of William Winter-Irving, of the Goulburn Valley family of squatters turned local squires and civic leaders.

References

Anderson, Don, *Life and Times of A E Castles 1871-1933, Deakin Shire Engineer and Local Architect, Kyabram*, n.d.
Kyabram Free Press/Guardian, 21 April 1987, p. 13.

Description

Physical Description

Brief description:

Garfield is a large red brick Late Victorian/Federation homestead. It has a gable roof which is clad with corrugated metal and the brick chimneys have a brick cornice. The roof line is broken by a breakfront gable. The gable is formed by an extension of the external brick wall and has a centralised rectangular vent. The apex of the gable has a smooth finish with timber strapping. The breakfront, unlike many other more decorative examples from this period, has a clear building role to ventilate the roof space. Providing ventilation is clearly one of the concerns of the architect as subfloor ventilation is also well provided for. The brick walling below the verandah is approximately 600 mm high and this also is a less than common feature of the typical house from this period. The height of the wall allows for a well-ventilated sub-floor space. The vents form part of the design of the house as they are located centrally within each brick bay. The brick bays are

HERITAGE CITATION REPORT

formed by shallow pilasters which also act as a plinth for the cast metal verandah columns. The penultimate brick course is also recessed and creates a shadow line that complements the dimensional shadow values of the shallow pilaster. This design also allows for two underground rooms. The ventilation system has been integrated into the architectural expression of this house and this is relatively uncommon. This is a notable regional response to the climatic conditions.

The facades have a charm typical for its period, albeit without the symmetry that is common to this period and region.

A range of architectural features contribute to the aesthetic and architectural significance of the homestead:

- standard Victorian proportions and scale of openings;
- the verandah with its cast metal posts and highly decorative cast metal brackets;
- the single timber brackets to the eaves;
- the timber framed double-hung sash windows; and
- the fine red face brick work.

Some trees remain from early plantings, including tall cotton palms (*Washingtonia robusta*).

Statement of Significance

DRAFT

What is Significant?

Garfield homestead and its garden setting. This includes the tall cotton palms (*Washingtonia robusta*).

How is it Significant?

Garfield homestead is of local historic, technical and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

Garfield homestead is of historic significance as one of a group of large residences built from the late 1880s to around 1910 by a small emerging class of prosperous landowners in the Goulburn Valley.

It assists in demonstrating the economic impact provided by the establishment of agriculture and its associated industries during the late 19th and early 20th centuries. This success was built on the hardships and endurance of the selection period.

It is of historic significance for its association with a former owner known as 'American Dougherty'. HERCON criterion A

It is of technical significance for its application of ventilation technologies. HERCON criterion F

The integration of ventilation technologies into the architecture of the building is unusual and rare during this period and for this region. HERCON criterion B

HERITAGE CITATION REPORT

It is of aesthetic significance for its architecture and its association with A E Castles, architect and Deakin Shire Engineer. HERCON criterion E

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes Tree controls apply to the cotton palms (<i>Washingtonia robusta</i>) and all mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 840 Kyabram-Cooma Road COOMA
Address 840 Kyabram-Cooma Road COOMA **Significance Level** Local
Place Type Homestead Complex
Citation Date 2014



840 Kyabram-Cooma Road, Cooma

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)
Vernacular,
Federation/Edwardian Period (1902-c.1918)

History and Historical Context

The homestead at 840 Kyabram-Cooma Road was built by successful farmer George Robinson in 1907.

The 131 ha [320 acre] block (Allotment 105, Parish of Kyabram East, County of Rodney) had been selected by William McCartney in September 1873. It straddled the western extremities of the former St Germain's and Merrigum pastoral runs, the brush fence which separated the two running through the north-east corner of the selection. The Geodetic line representing 36°24'S was blazed across the selection through the grey box trees. Two of the initial buildings (HERMES 156034) constructed by McCartney still stand, both of log cabin construction; the building on the east exactly matches dimensions reported in McCartney's lease application of 18 March 1877, and was thus constructed prior to that date.

William McCartney weathered the pioneering phase of selection with help of a number of mortgages, and received his Crown Grant on 24 February 1893. Despite this, again mortgaged, this time to 'boss cocky' grazier William Bray of

HERITAGE CITATION REPORT

Merrigum South (who helped many selectors experiencing difficulties in the locality), he sold the property to George Robinson almost immediately, in July 1894.

The homestead built by Robinson, although in design a cohesive whole and dating to 1907, possibly includes some earlier fabric dating from 1902, when the rate books indicate some construction activity.

George Robinson (1865-1953) was an example of an emerging class of farmers who, although often beginning their agricultural life in the 1870s selection frontier of the Goulburn Valley or the wider northern plains in simple log huts, were able, by the 1890s or the first two decades of the twentieth century, to build large commodious Federation style homesteads. Some achieved this financial security due to the creation of large family farms by amalgamations, others by the purchase of additional land to create a more viable holding. Robinson himself had done so well, and was so community-spirited, that, like William Bray, he was willing to act as a benefactor to struggling or 'deserving' locals by providing loans on easier terms than commercial entities. Robinson, in fact, having observed the hard work, efficiency and ambition of a young shopkeeper in the neighbouring town of Merrigum, in 1914 purchased (with his brother James Robinson) the general store that Judd had been renting, and further, loaned Judd the not inconsiderable sum of £250. It was only in 1920 that Judd was able to buy the store and dwelling himself.

Robinson held the Kyabram-Cooma Road property until March 1950, three years before his death. He is commemorated, with his wife, by a plaque in his former place of worship, the Cooma Uniting (formerly Methodist) Church, where he had played an important role for many decades.

References:

Title Vol 2511/ Fol 119

Shire of Rodney Rate Books 1894-1918

Anne Tyson, 'The log buildings of Merrigum and the context of their construction', Research Project, Master of Arts (Public History), Monash University, 2001

http://www.myheritage.com/person-1000129_78605121_78605121/george-middleton-robinson

Business records and biography of J. P. Judd, 1918-1959, (manuscript MS SEQ), State Library of Victoria

Description

Physical Description

A large Federation-era brick homestead with a galvanised metal roof. The style of this house is late Victorian with Federation overtones. The main hipped roof section has transverse gables with timber bracketed eaves and rectangular vents at the apex of each gable. The bull-nosed verandah runs across the two main facades and has a highly decorative cast iron frieze with cast iron brackets. The eave line to the hipped roof has timber paired brackets. The main body of the house has retained its face brickwork; the walling above the verandah and to the gable face has been painted. The brick chimneys have brick corbelling and rendered upper areas. This is a substantial building from the turn of the 20th century and the combination of Late Victorian and Federation era architectural elements contributes to its aesthetic significance.

Statement of Significance

HERITAGE CITATION REPORT

What is Significant?

The large Federation-era homestead and its surrounds and setting. This includes the architectural features associated with late Victorian and Federation architectural periods.

The two selection-era log buildings (HERMES 156034) contribute to the significance of the place.

The mud brick shed also contributes to the significance of the place.

The mature trees and garden setting contribute to the significance.

How is it Significant?

The homestead and outbuildings are of local cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The place is of historic significance for its association with the selection era and the increasing prosperity of Cooma and district during the early 20th century. HERCON criterion A

The homestead is of architectural significance for its distinctive Federation and late Victorian architecture. It is of aesthetic significance for its fine detailing. HERCON criterion E

Recommendations 2014

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Yes
No
Yes All mature trees
Yes The two selection-era log buildings (HERMES 156034) contribute to the significance of the place. The mud hut contributes to the significance.
Yes
Greater Shepparton Heritage Incorporated Plan
No

HERITAGE CITATION REPORT

Name 840 Kyabram-Cooma Road, COOMA
Address 840 Kyabram - Cooma Road COOMA **Significance Level** State
Place Type Hut/Shack,Stables
Citation Date 2004



Structure 1 - Facade facing onto the laneway

Anecdotal evidence suggests that this building was once a kitchen. However, there is little surviving physical evidence to confirm this supposition. Generally one would expect to find remains of a chimney or a hearth. However, there could have been a small stove or similar. The front wall has been removed.

Currently this structure is used to store firewood.

Recommended VHR Yes HI No PS Yes
Heritage Protection

History and Historical Context

The following history has been provided by AnneTyson as part of her Research Project: **'The Log buildings of Merrigum and the context of their construction.'** This project was undertaken in 2001 for a Master of Arts (Public History) at Monash University.

The Selection of William Henry McCartney

The group of three log buildings are part of the 1873 selection of William Henry McCartney. McCartney pegged out his 131 ha (320 acre) selection bordering the Three Chain Road between Rochester and Shepparton on 27 September 1873. McCartney gave his address as Rushworth and his occupation as a single farm labourer, when he filled out his application at the Land Office at Rushworth (this had opened in June 1872). A Local Land Board had commenced sitting at the same time, although many applicants were still called to Echuca.

HERITAGE CITATION REPORT

McCartney hired a local surveyor (Lewis Byrne) to survey the proposed selection and Byrne's map shows the brush fence, which separated the St Germain's and Merrigum Runs, running through the north-east corner of the McCartney selection.

McCartney appears to have infrequently visited his selection as in March 1875 a neighbouring selector, Joseph Miller, informed the Department that up until that time there had been no improvement and no residence on McCartney's selection. At the time of McCartney's lease application, of 18 March 1877 the Department was still concerned:

'The surroundings of this case are suspicious independent of the letter by Joseph Miller.'

The case was referred to Charles Tattam, local Crown Lands Bailiff, for investigation. Tattam was often kind hearted when confronted with the difficulties confronting the selectors in adhering to the licence conditions. His report of 8 May 1877 was ambiguous :

'The improvements on this land are of a first class description, and the applicant's declaration as to imply it is a correct one. I believe he has resided continuously. He is only a labouring man and there are suspicious circumstances about it, but as he assisted in putting up the improvements, and appeared to superintend I do not see any chance of challenging his bona fides. He came to reside on the land directly after Miller wrote the letter.'

The report and McCartney's swearing before a Justice of the Peace that he had resided continuously 'from within six months of my taking it up till the present time,' led to the granting of his lease, although the process took seven months. The improvements were quite substantial: 60 acres in cultivation and a further 60 acres cleared, 100 acres ring-barked; 245 chains of fencing (including 70 chains of post and rail and 128 chains of chock and log fencing) and a large dam.

The buildings were listed as: 'log hut 22 feet by 14 feet (6.7m x 4.3m), one room' and valued by McCartney at £27 and a stable of unspecified size, valued at £15. The log hut as listed by McCartney is possibly the extant structure 1 and with structure 3 being the former stable (subsequently modified). Structure 2 was possibly constructed at a later date in response to family requirements - as by 1894 McCartney had 6 children. McCartney finally received his Crown Grant on 24 February 1893.

Description

Physical Description

Structure 1

The structure is rectangular and has a gable roof. The logs are roughly uniform in diameter and their lengths are commensurate with the length of the walling. The dimensions of the structure are approximately 6m x 4.0 m. The log walling is approximately 2 m in height and has been chinked with a clay pug - although much of this has disappeared. The timber roof framing is rudimentary. The gable has been clad with sawn timber weatherboards and the roof is corrugated iron sheeting. The floor is earthen. There is no front facade and it appears to have been removed.

The workmanship is relatively crude and the joints have been roughly worked. The walling has been constructed using logs laid horizontally with notched ends (some have been notched on both faces for a tight corner intersection). There is some variation in the degree and uniformity of the actual notching. The logs appear to have been laid directly on the ground or partially embedded. The interstices between the logs have been packed with a clay pug mortar but much of this has disappeared. The timber appears to have been a type of Eucalyptus box tree (possibly Grey Box, *Eucalyptus microcarpa*).

HERITAGE CITATION REPORT

Physical Condition

The condition of the structures is fair to good.

Structure 1 - is good

Structure 2 - is good

Structure 3 - is fair to good.

Intactness

In general, structures 1 & 3 have been the most substantially altered and could not be considered to be intact. The open facade of structure 1 is not typical, nor, original. Structure 3 has been subjected to some alterations but the nature of these is more difficult to determine. The original roof framing was possibly a gable structure and this has been removed and replaced with a skillion roof. However, this can only be conjecture as there is no remaining physical evidence to confirm what the original roof was like. The entrance door and side panels have been altered.

Structure 2 has retained much of its original building fabric and is relatively intact. The most substantial changes have occurred in room 2 with the construction of a timber floor and the walls have been lined with flattened metal sheets.

Recommended Management

As with all earth fast timber buildings the main deterioration will occur if water or damp is allowed to attack the structure. Therefore it is necessary to ensure that the ground level slopes away from the buildings, that the roof, gutters and down-pipes are in good order and that storm-water is taken away from the building. This could include installing agricultural drains to the perimeter of the building. These should be well bedded in a mix of gravel and sand. It is also strongly recommended that the buildings are not used to store items. If the structures are empty a good air flow/ventilation can be maintained and this will help prevent any decay due to moisture. It is also recommended that items are not stored against any of the external walls or in close proximity. Apart from preventing a good flow of air such items can harbour white ants.

It is also strongly recommended that any overhanging vegetation and or creepers on or near any of the buildings be removed.

Occupancy

Ownership Private

Physical Description

Structure 2

HERITAGE CITATION REPORT

Structure 2 appears to have been a dwelling and it would seem likely that it was constructed for this purpose. The structure is rectangular with a gable roof. The dimensions are approximately 6m x 4m and the height of the log walling is approximately 2m. The timber gable roof framing is primitive and it has been clad with corrugated iron.

The gables at both ends have been clad with sawn timber weatherboards.

This structure has been divided into two rooms. Room 1 is entered directly from the front door. There is a window adjacent to the door and another window in the opposing wall. The floor has been paved with bricks. The internal walls are unfinished although there is some evidence of white washing.

Room 2 is entered via a door from room 1. The walls are lined with flattened metal sheets. A timber floor has been constructed over an earlier floor. The types of internal finishes indicate that this room has been used as a storage room for feed. It is similar in intent to many chaff sheds - where the internal finishes are smooth and chaff or grain does not get trapped in crevices. This type of construction is also intended to be relatively rodent proof.

The workmanship is similar to the other extant structures. It is primitive and has roughly worked joints. The structure has been constructed using logs that are laid horizontally and some have been saddle notched (notched on one face) and others have been notched on both faces for a tighter intersection. The diameter of the logs is roughly uniform and the logs are all of a similar length - except for at the openings. The logs rest directly on the ground and they may have been partially embedded. The interstices between the logs have been packed with a clay pug mortar.

The type of timber appears to have been a eucalyptus box tree. The timber joinery for the window architraves and door jambs is rudimentary and sawn timber sections have been used. The roof framing is also basic in its interpretation and appears to have been altered over time. The gables have been clad with sawn boards with a square cut edge. The roofing is corrugated iron.

Site Context

Description of the site generally

The three structures located in a direct line and they are adjacent to a laneway. The laneway forms part of the drive into the property.

Structure 1 - is reported to have been a kitchen. [Information provided by owners]

Structure 2 - is reported to have been a dwelling. [Information provided by owners]

Structure 3 - is reported to have been the stables. [Information provided by owners]

The structures are in fair to good condition. Structure 1 is now a wood shed, structure 2 is unused and structure 3 is a chicken coop.

Statement of Significance

HERITAGE CITATION REPORT

What is Significant?

The three log structures at 840 Kyabram-Cooma Road, Cooma are significant. This includes their construction system and the primitive dressing of the logs, the notched ends and the remnant clay pugging that has been used to chink the logs. The primitive roof framing for all three huts contributes to their significance.

How are they Significant?

The three structures are of local historic, technical and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why are they Significant?

They are of historic significance for their association with the settlement of the Cooma area during the Land Selection period. They are rare surviving examples of this once widespread construction type. Despite apparent changes to the original form they still have sufficient tangible physical evidence as to nature of their original character. HERCON criterion A

The buildings are of technical significance as they represent an adaption of a traditional vernacular technique that became a typical built response, with particular reference to the conditions of the 1869 *Land Selection Act*, in the Goulburn Valley. In effect it was a brief flowering of a vernacular specific to this region. HERCON criterion F

The log buildings that were once relatively common have become an increasingly rare feature in the rural landscape. HERCON criterion B

The scale, structure and materials used in their structure contribute to the aesthetic qualities of these buildings. HERCON criterion E

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

No

Fences & Outbuildings

Yes The three log structures are significant.

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

-

Aboriginal Heritage Place

No

Other Recommendations

That these structures be included as an item in the Planning Scheme. That the group of identified log buildings form a precinct and as such become listed as a group/precinct of log structures in the Goulburn Valley and be included in the Victorian State Heritage Register.

HERITAGE CITATION REPORT

Name Cooma Hall
Address 1005 Kyabram-Cooma Road COOMA **Significance Level** B
Place Type Hall Public
Citation Date 2004



Cooma Hall

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The Independent Order of Rechabites established a branch in Cooma in 1906. After an extensive campaign of fundraising, they were able to finance the construction of their own hall in 1913, with the foundation stone being laid on 6 August of that year. Erected at a cost of £397.18.0, it was opened on 9 November 1913. Over the following years it hosted numerous community gatherings including musical and elocution competitions. It was made available for use by the Red Cross and local Methodists after the latter sold their church in 1920. Financial pressures resulted in the building being sold to the Methodists in 1922, the Rechabites being permitted to continue using the venue gratis.

References

W H Bossence, *Tatura and the Shire of Rodney*, p. 64.

Identified By

Cooma Hall
Hermes No 156051

Place Citation Report

12-Apr-2019

08:31 AM

HERITAGE CITATION REPORT

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

11.0 Recreation & Leisure

Description

Physical Description

The Cooma Hall, Kyabram-Cooma Road, Cooma, is a single-storey double-fronted symmetrical red face brick building with parapeted gable roof clad in corrugated galvanised steel. The facade contains a central entrance with semi-circular arched head, bricked up fanlight and a pair of non-original timber doors. A small rendered panel above bears lettering 'COOMAIOR HALL'. The buttressed side walls contain regular and repetitive fenestration with timber-framed double-hung sash windows flanking a pair of timber doors on the north elevation. A small skillion roofed wing is to the rear of the building and a later red face brick WC block has been constructed in the grounds at the rear of the property. A cyclone wire fence with timber posts extends in front of the property.

Physical Condition

FAIR

Intactness

GOOD

Australian Heritage Commission Criteria

Australian Heritage Commission

8.1 Organising recreation

8.5 Forming associations

Statement of Significance

The Cooma Hall is of local historical, social and aesthetic significance. Constructed in 1913, the hall was the only public building built in the town and has been the focus of community events for almost 90 years. It is one of only two surviving buildings in Cooma which serve to mark the once larger township. Aesthetically, it is a substantially intact example of a modest rural brick hall, which, when viewed with the adjoining Methodist Church, marks the centre of the Cooma township.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. Repair damp in brickwork, remove overpainting from window glazing, reconstruct entrance doors and rendered tablet . Clear debris from base of rear wall, remove brick infill from front entrance and reconstruct doors and fanlight . Any additions or new structures should be constructed at the rear of the building so they are not visible from the road . Retain original unpainted finish to brickwork and otherwise investigate original external paint colours

HERITAGE CITATION REPORT

Name Methodist Memorial Church
Address 1005 Kyabram-Cooma Road COOMA **Significance Level** B
Place Type Church
Citation Date 2004



Methodist Memorial Church

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

The first Methodist church in Cooma was a simple log and mud building erected in 1876. It was replaced by a new wooden church constructed on the site of the present church in 1885. This building was sold in 1920 and the church purchased the adjacent Independent Order of Rechabites (IOR) Hall in 1922 to use for services for the next few years as fundraising efforts were stepped up for a new, more substantial church building to honour the local men who died during World War 1. The foundation stone for the new memorial church was laid on 24 March 1926 by Mrs C J Poole, with the completed building opened in a special ceremony on 12 September 1926.

References

W H Bossence, *Tatura and the Shire of Rodney*, p. 64

Identified By

Methodist Memorial Church
Hermes No 156257 Place Citation Report

12-Apr-2019

08:31 AM

HERITAGE CITATION REPORT

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

10.0 Worshipping

Description

Physical Description

The Methodist Memorial Church, Kyabram-Cooma Road, Cooma, is a red face brick church with Art Nouveau detailing which comprises a nave, projecting central porch at the front and sanctuary and vestry at the rear. The nave and vestry have gabled roofs clad with concrete roof tiles and the flying gable ends are half timbered with roughcast infill and carved timber brackets. The projecting front porch has a rendered crenellated parapet and contains a pair of pointed arch side entrances with V-jointed board timber doors with tapestry brick spandrels and a single pointed arch leadlight-glazed window. The buttressed side walls contain regular and repetitive paired openings with rendered bar tracery and diaper leadlight-glazed windows. The sanctuary is in the form of a faceted bay centred at the rear of the church and has a concrete tiled hipped roof. To the south of the sanctuary is a small vestry which is offset from the nave, providing an additional entrance to the building. The gabled roof is similarly detailed to the nave roof.

There is a timber post and Cyclone wire fence along the Kyabram-Cooma Road boundary with wrought iron gate and brick piers which appear to be contemporary with the building.

Physical Condition

GOOD

Intactness

GOOD

Australian Heritage Commission Criteria

Australian Heritage Commission

HERITAGE CITATION REPORT

8.6 Worshipping

9.7 Mourning the dead

Statement of Significance

The Methodist Memorial Church, 1005 Kyabram-Cooma Road, Cooma is of local historical, social and aesthetic significance.

Constructed in 1926 as a memorial to the district's men who died during World War I, the church has served not only as a place of worship for the district's Methodists for almost 90 years, but as a War memorial for families of all denominations. It is a rare surviving marker of the former town of Cooma, now only a locality. Aesthetically, it is a substantially intact example of a rural brick church, of which there are numerous examples in the municipality. Its eclectic Arts and Crafts Gothic Survival design, however, distinguishes it from others.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. Retain original unpainted finish to face brickwork and investigate original external paint colours . Any additions or new structures should be constructed at the rear of the building so they are not visible from the road

HERITAGE CITATION REPORT

Name 2040 New Dookie Road COSGROVE (Silo)
Address 2040 New Dookie Road COSGROVE **Significance Level** Local
Place Type Silo
Citation Date 2014



2040 New Dookie Road, Cosgrove (Silo)

Recommended VHR No HI No PS Yes
Heritage Protection

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History and Historical Context

Grain was first transported by rail in bagged form, being loaded into open wagons. By the 1930s, Victoria recognised, decades after most other grain-producing and grain-importing areas in the world, that moving individual bags of wheat was extremely inefficient. Western Australia and NSW already employed bulk handling, the latter having built substantial concrete silos from 1920-21. Victoria had mooted such a scheme towards the end of World War One, but it had lapsed. The Grain Elevators Board of Victoria was finally established in 1934 ('elevator' meaning the silo, following USA and Canadian nomenclature). It aimed to establish 138 silos throughout the grain-producing areas of the state. Bulk handling would give protection from vermin, disease and pests, and also reduce costs: it was estimated in 1939 that bulk handling would save growers three pence per bushel, given the high cost of the (largely imported) jute sacks and the cost of sewing up the sacks.

Cosgrove and its companion silos on the Shepparton-Dookie-Katamatite rail line (Pine Lodge and Dookie within the City of Greater Shepparton and Yabba North, Youanmite and Katamatite in Moira Shire) were part of the 'north-central' group of fourteen silos built from 1941, the other eight being located close by, on the Shepparton-Cobram rail line (Tallygaroopna, Wunghu, Numurkah, Katunga and Cobram), and on the Numurkah-Picola line (Waaia, Nathalia and Picola). The north-central silos were built as part of the second tranche of silos Victoria-wide, the Eastern or Williamstown section, consisting of sixty-one silos in total. The first tranche had been the Western or Geelong section, constructed on and west of the Mildura rail line, largely serving the great grain-producing areas of the Mallee and Wimmera. The intention was to have the Western section silos feed a new bulk grain-handling port facility at Geelong, while those east of the Mildura rail line would feed a similar facility at Williamstown. Although the Grain Elevators Board began work on the Williamstown port silos in 1937-38 (the foundations still exist, Heritage Inventory Number H7822-0395 and Hermes Number 13693), the complex never eventuated, as the site was abandoned in favour of

HERITAGE CITATION REPORT

Geelong.

Concrete grain silos in Victoria fall into two types corresponding to the two largely separate if contiguous periods of construction, and described by the intended destination of wheat from those silos. Those built earlier in the west of the state are of the 'Geelong' type, recognisable by the gabled roof of the central section; those east of the Mildura line are known as 'Williamstown' silos. The north central silos, including that at Cosgrove, are thus of the latter type. Williamstown silos came in four capacities: 68,000, 100,000, 115,000 and 135,000 bushels, with single or double receival hoppers.

Some silos on the Western Section were in operation during the 1939-40 season, but tenders had not yet gone out for the Eastern section.

Finally, some time in late July or August 1940, tenders were put out for the sixty-one Eastern silos, including the fourteen in the north east. Total capacity of the sixty-one was to be 5,648,000 bushels. The Railways Construction Branch of the Board of Land and Works won the tender with a bid of £289,497. The pace of construction would depend on the supply of raw materials (affected by the war), particularly reinforcing steel, it was noted.

Construction on the second tranche of silos began in November 1940. The Williamstown silos would be some of the most up to date in the world, with lessons learned from the Geelong silos and from overseas experience, H Glowrey, Chairman of the Grain Elevators Board, claimed at the time. Delays had been due to the difficulty in obtaining necessary machinery from England.

The *Shepparton Advertiser* announced on 2 May 1941 that contracts for the Cosgrove, Pine Lodge, Dookie and Tallygaroopna silos had been let; possibly this was a sub-contract to the Railways Construction Branch. Tests for the foundations of the silos at Cosgrove and Dookie were carried out in early July, and construction of the Cosgrove silo seems to have begun some time in the second half of 1941.

The north central silos were not all completed as anticipated by the end of 1941, the Grain Elevators Board notifying the communities that due to war conditions, the Cosgrove silo, along with those at Pine Lodge and Dookie, would not receive wheat for the season 1941-42.

Work on the Cosgrove silo was certainly still proceeding in February 1942, when the Railways Construction Branch advised that arrangements had been made to provide reasonable access to platforms, sheds, etc. at Cosgrove and at Dookie while construction work continued.

Numbers of locals may have been co-opted into construction work on the Cosgrove silo. Les Earl, resident as a child in the decommissioned Cashel Bank (Hermes No 156139) east of Dookie, remembers that his father Ted (Edgar) Earl, skilled in carpentry and quarrying, was directed to return from his employment at a Beechworth quarry by the newly-established Commonwealth Directorate of Manpower in early 1942, to oversee the gang setting up the scaffolding and formwork for the silos on the Shepparton-Dookie-Katamatite rail line, including at Cosgrove. Formwork and concreting on the silos proceeded in rings three feet in height. Briefly called up but sent home due to heart problems, Ted Earl was next placed in charge of the installation of the Kelly and Lewis engines (probably 25hp Bulldog-style engines) which powered the elevators, in the Yabba North and Katamatite silos further down the line, and at Tallygaroopna and Waaia on the Cobram and Picola lines just to the north. Belts were not obtainable for the engines due to war exigencies, and they resorted to splicing ropes. He was then put to on the water problem faced at the Cosgrove silo and its neighbours, Pine Lodge and Dookie, and also at Katamatite. The grain receival pits were inspected and wet spots painstakingly dealt with.

In April 1942 tenders were called for the metalling or gravelling of the approaches to the Cosgrove, Pine Lodge, and Dookie silos, 120 cubic yards of material needed at each site.

HERITAGE CITATION REPORT

The first wheat was received at the Cosgrove silo during the 1942-43 season. Tall stacks of bagged wheat, topped by sheets of corrugated iron, no longer stood at the station. Many farmers moved to bulk handling, local contractors using all manner of tip-trucks, including gravel trucks, to move the harvest, as war had made new purpose-built vehicles unobtainable. Others farmers still used bags, now not sewn up; the wheat was tipped into the silo hoppers. The capacity of the Cosgrove silo was 68,000 bushels.

The weight of delivered grain was sometimes disputed by the farmers, weighbridges and their accuracy often being an issue. In August 1944, the Grain Elevators Board wrote asking if the Shepparton Shire Council would delegate control over the Cosgrove weighbridge, along with those at Pine Lodge, Dookie and Tallygaroopna, to the Board for the 1944-45 season. The Board would make its testing and repair service available on the same terms and conditions as in previous years. The request was granted and the offer to have the weighbridges tested accepted.

With improved machinery, harvesting was taking a shorter time. The season 1946-47 saw great congestion at the local silos. The Board blamed the railways for failure to supply enough wagons when needed. Two years later congestion was acute, threatening to hold up harvesting, already delayed due to wet weather; 2500 tons of grain were being moved daily, and one suggested solution, that farmers build their own storages, had failed due to lack of materials. The Cosgrove silo was particularly congested, with local farmers delivering on a quota basis; half the Cosgrove district's wheat was still on the farms, yet there was only room for 2000 bushels left in the silo. The situation was partly alleviated when three special wheat trains were put on daily in the second week of January 1949. The Board was consistently reluctant to extend facilities in this period.

In 1987 the rail line was completely renewed to Dookie to enable wheat to be carried in the large 55 tonne grain-handling rail trucks. Rail freight services on the line ceased around 2009.

The Williamstown concrete silo at Cosgrove is no longer used.

The 'million bushel' large sub-terminal at Dookie dating from the 1960s is now the major receival and storage site for the area; that facility, and the parallel facility at Murchison, are now the only such depots in the municipality. Both are conducted by GrainCorp, the large agribusiness successor to the Grain Elevators Board and its relatively short-lived privatised offspring, Vicgrain. Both depots are now serviced by road, not rail, around 50% of this region's grain going to the local market for stockfeed production, cooking oil, etc.

References:

http://www.elthammrc.org.au/images/stories/Silo_Williamstown_300dpi.gif

Victorian Heritage Register (VHR) Number: H0791 Marmalake/Murtoa Grain Store, Wimmera Highway, East of Murtoa.

<http://railgallery.wongm.com/infrastructure/silos/page/2/>

Pine Lodge Centenary Committee, *Pine Lodge District Centenary 1877-1977*, Shepparton (?), 1977

Dookie Centenary Committee, *Dookie: the years to 1988*, Shepparton, 1988

Les Earl, Katandra West, personal communication, 7 June 2015, 13 June 2015, 15 June 2015

Argus, 4 June 1936, p. 7

HERITAGE CITATION REPORT

Shepparton Advertiser, 10 June 1936, p. 10

Argus, 10 October 1939, p. 3

Horsham Times, 22 October 1940, p. 4

Williamstown Chronicle, 9 November 1940, p. 1

Argus, 19 November 1940, p. 2

Shepparton Advertiser, 2 May 1941, p. 2

Shepparton Advertiser, 4 July 1941, p.

Shepparton Advertiser, 11 July 1941, p. 8

Shepparton Advertiser, 28 July 1941, p. 3

Shepparton Advertiser, 10 October 1941, p. 6

Shepparton Advertiser, 20 October 1941, p. 4

Shepparton Advertiser, 6 February 1942, p. 4

Shepparton Advertiser, 8 May 1942, p. 7

Shepparton Advertiser, 2 June 1942, p. 1

Shepparton Advertiser, 8 August 1944, P. 4

Shepparton Advertiser, 17 January 1947, p. 8

Shepparton Advertiser, 4 February 1947, p. 1

Shepparton Advertiser, 14 January 1949, p. 6

<http://www.graincorp.com.au/storage-and-logistics/country-operations/vic>

Steve Manley, GrainCorp, Elmore, personal communication, 15 June 2015

Description

Physical Condition

This 'Williamstown' type two-cell grain silo is located within railway land at Cosgrove alongside the now unused section of rail track from which goods trains formerly carried away the bulk grain. It consists of two tall cylindrical concrete cells or bins for bulk grain storage, connected by a taller central section to house the elevator and the engine to power it.

There is a small loading platform on the rail side, along with three angled metal loading spouts (which fed the rail trucks) protruding from one third of the way up the face of the silo, with horizontal platforms giving control of the egress points of the grain. Enclosed metal ladders allow access to the platforms from ground level.

A sub-surface concrete receival hopper, possibly much modified, with metal hatches, is to be found on the non-rail line side, and a small cylindrical corrugated metal water tank, no longer functional, on a metal stand.

The Williamstown silo is connected to a later Ascom metal silo dating to around 1960.

Statement of Significance

What is Significant?

The concrete grain silos and the Ascom metal silo.

The setting provided by the open concrete apron and the remnant rail infrastructure contribute to the significance of the place.

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How is it Significant?

The silos are of local historic, aesthetic and technical cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The silos are of historic significance for their associations with the massive expansion in Australia's wheat growing capacity in the 20th century. This created major handling and marketing challenges.

They are of historical significance for their association with the development and influence of organisations involved in the Victorian grain industry, including the Victorian Grain Elevators Board and the Victorian Wheat and Woolgrowers Association.

They are of historical significance for their association with the combined impact of the Second World War and Australia's remote geographic location on Victoria's wheat trade, which highlighted the need for bulk storage. HERCON criterion A

The silos are of historic and technical significance for their association with mid twentieth century changes to the storage

HERITAGE CITATION REPORT

methods and the transport of grain. Prior to introduction of bulk storage and handling, grain was transported in hessian bags. HERCON criteria A & F

They are of social significance for their association with the economic life of this grain-growing area. They are a longstanding feature in this important local wheat growing region. HERCON criterion G

The silos are of aesthetic significance for their landmark qualities. They are striking sculptural features in the grain growing plains. HERCON criterion D

Recommendations 2014

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

-

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name Crown allotments CA60D and CA20C COSGROVE SOUTH (Gowangardie Weir)
Address COSGROVE SOUTH **Significance Level** Local
Place Type Weir
Citation Date 2014



2680 Midland Highway, Cosgrove South (Gowangardie Weir)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

In response to selection in the 1870s extending to the drier areas of the northern plains, and a drought between 1877 and 1881, a Water Conservancy Board was appointed by the Victorian Government in September 1881 to investigate and report on the feasibility of providing water supplies to the northern plains for domestic and stock use. The general recommendation of this investigation was to use the waters of the rivers passing through the region within their own basins, and to conserve supplies for dry summers in the watercourses with dams and weirs.

To this end two weirs were planned for the Broken River. The first weir, to be known as Pine Lodge Creek Weir, was to divert water to Pine Lodge Creek for domestic and stock supply to the Shepparton, Numurkah and Tungamah Districts, as well as to the Shepparton Township. The other, which was to become known as Casey's Weir, was to divert water to the Broken Creek, which passes through Tungamah, Katamatite and Numurkah, 8 km below Benalla. This work was to be undertaken by the Shire of Shepparton Waterworks Trust which was established in October 1882.

However, when the Pine Lodge Creek site was surveyed by the Trust it was found to be unsuitable, and another location

HERITAGE CITATION REPORT

with better foundation qualities was recommended. Despite this, the then Minister of Water Supply refused to change the location and the Trust was compelled to use the original site in order to receive the funding. (Source [Hermes 13103] Data owner Heritage Victoria)

The Pine Lodge weir was constructed in 1884, also by the Shire of Shepparton Waterworks Trust, this being the relevant local water supply body at a time when provision of stock and domestic water, and subsequently irrigation water, was controlled by local waterworks trusts rather than a central governmental authority, though financed by loans from the State government. The Pine Lodge weir suffered flood damage, and when problems continued in spite of a rebuilding, the Trust refused to strike a rate for water for the unsatisfactory weir. After much disputation, the Government finally wrote off the Trust's debt for the weir, authorised a loan for a new weir, and approved a new site.

The Gowangardie Weir was constructed in 1897, and was opened in early July that year by Alfred Deakin and Mrs William Grattan. The site was then supervised by a caretaker/ranger. A construction controversy about the suitability of the use of large stones in the cement died away the next year, as reported by Stuart Murray (by then Chief Engineer of Water Supply for Victoria, but previously engineer of the United Echuca and Waranga Waterworks Trust, which covered the western Goulburn Valley).

The 1900 Amending Water Act declared both the Gowangardie Weir and Casey's Weir (built in 1885 and located 27 km upstream) to be national works, and placed them under the control of the Board of Land and Works, along with other local waterways such as the Broken and Boosey Creeks, lifting a great burden from the Shire of Shepparton and Tungamah Water Trusts, to the chagrin of many other cash-strapped Trusts.

Maintenance works were undertaken on both the Gowangardie and Casey Weirs in the 1940s and 1950s, with Casey's Weir gaining an off-take structure in 1956/7.

Gowangardie Weir provided for diversion to the East Shepparton Stock and Domestic System for over a century; the original structure has undergone several additions, alterations and repairs. This scheme will be replaced in late 2014 or early 2015 by the Cosgrove Stock and Domestic Pipeline, a wholly piped scheme from Tungamah, rendering the Gowangardie Weir and its open channel system obsolete.

Gowangardie Weir does not include a fish-way, and this prevents fish movement from the lower to the upper Broken River.

References:

CS Martin, *Irrigation and closer settlement in the Shepparton district 1836-1906*, Carlton, 1955.

Bendigo Advertiser, 10 July 1897.

Euroa Advertiser, 8 April 1898, 6 May 1898, 10 June 1898, and 24 June 1898.

North Eastern Ensign, 31 May 1901.

Shepparton Advertiser, 12 October 1916.

Sue Wallace, *Shepparton Shire Reflections 1879-1979*, Shepparton, 1979.

Victorian Parliamentary Papers, 1905, No 36.

Description

Physical Condition

Gowangardie Weir is a mass concrete diversion weir approximately 30km downstream (west) of Benalla on the Broken River. The body of the weir is approximately 70 metres in length with a small central outlet pipe. The cross-section of the structure is typical of a concrete gravity structure, with vertical upstream face and angled downstream face. The concrete main wall is 4m high and is founded on rock. The spillway for moderate level flow is located at the centre of the wall and is approximately 10m wide. The irrigation channel is located to the north of the weir spillway structure, re-directing water from the main pool. A plaque commemorates the opening. Pumps to supply Dookie Agricultural College are also located on this bank approximately 1km up stream from the weir. A wing wall of concrete with stone pitching to the slopes is located on the downside of this end of the weir to protect the bank downstream. To the south the weir overflows onto a shallow apron and is diverted to overflow a small wall perpendicular to the main wall at a lower level. This was probably intended to keep flow in the main channel and away from the southern downstream banks. The weir pool extends over 4 kilometres. There are remnants of timber posts set into the north downstream bank.

Statement of Significance

What is Significant?

The Gowangardie Weir, including the spillway, the outflow, the main pool and the small apron wall and the overflow structure, is of significance.

How is it Significant?

The Gowangardie Weir is of local historic, social, technical and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The Gowangardie Weir is of historic, social and technical significance as it is one of the few surviving 19th-century irrigation weirs.

Its construction methods are characteristic of weirs of the period and provide technical insight into their design.

It is associated with the early development of irrigation in Victoria. The weir was opened by Alfred Deakin. HERCON criteria A, G, F

It is of aesthetic significance for its large pool of water and the surrounding vegetation. HERCON criterion D

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 2195 Midland Highway COSGROVE SOUTH
Address 2195 Midland Highway COSGROVE SOUTH **Significance Level** Local
Place Type Homestead building
Citation Date 2014

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Description

Physical Description

The Interwar bungalow is a good regional representative example of an Interwar bungalow. It has a large hipped corrugated galvanised roof with gablet vents. The masonry chimneys contribute to its aesthetic significance. The roof falls in an unbroken line to create a return verandah. There is a breakfront in the verandah roof to mark the front entrance. The verandah posts are not original.

Statement of Significance

What is Significant?

The Interwar Bungalow at 2195 Midland Highway, Cosgrove South is significant.

This includes all of the architectural features associated with its Interwar Bungalow architecture. The setting provided by the grounds surrounding the house contributes to its significance.

How is it Significant?

The house is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

2195 Midland Highway is of historic significance for its association with the agricultural development of Cosgrove South. HERCON criterion A

It is of aesthetic significance for its representative Interwar Bungalow farmstead architecture. HERCON criterion D

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 2415 River Road COSGROVE SOUTH (Gowangardie Homestead)
Address 2415 River Road COSGROVE SOUTH **Significance Level** Local
Place Type Homestead building
Citation Date 2014

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

The earliest section of Gowangardie homestead was constructed by Humphrey Grattan soon after he acquired the station in 1860. Extant buildings to that time had consisted of 'a good station hut, men's huts, and five out-station huts.' [1]

The homestead was constructed in a number of stages, the earliest probably the section surrounding the courtyard, followed by the larger rooms facing the west; the additional living quarters on the south were added some time in the second half of the twentieth century, and the addition to the north in the 1990s.

The Gowangardie Run of 16,400ha [40,000 acres] had been first taken up in 1840 by John Howe, followed by Edward Grimes (June 1841), George Allan (July 1847), HWH Smythe and Jessie Smythe administratrix (June 1852), Richard Hale Budd (Dec 1853), and Hugh Glass in September 1856.

Humphrey Grattan, Irish-born son of an Anglican clergyman, took over Gowangardie and the neighbouring run, Caniambo, in July 1860. He divested himself of the latter seven years later, but retained Gowangardie, progressively purchasing more land: 1082 ha [2640 acres] by 1871, 1848 ha [4507 acres] at Gowangardie and Tamleugh by 1879, and 2308 ha [5629 acres] by 1888. [2] As was widespread among squatters, these purchases were largely through the certificate system [3], by which squatters conspired to (legally) defeat the 'unlock the land' thrust of the 1865 Land Act, although some land was purchased from selectors.

Grattan was an astute businessman and a successful pastoralist, progressive and involved in his agricultural enterprises, producing prime stock which often topped the markets.

He became the much-loved squire and father figure of the area. He was an ardent sportsman, holding annual hare coursing matches at Gowangardie. These attracted up to 600 people, including at times 300 on horseback, for the chase and for the generous midday spread. Grattan and his wife opened fetes and other local events, and delivered boxes of fruit from their orchard to local schools.

Humphrey Grattan contributed to the establishment of Christ Church of England at Caniambo in 1889, and was a continuing committee member of the church. He was also a respected Justice of the Peace.

Humphrey Grattan died at the homestead on 24 January 1907, much-lauded. The *Kilmore Free Press* wrote of 'a old colonist, an excellent stamp of pioneer, and a man much esteemed amongst his neighbours.' [4] The *Euroa Advertiser* noted that Grattan was 'known for hospitality and liberal-mindedness which won him general popularity' [5], and his help for selectors was commented on.

HERITAGE CITATION REPORT

Grattan and his wife Sophia, who predeceased him in 1887, are buried in the local Gowangardie cemetery, of which he had been a Trustee from its inception in 1882 until his death, a role then taken over by his son. Sophia's grave is marked by an imposing marble obelisk, Grattan's lost among vegetation.

Humphrey Grattan's only child, son William, MLA for Shepparton and Euroa from 1892 to 1897, inherited Gowangardie at his father's death. He moved to Melbourne in 1907, leaving Gowangardie in the hands of a manager, although he retained a continuing interest in agriculture and in the property[6]. William and his wife continued to support local institutions, including the Church of England, local Red Cross and the Caniambo State School.

At William's death on 1917, Gowangardie (by then reduced to 1512 ha [3687 acres]), along with Grattan's tandem property Feltrim (1911 ha [4660 acres] on the Honeysuckle Creek) was put up for sale. The Gowangardie homestead was described at this time as having '14 large and commodious rooms, with water laid on, telephone connection, and every convenience, surrounded by a well-laid-out garden.' Improvements consisted of a large brick stable, motor shed, men's quarters, brick woolshed, sheep yards, dip, large iron barn, and 18 ha [45 acres] of fruit trees and vines.[7]

William Grattan's widow and family were farewelled from the district with a family social and concert in the Caniambo Hall in January 1920, the newspaper report concluding with the district's regret at the family's departure after six decades: 'All feel sad to think that an old Gowangardie family has gone from our midst.'[8]

Gowangardie was purchased by the Closer Settlement Board for soldier settlement in late 1919[9]. However the soldiers 'one by one gave up their holdings', as the *Euroa Advertiser* baldly noted, and the scheme largely failed.[10] The homestead, on a holding of 677 ha [1652 acres], was put up for sale by tender in April 1925, and purchased by well-to-do Elsternwick auctioneer WB Tonks. Tonks sold the property in 1948.

[1] *Argus*, 28 January 1856, p. 8.

[2] http://www.kenbone.net/genealogy1/n_7.html#4

[3] *Argus*, 9 October 1866, page 6.

[4] *Kilmore Free Press*, 31 January 1907, p.3.

[5] *Euroa Advertiser*, 1 February 1907, p. 3.

[6] *Australasian*, 21 September 1918, p. 58

[7] *Euroa Advertiser*, 30 January 1920, p. 4

[8] *Euroa Advertiser*, 30 January 1920, p. 4

[9] *North Eastern Ensign*, 17 July 1883, p. 2

[10] *Argus*, 15 March 1926, p. 18

Description

Physical Description

HERITAGE CITATION REPORT

The brick homestead has been added to since it was originally constructed. The original homestead demonstrates typical architectural characteristics from the period. This includes the sash windows, the hipped corrugated metal clad roof, the brick chimney and the verandah.

Statement of Significance

What is Significant?

The Gowangardie Homestead is significant. This includes all the original features and the chimney. The extensive garden setting contributes to its significance. The later additions are not significant.

How is it Significant?

It is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic significance as the site of early agricultural development. It is one of only two squatter-built homesteads in the municipality. The property is associated with early pioneers.

It is of historic significance for its association with Humphrey Grattan, Irish-born and son of an Anglican clergyman, Grattan came to Victoria from Liverpool as a cabin passenger in August 1853. Grattan was a community minded pioneer and he helped establish the local Anglican Church. He ran a number of sporting events, he was a Justice of the Peace and well known for his liberal attitudes. HERCON criterion A

It is of aesthetic significance for its representative 1860s architecture. HERCON criterion D

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees.
Fences & Outbuildings	Yes The stables contribute to its significance.
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name 1252 Baulch Road DHURRINGILE (Camp 2 Prisoner of War Camp)
Address 1252 Baulch Road DHURRINGILE **Significance Level** Local
Place Type Prisoner of War Camp
Citation Date 2014



1252 Baulch Road, Dhurringile (Camp 2 Prisoner of War Camp)

Recommended Heritage Protection VHR No HI Yes PS Yes

History and Historical Context

During World War 2, seven camps housing prisoners of war and internees were established in the Tatura/Murchison/Rushworth area. The camps were situated in the Goulburn Valley as food was plentiful, there was good road and rail access, and a reliable supply of water from the Waranga Basin.

Three prisoner of war camps housed enemy servicemen captured in various theatres of war around the world and transported to Australia for the duration of the war, and four internment camps contained civilians living in Australia or other Allied territories and countries at the outbreak of war, or in territories taken in the fighting, who were deemed to be a security risk because of their nationality.

HERITAGE CITATION REPORT

This was the largest group of such camps set up in Australia, a unique concentration. The camps held about 4,000-8,000 people at any one time. Camps 3 and 4 were the only camps in Australia to have held women and children.

Camp 2 was opened in September 1940 on requisitioned land owned by James Henry Erwen (Allotment 106, Parish of Murchison North, County of Rodney) after the larger Camp 1 had been established in January or February: these camps were located south-west of Tatura less than two kilometers from each other. Both held male internees, mainly Germans and Italians, with Jewish internees being concentrated in Camp 2. Camps 3 and 4 near Rushworth accommodated internee families (Germans, Italians, other Europeans, Japanese and 'Asiatics') and Camp 13 near Murchison, with associated wood-cutting camp at Graytown, contained German and Italian POWs and, after the Cowra breakout, Japanese POWs also. The Dhurringile mansion held internees for a short time, then solely German officer POWs and their batmen. Camp 1 became the Army headquarters for the internment camps, although it eventually housed the hospital and dental headquarters for all seven camps of the group.

Camp 2, like the other camps, consisted predominantly of what were known colloquially as 'Army huts', largely the Australian military's P1 series of standard, low cost, serially designed, wooden framed and corrugated iron-clad buildings, simple rectangular boxes measuring 18m by 6 m with a gabled roof and a door at one end. Each hut accommodated approximately twenty men. In Camp 2 around fifty of these buildings were arranged in a loose V formation within a barbed wire-enclosed area shaped like a rough pentagon and divided into two compounds, outside of which was a two-cell gaol block. In addition, a recreation hut, kitchen and mess huts, and ablution blocks were provided. Internally the buildings were unlined. A Kosher kitchen was established for the internees.

The practice was that internees elected a leader, and various cleaning, cooking and basic maintenance tasks were apportioned to groups and individuals. Internees also organised a wide range of activities, including education, art, theatre, music, craft work, sport and gardening (there were two acres of garden at Camp 2). Camp 2 also boasted a tennis court and golf course. The camps were all adequately supplied with food, and treatment by guards was generally deemed to be good.

Camp 2 was the main home of the 'Dunera boys,' internees who were sent to Australia from Britain on a hired vessel, the *Dunera*, in September 1940 in what a BBC program described as 'by far the best known (and most notorious) instance of wartime internment from Britain'. Conditions on the overcrowded ship were appalling, and the behaviour of the British guards sometimes brutal. Some 2,000 of those transported on the *Dunera* were Jewish refugees aged 16 to 60 who had escaped to Britain from Nazi Germany in the 1930s only to be interned as enemy aliens in camps in Britain in mid-1940, in what Winston Churchill later admitted was a 'deplorable and regrettable mistake.' Some had already been to sea but their ship, the *Arandora Star*, had been torpedoed with great loss of life. With them were genuine prisoners of war, along with 200 Italian fascists and 251 German Nazis. The Jewish internees were first held at Hay, then moved to Tatura.

Although later offered repatriation to Britain, many of the Jewish refugees remained in Australia, a great influx of academic and artistic talent; a number became associated with the University of Melbourne. Among the Dunera boys at Camp 2 was Dr Leonhard Adam, a judge and a lecturer in ethnological jurisprudence and primitive law during the Weimar period. Moving to England after being disbarred from the courts in Germany and told to leave the country, he was given a lectureship at the London School of Economics, and in 1940 Penguin printed his seminal *Primitive Art*. As Camps experts Arthur and Lurline Knee note, Adam was responsible, with a group of other academics, for establishing an educational system for the younger internees at Camp 2, the 'Collegium Taturense,' of which Adam became 'pro-rector.' Its status earned recognition at Melbourne University, and successful graduates of the camp college were able to gain access to courses at the University when released after the war. Further, a number of the highly qualified lecturers at Collegium Taturense gained lectureships at the Universities of Melbourne and NSW immediately on release. Distinguished Australian historian Ken Inglis comments that some of the art history lectures at the Tatura camps were more learned than any on offer outside the barbed wire.

Numerous books have been written and films made about the Dunera boys and their treatment during the voyage to

HERITAGE CITATION REPORT

Australia and their life in the internment camps. The group set up their own Dunera Association, now consisting mainly of their descendants: it meets regularly in Melbourne, less frequently in Sydney, and makes an annual trip to the Tatura Museum, many members visiting the site of Camp 2.

After the war ended, the final closure of Camp 2 seems to have occurred between 1946 and 1947. All the camps were dismantled, so that physical evidence is patchy, varying between the Camp sites, and the sites were advertised for sale.

Huts were sold to district returned soldiers or purchased by firms and businesses. Many were sold, like the excess from Army bases such as Puckapunyal, to local farmers, and became a characteristic sight on district farms.

Like most of the camp sites, the former Camp 2 is now on private property.

The only German War Cemetery in Australia (VHR H234, HO121) is located adjacent to the Tatura cemetery, and an Ossario at Murchison cemetery houses the remains of 130 Italian POWs and internees who died on Australian soil.

In 1984, the newly formed Tatura & District Historical Society identified the seven World War 2 camps as of significant historical importance for the district. The Society opened the Bill Doller Room in 1991 to house their collection on these camps.

References:

Patrick Miller, *A Little Marvel in Timber and Tin - the Military P1 Hut of the Second World War*, Heritage Victoria, 2007, accessed 16 March 2017 at http://dpcd.vic.gov.au/_data/assets/pdf_file/0008/133784/P1_Huts_paper_1215475667732.pdf

Joyce Hammomd, *Walls of Wire: Tatura, Rushworth, Murchison*, Hawthorn, Vic, 1969

Lurline and Arthur Knee, *Marched In: an account of the seven internment and prisoner of war camps in the Tatura area during World War 2*, Tatura, 2013 (2009, 2008)

<http://www.naa.gov.au/collection/snapshots/internment-camps/WWII/tatura.aspx>

Anoma Pieris, 'Architectures of the Pacific Carceral Archipelago: Second World War Internment and Prisoner of War Camps,' *Fabrications*, 2016, vol. 26, no. 3, pp. 255-285

Ken Inglis, 'From Berlin to the Bush', *The Monthly*, August 2010, accessed on 13 February 2017 at <https://www.themonthly.com.au/monthly-essays-ken-inglis-berlin-bush--2638>

<http://www.bbc.com/news/10409026> accessed on 13 February 2017

Description

Physical Description

The site of Camp 2 is now lightly treed, and is utilized for grazing. From the air, the western edges of the uneven pentagon shape of the compound area are visible.

Various standing structures and archaeological remains are located at the site.

HERITAGE CITATION REPORT

The brick walls of the twin-celled gaol remain. There are deep earthen pit latrines, some with the remnants of tin toilet seats above, some with concrete lids intact. Concrete slabs mark the kitchen and ablutions buildings, and nearby are the remains of a Coolgardie safe.

Various posts remain, and the stone edging of paths created by the internees.

Statement of Significance

What is Significant?

Camp 2 was opened in September 1940 on requisitioned land owned by James Henry Erwen (Allotment 106, Parish of Murchison North, County of Rodney) after the larger Camp 1 had been established in January or February.

Features that contribute to the significance of the place include: the brick walls of the twin-celled gaol, the deep earthen pit latrines, (with the remnants of tin toilet seats above, and the intact concrete lids), the concrete slabs (these mark the kitchen and ablutions buildings), and the remains of a Coolgardie safe.

Other features that are also of significance include the any remaining posts, and the stone edging of paths created by the internees.

How is it Significant?

The former Camp 2 is of local historic, social, aesthetic and technical cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

Camp 2 is of historic significance for its association with the Australian internment policy of the first half of the twentieth century. Camp 2 was the second of eighteen purpose-built camps, a number of which were constructed in the Goulburn Valley. The ruins and the landscape illustrate clearly the physical environment faced by internees and the organisational arrangements of a World War II internment camp. HERCON criterion A

Camp 2 is of historic and social significance for its association with the 'Dunera boys,' internees who were sent to Australia from Britain on a hired vessel, the *Dunera*, in September 1940 in what a BBC program described as 'by far the best known (and most notorious) instance of wartime internment from Britain'. With them were genuine prisoners of war, along with 200 Italian fascists and 251 German Nazis. The Jewish internees were first held at Hay, then moved to Tatura. HERCON criteria A & G

Camp 2 is of aesthetic for its remnant features and the lightly treed landscape. These features combine to contribute to an appreciation of the hardship and privations that were part of camp life. HERCON criterion E

Camp 2 is of technical significance as the remnant features and the archaeology of the site contribute to an understanding of the planning principles that guided the establishment of the camps. HERCON criterion F

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes The native tree cover contributes to the significance of the place.
Fences & Outbuildings	Yes All remnant structures
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 870 Murchison-Tatura Road DHURRINGILE (stable building)
Address 870 Murchison-Tatura Road DHURRINGILE **Significance Level** Local
Place Type Stables
Citation Date 2014



870 Murchison-Tatura Road, Dhurringile (stable building)

Recommended Heritage Protection VHR Yes HI No PS Yes

History and Historical Context

John [Jock] Winter, the son of a blacksmith, arrived in Australia with his family from Scotland in 1841 and settled near Ballarat. The discovery of gold on their property transformed the life of the family and provided the basis for sizeable investment in large pastoral areas throughout northern Victoria. Three of the four Winter sons who had taken up large areas of land in the Goulburn Valley each constructed a substantial home on their land, the grandest of them being Noorilim (VHR H0297), built by William Winter in 1878-79 and Dhurringile, built by James Winter in 1876-77.

After the great Goulburn flood of 1870 had washed away his original wooden homestead, James Winter selected a site away from the river for the construction of a huge new towered brick mansion which he named Dhurringile. The mansion was designed by Lloyd Tayler and Wyatt, one of Melbourne's most prominent architectural firms. The style of Dhurringile suggests that it was probably designed by Frederick Wyatt as Lloyd Tayler, the more well known of the two, was absent from his practice from January 1875 to May 1877 on an extended visit to England. The homestead also had

HERITAGE CITATION REPORT

extensive stabling, a shearing shed, and other outbuildings, and a manager's residence and stabling some distance from the house which may predate the mansion as James Winter had taken up residence there by 1875. The shearing shed was reputed to be one of the largest in Victoria. Although often absent from his country property, James Winter was active in local community affairs and through his interest in agricultural innovation, markedly increased the stock carrying capacity of his property. He bred prize-winning sheep, was a founding member of the Northeastern Pastoral and Agricultural Society and served as councillor and later President of the Shire of Waranga in 1873. James Winter died in 1885 but Dhurringile stayed in the ownership of the Winter family until 1907.

Dhurringile passed through a number of hands before being purchased in December 1925 by Vincent Vernon Hart. It appears that Dhurringile had been vacant for many years and remained unoccupied while in Hart's ownership. In 1939, the Commonwealth government negotiated with Hart to rent the property for use as an internment camp for German and Italian aliens. Internees were held at Dhurringile until transferred to other camps early in 1940 and by March 1940, the Department of the Interior had vacated the property. In 1941, Dhurringile was taken up by the army for use as a Prisoner of War Camp for Germans captured in the Middle East. The Murchison camp consisted of five compounds including the Dhurringile homestead which was intended for German officers who were to be given more favourable treatment than other ranks. In July 1945, the German prisoners were transferred to other sites and at the end of the war, the site was cleared of huts and all other military buildings.

In 1947, Dhurringile was purchased by the Presbyterian Church for use as a home for immigrant boys from the United Kingdom whose fathers had died during the war. The intention was to train the boys in farming methods to prepare them for employment. By this time the homestead was in a deteriorating condition and substantial repairs and alterations were needed. The Dhurringile Rural Training Farm did not open until 13 June 1951. Life in the home was spartan, difficulties were encountered in recruiting boys from Scotland and the scheme had limited success. The Commonwealth Government continued to provide increasing financial support to the home in accordance with an immigration policy to promote British migration, but difficulties persisted and a decision was made in 1964 to close the Dhurringile Rural Training Farm.

In March 1965, Dhurringile was purchased by Victorian Government Penal Department for use in the rehabilitation of alcoholic prisoners. The farm was refenced and the agricultural part of the property rehabilitated to provide a level of self-support. Prisoners provided labour for extensive repair and alteration works at the mansion. Dhurringile remains a minimum security prison, but the house itself accommodates no prisoners and has undergone some restoration and been adapted for use as a training centre.

Sources:

F O'Neill, & D Taylor. *HM Rehabilitation Centre Dhurringile: A Conservation Analysis*. 1995

Description

Physical Description

The stable buildings are constructed from face brick and the roof is clad with short sheets of galvanised corrugated metal. The scale of this building is of note. The design is predicated on a series of gabled roofed sections with decorative timber bracket and timber finial to the gable ends. Like most 19th century stable buildings, the stables have limited openings to prevent drafts and to create a quiet, dim and a relatively controlled environment. This was seen as being conducive to the health of the horses.

Statement of Significance

HERITAGE CITATION REPORT

What is Significant?

The former brick stables at the former Dhurringile mansion. The mature trees and setting contribute to the significance.

How is it Significant?

The brick stables are of historic and aesthetic cultural heritage significance to the State of Victoria.

The brick stables are of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The stables are of historic significance as they provided tangible physical evidence of the type of outbuildings that were associated with the establishment of a pastoral property during the 19th century.

The stable buildings are potentially earlier than the mansion building, as they are reputed to have been built prior to the construction of the mansion c.1875. HERCON criterion A

The brick stables are of architectural significance for their design. HERCON criterion D

Brick stables are a rare surviving building type in the City of Greater Shepparton. HERCON criterion B

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

Yes All mature trees.

Fences & Outbuildings

Yes The stables contribute to the significance of the place.

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

-

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 1065 Murchison-Tatura Road DHURRINGILE
Address 1065 Murchison-Tatura Road DHURRINGILE **Significance Level** Local
Place Type Homestead Complex
Citation Date 2014



1065 Murchison-Tatura Road, Dhurringile

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The Dhurringile locality was within the lands of the Ngurraillam Aboriginal peoples.

From 1840 pastoral runs were established in the Goulburn Valley, and the Dhurringile district was part of the huge Toolamba or Innes pastoral station of 87,801 acres [35,532 hectares], established by David and Alexander Innes and gazetted in 1845. Taken over the next year by Henry and Patrick Stevenson, it was acquired in February 1868 by brothers John, James and William Winter, who became the largest landowners in northern Victoria. James Winter, the sole leaseholder from 2 April 1867, forfeited in November 1877. Winter created 'Dhurringile', his imposing Italianate mansion, in 1876-77.

Murchison to the south, early gateway town to the Goulburn Valley, was surveyed in 1854, next to the headquarters of the former Aboriginal Protectorate: the punt, hotel and store established by vigneron Ludovic Marie in 1853 had cemented it as a major crossing point from the central to the north-eastern goldfields. Tatura to the north was proclaimed a township in 1874, town allotments first being sold in early 1875. The larger town, it became the service centre for the farming families of Dhurringile, as no blacksmith's, hotel or store were ever opened at Dhurringile.

HERITAGE CITATION REPORT

Selectors moved in on James Winter's pastoral run under Section 42 of the Amending Land Act 1865, which limited holdings to 160 acres. The Dhurringile area, however, was largely selected under the Land Act 1869, the 'selection before survey' Act which, by counting rents paid towards the final payment, finally succeeded in the State's aim of 'putting the small man on the land'. However, with James Winter having amassed a huge area of freehold land, and with only large parcels of his former Dhurringile estate being sold off during the first decade or so of the twentieth century, much of the locality did not become available for smaller farms until the 1920s, retarding progress in the district.

A school was opened in 1917, and a public hall in 1925. A cheese factory operated between 1919 and 1933.

A large influx of population occurred during World War II when internment and prisoner-of-war camps, housing several thousand people including families, were established in lightly inhabited areas near the Waranga Basin; the Dhurringile homestead housed German officer POWs. In 1965 the Victorian Government purchased the mansion as a minimum-security prison.

Dairying became the chief agricultural pursuit in the area.

1065 Murchison-Tatura Road, Dhurringile

The location of this property was within James Winter's Toolamba pastoral run. By mid-1878, the *Victorian Government Gazette* reported, Winter had purchased 25,351 acres [10,259 ha] of his run.[1]

On 16 April 1907, Winter's trustees (he had died in the UK in 1885) sold 3,840 acres [1554 ha], including the property on which this building is located (Allotments 118 and 121, Parish of North Murchison, County of Rodney), to the Dhurringile Estate Company Proprietary Limited.[2] A large portion, including the mansion but not this land, was transferred to Everard Browne, son of R Browne (novelist Rolf Boldrewood of *Robbery Under Arms* fame), on 14 December 1910;[3] this transaction was to the forefront locally with the transfer of the iconic building to the son of a well-known figure.

The 320 acres comprising Allotments 118 and 121 were purchased from the Dhurringile Estate Company Proprietary Limited by Erton John McIntyre on 25 May 1928, who carried out dryland farming on the property.[4] It passed to Gladys Mary Newton on 24 October 1947.[5]

The house at 1065 Murchison-Tatura Road was built by Gladys' son Colin with skilled labour he brought in; it was the second house on the property. His fiancée Mary had enjoyed drawing out the plans for the house they wanted, and her elderly great-uncle 'did the measurements and details for the builders.'[6] Colin Newton recalled construction:[7]

We were going to get married and I started to build in 1954. Materials were still hard to get, and so were tradesmen: carpenters and bricklayers. An old man, James Richardson, a draughtsman or architect based in Mooroopna, drew up the plans. He was finding it hard to get firewood. We had a property at the Waranga Basin [close by on the west], and I got him five ton of wood to keep him warm. He offered to do the plans for the new house.

My father and I poured the concrete foundations. We found gravel from our land at the Basin : it was washed up from the gravelly land around, and was well-washed and clean and hard. The house was built in stages. I'd get a load of bricks, then another later, and so on. The bricks, clinkers, were made in Shepparton by Erskine Brothers, and Steve Lovell and Bill O'Sullivan were the bricklayers. We wanted white bands around the house—we had been looking around—and those white bricks were the ones that weren't burnt. They had to be packed tight in the kiln to keep them white: the boss at the brickworks caught me picking them over. The first band was about four feet up, two thick, all on their side, then there were six red, then a single row of whites, then five or six rows of red, and another double band of white, with a white star facing south-east on the chimney. We built the house on the angle so each room would get sun.

HERITAGE CITATION REPORT

The roof iron was very thick, good quality. A neighbour said he could get me tiles for less than the price of iron, but Alec McDonald said he'd get iron. Emmett's in Stanhope had this heavy iron-it had been stacked under something-for rolling for tanks, and that's what we bought. I did the wrought iron on the verandahs myself: I liked doing that sort of thing. Doors were very hard to come by. Mary's father had got some timber from Wright Brothers in Footscray, and we found they could supply doors. They had a number of designs, and they were also able to fit some up with glass panels for me. I was lucky to get windows: Alan Milne from Tatura made those. The house was not quite finished when we married in May 1956 and moved into it. We called it Carinya, which is supposed to mean 'peaceful home'.

McIntyre who had the place before us hadn't set it up for irrigation; we did that. We were producing fat lambs and lucerne, were cropping, and had a few cattle. I also went into growing vegies and tomatoes at various times: we had five sharefarmers.

Mary Newton planned the garden. She described that, and later changes:[8]

We designed the garden with a big oval driveway, welcoming, and we planted a claret ash in the centre, and Floribunda roses all around the oval drive. We planted many trees: a golden cypress, a Cootamundra wattle, an oak tree, a hedge of photinias, and many prunus trees. That made it look much better, because it had trees right round. We had a white fence all around the house, with timber posts and top rails, and wire netting. And a big vegie garden. We also planted shade trees on the farm.

In the mid sixties we built a separate double garage and games room in the same bricks and trim, and later we built in, properly in brick, what we called the north verandah [north-west] to make a spare bedroom, sewing room and office. It was a house built with a lot of love.

The property had been transferred to Colin Newton on 15 October 1958.[9] The Newtons sold to father and son Guiseppe and Michael Paglia on 19 January 1973.[10]

The house is in very good condition and is configured externally as the Newton family left it.

[1] *Riverine Herald*, 4 June 1878, p. 2

[2] Title: Vol 3206 Fol 641119

[3] Ibid.

[4] Title: Vol 4780 Fol 955919

[5] Title: Vol 5414 Vol 1082604

[6] Mary Newton, personal communication, 25 November 2016

[7] Colin Newton, personal communication, 23 November 2016

[8] Mary Newton, personal communication, 26 November 2016

[9] Title: Vol 5414 Vol 1082604

[10] Ibid.

HERITAGE CITATION REPORT

Description

Physical Description

The homestead at 1065 Murchison-Tatura Road demonstrates many of the architectural characteristics associated with this period of building. The construction and design was informed to a degree by the type of materials that were available during the post war period. This includes the types of bricks, the roofing iron and some of the timber joinery. The facade is distinguished by a gable and a return verandah.

Statement of Significance

What is Significant?

The homestead at 1065 Murchison-Tatura Road, Dhurringile is significant.

How is it Significant?

The homestead is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The homestead is of historic significance as being representative of the character of development that occurred in the region during the post war period. This economic period is marked by the growth of the agricultural sector. HERCON criterion A

The homestead is of aesthetic significance for its representative architecture. The scale and construction type is representative of the post war period and the impact of rationing of some building materials. HERCON criterion D

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 7 Baldock Street DOOKIE (Railway Land) (Silo)
Address 7 Baldock Street DOOKIE **Significance Level** Local
Place Type Silo
Citation Date 2014



Silos, Dookie

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Grain was first transported by rail in bagged form, being loaded into open wagons. By the 1930s, Victoria recognised, decades after most other grain-producing and grain-importing areas in the world, that moving individual bags of wheat was extremely inefficient. Western Australia and NSW already employed bulk handling, the latter having built substantial concrete silos from 1920-21. Victoria had mooted such a scheme towards the end of World War One, but it had lapsed. The Grain Elevators Board of Victoria was finally established in 1934 ('elevator' meaning the silo, following USA and Canadian nomenclature). It aimed to establish 138 silos throughout the grain-producing areas of the state. Bulk handling would give protection from vermin, disease and pests, and also reduce costs: it was estimated in 1939 that bulk handling would save growers three pence per bushel, given the high cost of the (largely imported) jute sacks and the cost of sewing up the sacks.

Dookie and its companion silos on the Shepparton-Dookie-Katamatite rail line (Pine Lodge and Cosgrove within City of Greater Shepparton, and Yabba North, Youanmite and Katamatite in Moira Shire) were part of the 'north-central' group of fourteen silos built from 1941, the other eight being located close by, on the Shepparton-Cobram rail line (Tallygaroopna, Wunghu, Numurkah, Katunga and Cobram), and on the Numurkah-Picola line (Waaia, Nathalia and Picola). The north-central silos were built as part of the second tranche of silos Victoria-wide, the Eastern or

HERITAGE CITATION REPORT

Williamstown section consisting of sixty-one silos in total. The first tranche had been the Western or Geelong section, constructed on and west of the Mildura rail line, serving the great grain-producing areas of the Mallee and Wimmera. The intention was to have the Western section silos feed a new bulk grain-handling port facility at Geelong, while those east of the Mildura rail line would feed a similar facility at Williamstown. Although the Grain Elevators Board began work on the Williamstown port silos in 1937-38 (the foundations still exist, Heritage Inventory Number H7822-0395 and Hermes Number 13693), the complex never eventuated, as the site was abandoned in favour of Geelong. Some silos on the Western section were in operation during the 1939-40 season, but tenders had not yet gone out for the Eastern section.

Concrete grain silos in Victoria fall into two types corresponding to the two largely separate if contiguous periods of construction, and described by the intended destination of wheat from those silos. Those built earlier in the west of the state are of the 'Geelong' type, recognisable by the gabled roof of the central section; those east of the Mildura line are known as 'Williamstown' silos. The north central silos, including that at Dookie, are thus of the latter type. Williamstown silos came in four capacities: 68,000, 100,000, 115,000 and 135,000 bushels, with single or double receival hoppers.

Some time in late July or August 1940 tenders were put out for the sixty-one Eastern silos, including the fourteen in the north east. Total capacity of the sixty-one was to be 5,648,000 bushels. The Railways Construction Branch of the Board of Land and Works won the tender with a bid of £289,497. The pace of construction would depend on the supply of raw materials (affected by the war), particularly reinforcing steel, it was noted. Construction on the second tranche of silos began in November 1940.

The *Shepparton Advertiser* announced on 2 May 1941 that contracts for the Dookie, Cosgrove, Pine Lodge and Tallygaroopna silos had been let; possibly this was a sub-contract to the Railways Construction Branch. On 5 June 1941 the proposed site at Dookie station was inspected and found suitable, and commencement was mooted for August. It was noted that the suggested weighbridge site might not allow sufficient room for farm wagons to turn. That matter was left with the Shire Councillors, any change to be brought up with the Grain Elevators Board (it was incorrectly sited, and the Board in February 1942 contributed £15 to relocation of the weighbridge). Tests carried out in early July 1941 showed that water was found at Dookie at ten feet, and it was necessary to go to 23 feet to secure suitable foundations.

The north central silos were not all completed as anticipated by the end of 1941, the Grain Elevators Board notifying the communities that due to war conditions, the Dookie silo, along with those at Cosgrove and Pine Lodge, would not receive wheat for the season 1941-42. Construction was proceeding at Dookie and Cosgrove in February 1942.

Les Earl, resident as a child in the decommissioned Cashel Bank (Hermes No 156139) east of Dookie, remembers that his father Ted (Edgar), skilled in carpentry and quarrying, was directed to return from his employment at a Beechworth quarry by the newly-established Commonwealth Directorate of Manpower in early 1942 to oversee the gang setting up the scaffolding and formwork for the silos on the Shepparton-Dookie-Katamatite rail line, including at Dookie. Formwork and concreting on the silos proceeded in rings three feet in height. Briefly called up but sent home due to heart problems, Ted Earl was next placed in charge of the installation of the Kelly and Lewis engines (probably 25hp Bulldog-style engines) which powered the elevators, in the Yabba North and Katamatite silos further down the line, and at Tallygaroopna and Waaia on the Cobram and Picola lines just to the north. Belts were not obtainable for the engines due to war exigencies, and they resorted to splicing ropes. He was then put to on the water problem faced at the Dookie silo and its neighbours, Cosgrove and Pine Lodge, and also Katamatite. The grain receival pits were inspected and wet spots painstakingly dealt with.

In April 1942 tenders were called for the metalling or gravelling of the approaches to the Dookie, Pine Lodge and Cosgrove silos, 120 cubic yards of material needed at each site.

The first wheat was received at the Dookie silo during the 1942-43 season. The majority of farmers soon moved to bulk handling, local contractors using all manner of tip-trucks, including gravel trucks, to move the harvest, as war had made new purpose-built vehicles unobtainable. A minority still used bags, now not sewn up. The capacity of the Dookie silo

HERITAGE CITATION REPORT

was 68,000 bushels, it appears.

At times, the weight of delivered grain was disputed by farmers, and in August 1944, the Board wrote asking if Shepparton Council would delegate control over the Dookie weighbridge, along with those at Cosgrove, Pine Lodge and Tallygaroopna, to the Board for the 1944-45 season: the Board would make its testing and repair service available on the same terms and conditions as in previous years. The request was granted and the offer to have the weighbridges tested accepted.

February 1947 saw the Dookie branch of the Victorian Wheat and Wool Growers' Association clamouring for a bulk storage facility at Shepparton to relieve congestion at the local silos, arguing that this could constitute the basis for a local secondary industry. Harvesting was taking a shorter time, and the Board blamed congestion on the railways for failure to supply enough wagons when needed. In January 1949 congestion at silos on the Dookie-Katamatite line threatened to hold up harvesting, already delayed due to wet weather; 2500 tons of grain were being moved daily, local farmers had been on a delivery quota, and one suggested solution, that farmers build their own storages, had failed due to lack of materials. The situation was partly alleviated when three special wheat trains were put on daily in the second week of February. The Board was consistently reluctant to extend facilities in this period.

Some of the years of highest wheat receipt at Dookie's Williamstown silo include 1948-49 (6514.53 tonnes), 1949-50 (5418.60 tonnes) and 1962-63 (7588.30 tonnes). The years of lowest wheat receipts were 1942-43 (2064.67 tonnes), 1943-44 (1527.51 tonnes), 1944-45 (24.39 tonnes), and 1956-57 (268.85 tonnes).

In around 1960, the metal annexe (Ascom brand) was added, and in 1963 the large 'million bushel' receipt complex was built by Ascom on railway land to the west. In 1987 the rail line was completely renewed to Dookie to enable grain to be carried in the large 55 tonne grain-handling rail trucks. Rail freight services on the line ceased around 2009.

The Williamstown concrete silo at Dookie is now used only infrequently, with grain despatched from it by truck. The 'million bushel' large sub-terminal is now a major receipt and storage site; that facility, and the parallel facility at Murchison, are now the only such depots in the municipality. Both are conducted by GrainCorp, the large agribusiness successor to the Grain Elevators Board and its relatively short-lived privatised offspring, Vicgrain. Both depots are now serviced by road, not rail, around 50% of this region's grain going to the local market for stockfeed production, cooking oil, etc.

References:

http://www.elthammrc.org.au/images/stories/Silo_Williamstown_300dpi.gif

Victorian Heritage Register (VHR) Number: H0791 Marmalake/Murtoa Grain Store, Wimmera Highway, East of Murtoa.

<http://railgallery.wongm.com/infrastructure/silos/page/2/>

Dookie Centenary Committee, *Dookie: the years to 1988*, Shepparton, 1988

Les Earl, Katandra West, personal communication, 7 June 2015, 13 June 2015, 15 June 2015

Argus, 4 June 1936, p. 7

Argus, 10 October 1939, p. 3

Horsham Times, 22 October 1940, p. 4

HERITAGE CITATION REPORT

Argus, 19 November 1940, p. 2

Shepparton Advertiser, 6 June 1941, p. 1

Shepparton Advertiser, 4 July 1941

Shepparton Advertiser, 10 October 1941, p. 6

Shepparton Advertiser, 6 February 1942, p. 5

Shepparton Advertiser, 8 August 1944, P. 4

Shepparton Advertiser, 4 February 1947, p. 1

Shepparton Advertiser, 14 January 1949, p. 6

<http://www.graincorp.com.au/storage-and-logistics/country-operations/vic>

Steve Manley, GrainCorp, Elmore, personal communication, 15 June 2015

Description

Physical Condition

This 'Williamstown' type two-cell grain silo is located within railway land at Dookie alongside the now unused section of rail track from which goods trains formerly carried away the bulk grain. It consists of two tall cylindrical concrete cells or bins for bulk grain storage, connected by a taller central section which contains the elevator and the engine to power it.

A sub-surface concrete receival hopper, possibly much modified, with a metal hatch, is to be found on the non-rail line side, and there is a small loading platform on the rail side, along with three angled metal loading spouts which fed the rail trucks, with their enclosed metal ladders allowing access to the egress points of the grain from the silo. A further loading spout to allow stored grain to be taken by truck from on or near the receival hopper projects from the non-rail side of the silo, a later modification. An auger and sundry pieces of equipment lie around the site.

The Williamstown silo is connected to the later Ascom metal silo dating to around 1960.

The remains of the central pivot point of a former locomotive turntable are located in railway land across the rail lines to the west of the silo.

Statement of Significance

What is Significant?

HERITAGE CITATION REPORT

The concrete grain silos and the Ascom metal silo.

The setting provided by the open concrete apron and the remnant rail infrastructure contributes to its significance.

How is it Significant?

The silos are of local historic, aesthetic and technical cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The silos are of historic significance for their association with the massive expansion in Australia's wheat growing capacity in the mid 20th century. This created major handling and marketing challenges. HERCON criterion A

The silos are of historic and technical significance for their association with mid twentieth century changes to the storage methods and the transport of grain. Prior to introduction of bulk storage and handling, grain was transported in hessian bags. HERCON criteria A & F

They are of historical significance for their association with the development of organisations involved in the Victorian grain industry, including the Victorian Grain Elevators Board and the Victorian Wheat and Woolgrowers Association, and the increasing influence of these organisations on economic policy. HERCON criterion A

The silos are of historical significance for their association with the combined impact of the Second World War and Australia's remote geographic location on Victoria's wheat trade, and which highlighted the need for bulk storage. HERCON criterion A

They are of social significance for their association with the economic life of this grain-growing area. They are a long-standing feature in this important local grain-growing region. HERCON criterion G

The silos are of aesthetic significance for their landmark qualities. They are striking sculptural features in the grain-growing plains. HERCON criterion D

Recommendations 2014

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

Yes All mature trees.

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name St Lukes Anglican Church and Church Hall
Address 26-36 Baldock Street DOOKIE **Significance Level** B
Place Type Church,Church Hall
Citation Date 2004



-St Lukes Anglican Church

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

St Luke's Anglican Church was constructed in c.1892 by local builders Alexander and Torgrimson, who also provided the furniture. Dedication of the new church was performed by the Bishop of Wangaratta on Friday 31 July 1903. A rectory was built to the east of the church in 1895. This was sold in 1976 and relocated to Tocumwal Road, near Devenish for use as a private residence. In 1928 the St Luke's Anglican Church Hall was erected for use as a Sunday school. It also served as a venue for boy scout meetings after the Rector Reverend Ball established a scouting troop in the area. The original Church bell cracked after being rung too hard in celebration of the end of World War Two. Although repaired, it is now disused.

References

Dookie, the Years to 1988, pp. 59-60.

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

10.0 Worshipping

11.0 Recreation & Leisure

Description

Physical Description

DRAFT

St Luke's Anglican Church is a single storey red brick building comprising a nave, projecting wing to the east elevation and a later timber-framed entry porch to the west elevation. The nave and east wing each have a parapeted gable roof clad in corrugated galvanised steel and finished with rendered dressings, copings and crosses. The gable end to the east wing contains a tripartite pointed arch window. Side walls are buttressed and contain regular fenestration of lancet arched windows with rendered and quoined surrounds. Abutting the south side of the church is a single-storey skillion roofed cream brick addition. The adjacent church hall is a single-storey timber-framed building with a gabled roof clad in corrugated galvanised steel. It comprises a rectangular plan hall with a gabled roof entry porch to the front and a skillion roof wing to the rear. The front gable ends to the hall and entry porch have strapped fibro cement sheet lining and simple timber finials. The hall has recently been re-clad in Hardiplank weatherboards.

Physical Condition

GOOD

Intactness

FAIR

Australian Heritage Commission Criteria

HERITAGE CITATION REPORT

Australian Heritage Commission

8.1 Organising recreation

8.6 Worshipping

9.7 Mourning the dead

Statement of Significance

St Luke's Anglican Church, Dookie, is of local aesthetic, historical and social significance. Constructed in c.1892, the church has served as a focus for Anglican worship and community activity for over a hundred years. Aesthetically it is a representative example of a modest rural Gothic-Revival Church, of which there are a numerous extant examples in the municipality. The mature trees add to the aesthetic value of the place.

Recommendations 2004

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Yes
Yes
Yes All mature trees.
Yes Church Hall
No
Greater Shepparton Heritage Incorporated Plan
No

Other Recommendations

- . Internal controls apply to both buildings. . The addition to the south side of the church may be retained, modified or removed. . Investigate cracks to brickwork and repair as necessary under instruction from a conservation practitioner .
- Re-clad church hall in timber weatherboards of the correct (original) profile . Undertake basic maintenance to the fence.
- . Retain original unpainted finish to brickwork and otherwise investigate original external paint colours

HERITAGE CITATION REPORT

Name 38-48 Baldock Street DOOKIE (Dookie Quarry)
Address 38-48 Baldock Street DOOKIE **Significance Level** Local
Place Type Quarry
Citation Date 2014



38-48 Baldock Street, Dookie (Dookie Quarry)

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Dookie Quarry

The Dookie Municipal Quarry was opened in late April/early May 1915. The quarry was jointly run by the Shires of Shepparton and Rodney and was managed by a quarry committee with councillors appointed from each Shire. The quarry supplied gravel for roadwork.

The rock was quarried by boring holes, by hand, into the face of the quarry. Charges were placed in holes and set off around noon and in the evening when fewer workers were in the quarry.

The rock was loaded into V shaped rail trolleys (hoppers) either using large pronged forks or by hand. Rock that was too large to load was broken up with spalling hammers and chisels. Later a 50 horse power (hp) crude oil engine was used to drive a large air compressor for jack hammers to break up the rock. Three hoppers at a time were pulled out from the quarry by a horse. These were then sent down the hill to the crusher on the rail line with a quarryman standing on the back to operate the foot brake.

HERITAGE CITATION REPORT

After the hoppers were unloaded, they were switched onto the other line and pulled back to the quarry by the horse. The crusher was built over the railway line; the rock was crushed, and then elevated up to a perforated rotating cylinder, with fine to large grades of road metal (gravel) falling into the designated bins. The different grades of road metal were then loaded into rail wagons by opening a trap door under the bin. The crusher was first driven by a steam traction engine and later by a 96 hp suction gas engine.

During World War I, labour became an issue, and in particular, the lack of spallers. In 1917, the manager of the quarry went to Melbourne to engage spallers.[1] This was not without problems as the spallers complained that they did not have housing in Dookie and could not afford to run two houses. [2]

Over time the quarry became deeper, and the rock was harder and more difficult to crush. This caused problems and expense and the Shires decided to close the quarry in 1934. The crusher was leased to W Orman who opened a small quarry on the north side of Mount Major. The crusher continued to cause problems and Orman's quarry and crusher were shut down. The Dookie quarry was sold in 1939. The reserve price was not met so the quarry was dispersed in separate lots. The purchaser had a portable crusher and offered to provide metal if needed.[3]

In 2013 the quarry had a new purpose when it became the subject of a Regional Arts Victoria Small Towns Transformation grant. A group of locals applied for the grant; they were successful and the Dookie Quarry Epitheatre project commenced. A number of events have been held at the Quarry and the venue has become one the integral art sites in the township.

References

1. *SheppartonNews*, 15 March 1917, p. 3
2. *Kyabram Guardian*, 10 July 1917, p. 3
3. *Shepparton Advertiser*, 7 July 1939, p.1

The Dookie Years to 1988 Committee, *Dookie, the Years to 1988*, Shepparton 1988, pp. 128-129

<http://www.rav.net.au/members-and-networks/profile/dookie-arts>

Description

Physical Description

The Dookie Quarry demonstrates most of the characteristics associated with these types of quarries. The quarrying working methods can be clearly seen on the quarry walls.

The stone walls have become stained red by the colour of the earth and this combined with the fissures and quarry markings has created a unusual aesthetic feature. The quarried walls are a luminous landscape feature with particular acoustics. This has provided scope for a number of events held by the community.

Of geological note is the spheroidal weathering of elements of the entrance walls. This feature is unusual for the region and is a noted geological phenomena.

Statement of Significance

HERITAGE CITATION REPORT

What is Significant?

The Dookie Quarry, 38-48 Baldock Street, Dookie is significant.

This includes the remnant evidence of the workings of the quarry.

How is it Significant?

The Dookie Quarry is of local historic, social, technical and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The quarry is of local historic significance for its association with the development of the Dookie region. The quarried material was crushed and used to build local roads. HERCON criterion A

The quarry is of aesthetic significance for its quarried stone walls. These walls are multi-hued and the fissures and faults within the stone work create a striking tableau. HERCON criterion E

It is of social significance for its association with Dookie's resurgence as an arts centre for the region. The Quarry has been used as a setting for a number of arts programs. HERCON criterion G

It is of technical significance for its ability to demonstrate mining and quarrying technologies from the early 20th century. HERCON criterion F

The exposed stones at the entrance to the quarry demonstrate a natural feature known as spheroidal weathering. This is an unusual feature for this region.

Recommendations 2014

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name Former Bank Building
Address 675 Cashel Bank Road DOOKIE **Significance Level** B
Place Type Bank
Citation Date 2004



Former Bank Building

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The National Bank of Australasia first opened a branch in Dookie South on 18 September, 1873. On 6 August 1877, tenders were called by notable Melbourne architects Terry & Oakden for the erection of a new bank; it probably related to this structure. Over the following years, the bank opened sub-branches in Shepparton and Yarrawonga. Dookie South was renamed Cashell in 1876. The Cashel Bank ceased operation during the 1890s, the building serving as the bank manager's residence until 1902, then later as the Methodist manse. By the late 1980s it had been restored, and continues to be used as a private residence.

References

Dookie, The Years to 1988, pp. 124-25.

Miles Lewis, *Australian Architectural Index*.

HERITAGE CITATION REPORT

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

15.2 Small Townships and Localities

Description

Physical Description

The former Bank Building at Cashel Bank Road, Cashel, is a single storey rendered brick building comprising the original bank and attached residential wing to the rear, with hipped roofs clad in corrugated galvanised steel. The former bank has a symmetrical double-fronted facade containing a fourpanelled timber door with a round arched fanlight above a timber transom, flanked on either side by a round arched timber-framed double-hung sash window. The facade is embellished with a moulded string course and moulded archivolt to the door and window openings. Above the door, the words NATIONAL BANK OF AUSTRALASIA in red paint are discernible under the white paint finish. The render finish to external walls has been painted and was presumably originally unpainted. The residential rear wing comprises three distinct sections, set on progressively lower levels due to the downward sloping ground. A rear verandah was erected in the 1980s.

Physical Condition

GOOD

Intactness

GOOD

Australian Heritage Commission Criteria

Australian Heritage Commission

HERITAGE CITATION REPORT

3.18 Financing Australia

4.5 Making towns to serve rural Australia

Statement of Significance

The former Cashel Bank is of local historic and aesthetic significance. It remains as one of the few surviving structures marking the location of the Cashel township. Aesthetically, it is a fine and intact example of a Victorian commercial building and a good example of a rural bank by notable bank designers, Terry & Oakden. Interestingly, it is one of five rural banks designed in 1877 for the Bank of Australasia by the firm.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. Investigate original external paint colours . Future additions and structures should be confined to the rear so as not to be visible from the street

HERITAGE CITATION REPORT

Name Dookie Township Precinct

Address Baldock Street - Railway Siding DOOKIE 12 Curtain Street DOOKIE 17 Gladstone Street DOOKIE 21 Turnley Street DOOKIE 26 Mary Street DOOKIE 27 Turnley Street DOOKIE 30 Mary Street DOOKIE 34 Mary Street DOOKIE 44 Mary Street DOOKIE 48 Mary Street DOOKIE 60 Mary Street DOOKIE 62-64 Mary Street DOOKIE 66 Mary Street DOOKIE 67-71 and Part of 89 Mary Street DOOKIE 7 Baldock Street DOOKIE 89A Mary Street DOOKIE 90 Mary Street DOOKIE 92 Mary Street DOOKIE Part of 89 Mary Street DOOKIE

Significance Level Local

Place Type Mixed Use Precinct

Citation Date 2014



Dookie Township Precinct

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Dookie was established in response to the Land Selection Acts. The selection era, which began in the 1860s, saw an aggregation of like-minded individuals determined to open up the land. Selectors came from distant parts of the state, or from other colonies and sometimes from other British dominions.

A series of Land Acts were passed to foster the settlement: the Nicholson Land Act of 1860, the Duffy Land Act of 1862 and the first and second Grant Acts of 1865 and 1869. These Acts were designed to remove land from the control of the squatters and make it available for selectors. The first three Acts (1860, 1862 and 1865) failed in their aim to wrest the land from the wealthy squatters. The final Act (1869) ended the inequities and loop-holes that allowed the squatters to

HERITAGE CITATION REPORT

continue their hold over the land. Permanent land settlement was favoured by Government and the squatters were replaced by selectors under the new legislation.

With the passing of the Grant Act in 1869, almost the whole colony was opened up for selection, including unsurveyed land. This resulted in settlers pouring into the northern plains. The Survey Officer's Report for 1872 states:

Following the Land Act of 1869, steady and increased settlement took place which has now amounted to a rush. Under this Act, settlement is going on at an unprecedented pace. Up the Goulburn River, at Cooma, Paroopna, Toolamba and North Murchison, nearly all the land is taken up with a bona fide class of men who have good farms and implements, and who are getting repaid with fine crops.

Selectors of unsurveyed land pegged out their claim and then applied for survey. A person could only select up to 320 acres (including land already selected). The Act established a system under which land was held by license for three years before it could be purchased, and if conditions regarding improvement were met, selectors could purchase the land from 10/- to £1 per acre. Fencing and occupation were requirements of selection and indicative of serious intent to farm the land.

Life for selectors often meant struggle and hardship. While the back-breaking toil remained a feature of life for the men on the land, life for the wives of the selectors, and later for those taking up the Closer Settlement schemes, must have proved a doubly difficult existence. For many women from the city or other settled country areas, the new way of life must have been isolating and at times frightening. The women were frequently left to tend the flocks of sheep when their sons and husbands worked away from the selection. This was common practice, and was often the only means by which the family could meet their financial commitments. If husbands or brothers were not working away from the selection, the women and other members of the family were still responsible for the household chores, the care of domestic and other animals, including poultry and pigs. Consequently, many women learnt the techniques of farming, milking or cheese-making - either for their own use or for sale - by talking to their women neighbours, or by reading about it in the weekly country newspapers.

As the population increased in the Dookie district, Dookie was surveyed by S K Vickery in October 1872, then proclaimed the Town of Dookie on 17 February 1873. On 1 May 1876, the name was changed to the town of Cashel, as many of the residents originally came from Cashel or near Cashel, Co. Tipperary, Ireland.

Cashel was, however, supplanted by Dookie, when it was clear in 1887 that the rail line would bypass Cashel. Cashel's subsequent decline was gradual, with buildings being carted to Dookie, demolished and rebuilt there, or sold for removal. By 1900 only a store and hotel were left. Today the Cashel bank building (Hermes No 156139), the foundations of the Catholic Church and a few other buildings, and some underground tanks are all that remain.

With the arrival of the rail line Dookie experienced a minor land boom, with a number of land auctions occurring in 1887-88, prior to the opening of the rail line. The railway was opened on 1 October 1888. The township continued to grow and soon had banks, hotels, flour mill, shops, churches and a public hall. Many of the settlers were mixed farmers; they milked cows, sold the milk/cream, raised pigs, sheep and cattle and grew crops. However, in addition to these more traditional farming industries, wine making became a significant economic driver in the Dookie district. It began in the mid-1870s and there were at least 35 vineyards in the district by the mid-1890s. Phylloxera and a reduced demand for wine saw the gradual decline of the vineyards. It was not until the late 20th century, with an increased demand for Australian wine, that the district has seen a resurgence of viticulture and vineyards.

The post war period saw a marked change in the farming practices and an increase in agricultural prosperity. Dookie in particular experienced increased grain yields and this was fostered by the close relationship between the district's grain growers and the Dookie Agricultural College. Increased yields and good prices saw farming become more profitable and this left a stamp of prosperity on the township. It also altered the cultural landscape of the district with the large silos at

HERITAGE CITATION REPORT

Dookie and Cosgrove providing a dominant and visual resonance from many viewpoints.

In the township a new emporium and community facilities such as the Bowls Club and a Maternal Childcare Centre were developed and a new residential area was established to the south of the early township.

City of Greater Shepparton Heritage Study Stage Two, pages 30 - 33

Statement of Significance

What is Significant?

The Dookie Township Precinct is significant.

The Dookie township was established in response to the Land Selection Acts. For the Dookie agricultural district this period is characterised by the establishment of traditional farm-based industries (grazing and cropping) as well as a thriving viticultural industry.

The township's location was predicated on the establishment of rail line and station and this meant that the earlier township of Cashel stagnated and was no longer the main settlement for this district. A number of buildings from the initial settlement period have survived and these provide a sense of a typical selection era township. These include the: hotel, store, newspaper office, rail station, churches, hall, flour mill and housing.

The next significant period in the development of the township occurred during the post-war period. This was a time of agricultural prosperity which was fostered by a close relationship between the district's farmers (and in particular the grain growers) and the Dookie Agricultural College. There were a number of new buildings that were built in the township during this period. These include the Maternal Centre, the Bowls Club, the Uniting Church, the silos, the reconstruction of the front of the Emporium and a new bank. Of these the Maternal Centre, the Bowls Club and the silos are places that help understand the social and specialist infrastructure changes that occurred after World War II.

Places that contribute to the precinct:

*7 Baldock Street DOOKIE (Silos) HO255

Railway Siding Baldock Street DOOKIE

12 Curtain Street DOOKIE (House)

17 Gladstone Street DOOKIE (House)

26 Mary Street DOOKIE (The Bakery)

30 Mary Street DOOKIE (The Maternal Childcare Centre)

*34 Mary Street DOOKIE (Memorial Hall) HO407

*44 Mary Street DOOKIE (Gladstone Hotel) HO17

*48 Mary Street DOOKIE (former Co Store, Emporium) HO408

HERITAGE CITATION REPORT

60 Mary Street DOOKIE (General Store)

*64 Mary Street DOOKIE HO16 (Former butcher shop and Dookie and Katamatite Recorder Office and Former Post Office)

*66 Mary Street DOOKIE (Former National Bank) HO409

*67-71 and 89 Mary Street DOOKIE (CWA Gardens) HO258

*89 Mary Street DOOKIE (Bowls Club) HO410

*89a Mary Street DOOKIE (War Memorial) HO411

90 Mary Street DOOKIE (House)

92 Mary Street DOOKIE (House)

21 Turnley Street DOOKIE

*27 Turnley Street DOOKIE (Uniting Church) HO412

How is it Significant?

The Dookie Township Precinct is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic significance as it provides tangible physical evidence of the impact of the Land Selection Acts on the development of the district. The first settlement in the district was Cashel, but the construction of the railway saw development move to the current location and Dookie quickly became the main township. The district was prosperous and this can be seen in the extent of public, commercial and private buildings. The agricultural prosperity was fostered through good soils, a variety of farming enterprises, an extensive viticultural industry as well as cropping and grazing. The close relationship between local farmers and the Dookie Agricultural College also assisted in the development of agriculture and this was particularly evident during the post war period. A large number of buildings survive from this period. HERCON criterion A

It is of historic and aesthetic significance for the commercial and residential development that occurred in response to the success of many of the settlers. HERCON criteria A & D

It is of historic significance as it provides tangible physical evidence of the impact of post war growth. This can be found in the redevelopment of the Emporium, the Maternal Centre, the Bowls Club, the Uniting Church, the silos and a new bank.

The Maternal Centre and the Bowls Club are of historic significance as they represent social changes that occurred after World War II. The post war population growth saw the establishment of maternal centres a relatively unknown service pre-war. The Bowls Club as a community development, provided a social focus for the district. Recreational facilities like these were increasingly important elements in community life.

The redevelopment of the Emporium with its cantilevered verandah demonstrates a modernisation of a

HERITAGE CITATION REPORT

primary commercial building within the township. This type of updating of existing facilities was a common post war response where new architecture represented a better vision for the future.

The silos were constructed as part of the nation wide post-war modernisation of many industries and this included bulk grain handling. The construction of these large storage facilities next to the railway linked agricultural product to the ports and overseas markets. HERCON criterion A

A strong community spirit has been a cornerstone of this community and this is demonstrated by the establishment of the CWA Gardens and, the later community art and events, that have sustained the township in recent years. HERCON criterion A & G

*This place is also of Individual cultural heritage significance. Please refer to the individual citation for further information

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name 2 Dookie-Devenish Road DOOKIE (Dookie East Cemetery)
Address 2 Dookie-Devenish Road DOOKIE **Significance Level** Local
Place Type Cemetery/Graveyard/Burial Ground
Citation Date 2014



2 Dookie-Devenish Road, Dookie (Dookie East Cemetery)

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The beginnings of the Dookie East cemetery are somewhat mysterious: situated on the selection of Hugh Watt (Allotment 105, Parish of Dookie, County of Moira), it appears to have begun as a private burial ground.

The township of Cashel, originally known as Dookie South, preceded the current township of Dookie. Dookie South had been surveyed by S K Vickery in October 1872, then proclaimed the Town of Dookie on 17 February 1873. It officially took on its final name of Cashel on 1 May 1876. Cashel was, however, supplanted by the neighbouring town of Dookie from the time it was clear in 1887 that the rail line would bypass Cashel, Dookie being the site of the projected local railway station; the line arrived the next year. Cashel's subsequent decline was gradual, with buildings being carted to Dookie, demolished and rebuilt there, or sold for removal. By 1900 only a store, bank and hotel were left. Today the Cashel bank building (Hermes 156139), the foundations of the Catholic Church and a few other buildings, and some underground tanks, are all that remain.

HERITAGE CITATION REPORT

Hugh Watt had selected at Cashel in around 1863. A leading local Presbyterian, in 1871 he gave land at the current cemetery site for the building of a 'Union' church, to be used jointly by local Anglicans, Methodists and Presbyterians. Tenders were called that year, although the church, a gabled structure of coursed local stone, was not constructed until 1873, by voluntary labour. Local lore, of which there is a great deal in relation to this cemetery, has it that the earliest burial took place on this site, that of the projected church, because a wet season had made it impossible to take the body to Benalla by dray for burial; it is also believed that the site did support a number of burials from that year.

The earliest identified burial, however, is that of Hugh Watt's only daughter Isabella Bennett, who died in May 1873 aged 22, possibly during or after childbirth, as her 12 day old son Hugh lies in the same grave. Further local belief has it that the death of a young member of the family inspired the donation of land for the cemetery, so the gift of the land by Watt may date from the time of these deaths, concurrent with the erection of the church. The Government Gazette of 8 September 1882 records the Accounts of the Trustees of the 'Cashel Public Cemetery', James Moylan, Joseph Knox and John Roberts, for the year 1881, although no notice of land being reserved for the cemetery has appeared.

For a period from this time the cemetery, inexplicably, officially went by the name 'Waggarandall West Public Cemetery', the next references to it both occurring in the Government Gazette of 29 November 1889. One entry noted that on 26 November 1889, John Roberts, James Magennis and George Gardner had been appointed Trustees of the Waggarandall West Public Cemetery. Five pages later another entry gave notice that the Administrator of the Governor in Council had 'approved of a cemetery being established on the land hereunder described under the title of Waggarandall West Cemetery', the land given as Allotment 105, that is, Watt's allotment. Many records of the church and cemetery were destroyed by fire in around 1896, and it is unclear when the land, which extant records indicate was given in two parcels, reverted to the Crown.

From November 1894, Government Gazettes refer to the cemetery as Dookie East.

Hugh Watt, donor of the land, his wife Elizabeth, daughter Isabel Bennet, her husband John and their two children are buried in this cemetery, and many well-known local families are represented, including the Feldtmann, Knox, Magennis, Bennett, de Soyres, Johnston, Walter, Kingston and Smout families.

The last service in the Cashel Union Church was held on 9 March 1958, and it was demolished in 1966, some stones being used in the cairn.

The history of this cemetery has influenced the choice of burial site for the residents of the Dookie area. Descendants of those who set up the Union Church have over the generations favoured Dookie East, and still do. Thus a large preponderance of the burials here are of residents of Anglican, Presbyterian and Methodist/Uniting Church faith or derivation, whereas those of Catholic faith or derivation have traditionally chosen Dookie, to the extent that it is sometimes described locally as 'the Catholic cemetery'. This is slowly changing, with some Catholics now choosing Dookie East.

The Dookie East Cemetery is administered by voluntary Trustees. Public cemeteries in Victoria are governed by cemetery trusts. Members of a cemetery trust are appointed by the Governor in Council, upon recommendation of the Minister for Health.

References:

Bruce Feldtmann, personal communication, 5, 6 June 2015

Dookie Centenary Committee, *Dookie: the years to 1988*, Shepparton, 1988

Marie Treacy, personal communication, 3 June 2015

HERITAGE CITATION REPORT

Victorian Government Gazette, No. 91, 8 September 1882, p. 246

Victorian Government Gazette, No. 128, 29 November 1889, pp. 4010, 4015

Description

Physical Description

The Dookie East Cemetery sits within a rectangular site of around two acres, the former churchyard of the Cashel Union Church. The area is fenced with roll-top mesh wire, utilizing small steel posts and concrete posts. The brick piers of the front entrance are a memorial to the Walter family: entrance and gate are on the west. The graves face east, while in the newer lawn section the concrete markers are back to back, and thus some face west. There are no made paths, the area being in rough mown grass. The cemetery is not divided into denominational sections, although by custom, graves of Anglicans are largely in the south-west. A small scoria-laid area caters for the burial of ashes. The parking area to the south is located on the neighbouring property, by arrangement with the proprietors, the Gentle Annie Vineyard.

The cemetery contains approximately two hundred and eighty burials. The monument to the pioneering Magennis family is one of the most substantial in the cemetery.

A cairn in memory of district pioneers, formed of some of the stone from the Cashel Union Church, is situated in the north-west corner of the cemetery, the site of the church between 1873 and 1966.

Statement of Significance

What is Significant?

The Dookie East Cemetery on its 0.8ha (two acre) rectangular site, which is the former churchyard of the Cashel Union Church. The brick memorial gates at the entrance, the cairn to the memory of the pioneers of the district, the graves and surrounds, all contribute to the significance of this cemetery.

How is it Significant?

It is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

The Dookie East Cemetery is of historic and social significance as a place for burials since the 19th century. Its historic layout is somewhat atypical in that it is not divided into denominational sections, although local custom has seen the graves of Anglicans congregated in the south-west. HERCON criteria A & G

HERITAGE CITATION REPORT

The Dookie East Cemetery is of aesthetic significance for its layout, with some of the larger memorials providing a counterpoint to the overall low scale character found within this cemetery. HERCON criterion D

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	Yes The memorial gates at the entrance contribute to the significance.
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 75 Hoopers Road DOOKIE (The Chateau)
Address 75 Hoopers Road DOOKIE **Significance Level** B
Place Type Residence
Citation Date 2004



The Chateau

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

'The Chateau' was constructed in 1886 for John Curtain, MLA for North Melbourne in 1871-1877, and was built by local builders Alexander and Torgrimson. It incorporated special features in response to hot climatic conditions including verandahs along all four sides, and a connection taking water pumped from a well to a spray on the roof. The tower access gained from timber staircase was reportedly used by Curtain to watch over his employees in the vineyards below. At the rear of the building there was a courtyard with kitchen, pantry, bathroom, servants quarters and stables. The house was furnished with fine furniture including carpets from Brussels, fine oil paintings, stained glass, and cut glass door knobs.

Curtain had purchased the Dookie Vinyard Company in 1885, subsequently undertaking an expansion of the vineyard by purchasing adjacent land and replanting most of the vines. At its peak of production the estate comprised over 2,000 acres (810 hectares), and for a number of years during the 1890s it laid claim to being the largest vineyard in Australia. The vineyard itself became known as 'the Chateau', after the house which was commonly referred to as 'the Chateau' by locals. In c.1887 a large three-storey wine cellar with a five storey tower was built. The tower housed a steam-operated lift, used to transport the grapes and wine between the different floors. To finance his expansion of the vineyard Curtain borrowed from the Bank of Victoria and the depression of the 1890s left him heavily in debt. He was unable to repay the loan and the estate was subsequently taken over by the Bank of Victoria in late 1892 or early 1893. It then became the residence of the successive winery managers, Francois de Castella and W C Bayliss until the vineyard's closure in 1909.

HERITAGE CITATION REPORT

It has remained a family residence since that time.

References

Dookie Centenary Committee, *Dookie The Years to 1988*

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

7.0 Developing Primary Industries

DRAFT

Description

Physical Description

'The Chateau' is a double-storey Italianate residence with ruled ashlar rendered brick walls. It has a hipped slate roof with bracketed eaves and three rendered and capped chimneys. The symmetrical front elevation contains a central panelled timber door with sidelights and a fanlight, flanked on either side by a tripartite timber-framed double-hung sash window. Above the door and ground floor windows to the front only is a continuous stucco articulated drip mould. On the first floor directly above the main entry is a small timber framed double-hung sash window, possibly replacing an original doorway onto the verandah. Flanking the steps to the front entry are two tall rendered piers surmounted by decorative urns.

Along the full width of the rear elevation is a single storey later addition with a central skillion roofed verandah, detailed to match the existing building. The building was originally encircled by a double height verandah with cast iron lace balustrade and frieze. A square plan tower which surmounted the roof has also been removed.

A verandah has been reconstructed to the front facade. This has largely followed the original design.

Two single-storey brick outbuildings, presumably original, are located to the rear of the building. The outbuildings are rectangular in plan and have parapeted masonry walls with a ruled ashlar render finish and skillion roofs.

Physical Condition

HERITAGE CITATION REPORT

GOOD

Intactness

FAIR

Australian Heritage Commission Criteria

Australian Heritage Commission

3.5 Developing primary production

Statement of Significance

What is Significant?

The Chateau at 75 Hoopers Road, Dookie is significant.

The surrounding 6.7ha landscape setting is significant.

How is it Significant?

The Chateau is of local social, historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The Chateau is of social and historic significance as it provides tangible physical evidence of what was once a vital local industry. HERCON criteria A & G

The Chateau is of historic significance as it demonstrates, through the design and scale of the homestead, how important viticulture was to Victoria and Dookie during the late 19th century. At its peak of production the estate comprised over 2,000 acres (810 hectares), and for a number of years during the 1890s it laid claim to being the largest vineyard in Australia. HERCON criterion A

It is of historic significance for its association with John Curtain MLA for North Melbourne (1871-1877). HERCON criterion A

The Chateau is of aesthetic significance for its double storey Italianate architecture. It is distinguished by its symmetrical facade, fine ruled ashlar masonry and an entrance defined by rendered pillars. Original features such as a verandah to all four sides and a tower were removed during the 20th century. However a verandah to the front facade has been reconstructed and this largely respects the original design. HERCON criterion E

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	Yes The ha-ha and two-storey outbuildings
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

Other Recommendations

. Continue ongoing conservation works including reconstruction of the verandah and tower (the latter if feasible) .
Investigate original external paint colours

DRAFT

HERITAGE CITATION REPORT

Name 34 Mary Street (Dookie Memorial Hall)
Address 34 Mary Street DOOKIE **Significance Level** Local
Place Type Hall Public
Citation Date 2014

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

John Curtain owned the land on which the Memorial (Victoria) Hall stands. He sold it to Alfred Wallis and George Bullen in March 1892. The hall was built during 1892 by the local builders, Alexander and Torgrimson. The hall was bought by the Dookie Public Hall and Library Company Limited on the 5 March 1897. Shares were offered to the public. The trustees of the hall were Nicholi Torgrimson, Charles Alexander, Monsignor Hogan, Jas Cummins and Pat Deane. The hall was used as a library for some years.

A wide range of activities were held and these include: balls, dances, dance lessons, weddings, church services, boxing matches, flower shows, court cases, pictures, band practice (Dookie Brass Band) and at one time it was the local roller skating rink. Originally there was no supper room and the old Skin Store which was owned by the Major Co-op. This building was between the hall and the Gladstone Hotel and had to be cleaned thoroughly to remove the smell of skins and wool. The condition of the hall deteriorated resulting in the hall being bought by the Shire of Shepparton on 29 June 1951. At this time the name of the hall was changed from the Victoria Hall to the Dookie Memorial Hall, in honor of those from Dookie who had served in the two World Wars. Following the change of ownership, a supper room and new kitchen were added to the side of the hall and a new floor was laid. The old kitchen behind the old stage was removed and a new stage was built. A new hall committee was formed to raise funds for improvements to the hall. Fund raising included the popular 'Queen Competition', a Back to Dookie (1963) and a government grant went toward paying for the additions to the supper room and new toilets. The original front entrance was removed and a new entrance was added to the side of the hall.

From 1920, motion pictures have been shown in the Dookie Hall. These were originally silent pictures and in 1931 the early 'talkies' were introduced. Movies were shown on Thursday night for many years and they were first shown from the old kitchen, which was behind the stage through holes in the stage wall. From the early 1940s the projector was housed in a fire-proof projection room constructed from galvanized metal above the original entrance to the hall.

Reference

The Committee for Dookie, the Years to 1988, *Dookie, the Years to 1988*, pp 82 - 83

Description

Physical Description

HERITAGE CITATION REPORT

The Dookie Hall is a rectangular building with a gable roof the original brick facade has an oculus vent. The front of the original building has a later addition to the front of the building.

The original hall has been constructed from face red brick and the sides of the hall have high windows and doorways. The roof is clad with corrugated metal and there are gablet vents to both sides of the roof. The later addition is a simple rectangular box with feature brick courses. The main front gable front from the original building has been painted white. The hallgrounds are landscaped with low garden beds and grassed areas.

Statement of Significance

What is Significant?

The Dookie Hall, 34 Mary Street, Dookie.

The later additions to the front are not significant.

How is it Significant?

The Dookie Hall is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

The Dookie Hall is of historic and social significance for its association with the establishment of community life in the Dookie region. The hall was owned by the community from 1897 and has been the centre of community life including functioning as the local picture theatre for many years. HERCON criteria A & G

The Dookie Hall is of aesthetic significance as a representative example of regional hall architecture. Most of the halls that were constructed during this period have similar architectural features - rectangular form, high pitch gable roof with ventilation, high windows and a detached supper room and toilets. HERCON criterion D

A contributory place within the Dookie Township Precinct. Please refer to the precinct citation (HERMES record # 200690) for information about the significance of the place.

HERCON Criteria A, B, D, G

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 44 Mary Street, DOOKIE (Gladstone Hotel)
Address 44 Mary Street DOOKIE **Significance Level** Local
Place Type Hotel
Citation Date 2004



Gladstone Hotel

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Construction of the Gladstone Hotel began in 1887; Alexander and Torgrimson were the builders. The building was only partially completed when it was offered for sale in November of the same year. By early 1888 the hotel is believed to have been open for business. In the 1900s, major alterations and additions were undertaken. A new kitchen, dining room and balcony were added and the verandah to the Gladstone Street facade was removed.

The hotel has a long succession of proprietors. Through the late nineteenth century, they included John Curtain, James McGrotty and Mrs M Fay. During the early decades of the twentieth century Walter Compton, Ambrose A Dunn, Elias Suding, Fred George, Patrick William Ryan and Francis Lalor were licensees.

References

Dookie Centenary Committee, *Dookie The Years to 1988*

HERITAGE CITATION REPORT

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

11.1 Eating, Drinking and More: the role of the country 'pub'

Description

Physical Description

The Gladstone Hotel, 44 Mary Street, Dookie, is a two-storey rendered brick Victorian corner hotel with a hipped roof with corrugated galvanised steel cladding and paired eaves brackets. The Mary Street frontage is screened by a wide return verandah supported on cast iron columns with a cast iron lace balustrade. Walls have regular fenestration of timber-framed, double-hung sash windows with projecting sills. The splayed corner is fitted with a non-original flush panel timber door. Abutting the north of the hotel is a double storey brick (over-painted) later addition with a skillion roof. At the east end of the Mary Street facade is a single storey modern brick addition.

Physical Condition

FAIR

Intactness

FAIR

Previous Statement Significance

The Gladstone Hotel, 44 Mary Street, Dookie, is of local historical, aesthetic and social significance. The building has functioned as a hotel for over 100 years and remains an important focus for local social activity and recreation. Aesthetically it is a largely intact and representative example of a rural Victorian corner hotel, which makes an important contribution to the streetscape.

Australian Heritage Commission Criteria

Australian Heritage Commission

HERITAGE CITATION REPORT

3.22 Lodging people

4.5 Making settlements to serve rural Australia

8.4 Eating and drinking

Statement of Significance

What is Significant?

The Gladstone Hotel, 44 Mary Street, Dookie is significant.

How is it Significant?

The Gladstone Hotel, 44 Mary Street, Dookie is of local social, historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of social and historic significance as it has been the focus for local social activity and recreation since c1888. HERCON criteria A & G

It is of architectural significance as it is a largely intact and representative example of a rural Victorian corner hotel, which makes an important contribution to the streetscape. HERCON criterion E

A contributory place within the Dookie Township Precinct. Please refer to the precinct citation (HERMES record # 200690) for information about the significance of the place.

HERCON Criteria A, B, D, G

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees.

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. Replace missing/deteriorated verandah elements. . Reconstruct the presumably four-panel timber door to splayed

HERITAGE CITATION REPORT

corner . Refrain from parking under the verandah to avoid potential collision with the posts . Restrict the amount of external illuminated signage to the existing number of two signs and preferably reduce to a single sign . The modern single-storey addition to Mary Street may be retained, modified or removed.

DRAFT

HERITAGE CITATION REPORT

Name 48 Mary Street (former Co-op Store)
Address 48 Mary Street DOOKIE **Significance Level** Local
Place Type Shop
Citation Date 2011



DOOKIE EMPORIUM

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

The site of the store has had a store of some description since 1888. In 1888 Daly Woodyatt & Co. of Shepparton opened branch stores at Cosgrove and Dookie. This partnership dissolved and William Callander and Charles Forer purchased the Dooke store in 1889.

By 1902 Callander and Forer had a well-established store. They doubled the size of the store by adding a brick building for men's and women's apparel, drapery and footwear. In 1910 they opened a branch store in Wangaratta. In 1910 they sold the Dookie store to the Dookie Farmers' Union and the Major Co-operative Society Limited was formed. The Co-op traded until 21 July 1952 when fire destroyed the Dookie store. A new store was built but in 1954 but the Co-op Society was forced into voluntary liquidation. The store remained unused until 1960, when it operated as an oil depot and in 1962 it became the unofficial post office. Today it is known as the Dookie Emporium and it is a second hand store and café.

Description

Physical Condition

48 Mary Street (former Co-op Store)
Hermes No 199658 Place Citation Report

12-Apr-2019

08:32 AM

HERITAGE CITATION REPORT

The Dookie Co-op Store is a large rectangular brick building that is distinguished by its mid 20th century shop front and awning. The cantilevered awning is a typical shop front awning from this period. It demonstrates the move away from posted verandahs and the increasingly common use of cantilevered technologies.

Statement of Significance

What is Significant?

The Dookie Co-Op building, 48 Mary Street, Dookie.

How is it Significant?

The Dookie Co-Op building is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

The Dookie Co-Op building is of historic and social significance for its central commercial role in the township of Dookie. It has had two main manifestations (the first building destroyed by fire but rebuilt) and throughout the life of the site it has provided the Dookie community with goods and services. This has continued into the 21st century with the store becoming a local café and second hand store. HERCON criteria A & G

The Dookie Co-Op building is of aesthetic significance for its mid 20th century shop front. Intact shop fronts from this period are becoming increasingly rare. HERCON criteria E & B

A contributory place within the Dookie Township Precinct. Please refer to the precinct citation (HERMES record # 200690) for information about the significance of the place.

HERCON Criteria A, B, D, G

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 64 Mary Street DOOKIE (Former Dookie and Katamatite Recorder Office and the former butchers shop)
Address 64 Mary Street DOOKIE **Significance Level** Local
Place Type Newspaper Office,Shop
Citation Date 2014



64 Mary Street DOOKIE

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The business was established in 1897 and it originally operated as a butcher's shop. It is assumed that this is also the date of construction. Edward Tacey is believed to have been the original builder and owner. Further occupants were as follows: Chas Roach, Fulton and Jackson, George Plummer, Roy Plummer, Wally Dunlop, Norm Wright, Heather Whitehead, and a hairdresser

References

Dookie Centenary Committee, *Dookie The Years to 1988*

Mrs Margaret Feldtmann, pers. comm.

Identified By

HERITAGE CITATION REPORT

SOMA Design Partnership, June 2001.

Description

Physical Description

The former butcher's shop, Mary Street, on the corner of Curtain Street, Dookie, is a single storey brick building with a parapeted gabled and hipped roof clad in corrugated galvanised steel. The parapet is of face brick (over-painted) with a segmented arched pediment and moulded cornice. The pediment is set between scrolled consoles and surmounted by an acroterion motif and bears the words ESTABLISHED 1897 in raised, pressed cement lettering. Across the front of the building there is a non-original skillion roofed verandah supported on steel posts. The shop entry is splayed and set to one side and is flanked by a large multi-paned, fixed-sash timber-frame shop window. The entire shop front appears to have been reconstructed c.1920s and has been partially re-clad in glazed tiles.

The former Newspaper office has a simple aesthetic that is typical of early 20th century utilitarian shop front design. It is characterised by its plain undecorated facade with a single door and a large 4 pane windows. The verandah is continuous with the former butcher shop and it has a sheet metal parapet.

Statement of Significance

DRAFT

What is Significant?

The former butcher shop and the former Dookie and Katamatite Recorder office at 64 Mary Street, Dookie are significant.

The former butcher shop is on the corner of the allotment and its architectural features such as the decorative pediment, the straight profile verandah that is clad with corrugated metal, the splayed entry and glazed shopfront with decorative stallboard contribute to its aesthetic significance.

The former Dookie and Katamatite Recorder office's utilitarian architecture with its stripped shop front and four paned window and single door with a sheet metal parapet contributes to its aesthetic significance.

How is it Significant?

The former butcher shop and the former Dookie and Katamatite Recorder office are of local social, historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The former butcher shop is of social and historic significance as it is one of the few remaining Victorian era shop fronts in Dookie. It demonstrates the character of the early development of Dookie.

The office of the local Dookie and Katamatite Recorder newspaper is of social and historic significance as the office of the local newspaper. HERCON criteria A & G

HERITAGE CITATION REPORT

The former butcher shop is of aesthetic significance for its representative Victorian shop front architecture.

The former Dookie and Katamatite Recorder office is of aesthetic significance for its utilitarian early 20th century office architecture. HERCON criterion D

A contributory place within the Dookie Township Precinct. Please refer to the precinct citation (HERMES record # 200690) for information about the significance of the place.

HERCON criteria A, B, D, G

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 66 Mary Street, DOOKIE (former National Bank)
Address 66 Mary Street DOOKIE **Significance Level** Local
Place Type Bank
Citation Date 2011



66 MARY ST DOOKIE (NATIONAL BANK)

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The first National Bank was built in Cashel (former South Dookie) 18 September 1873.

In April 1888 a branch of the National Bank opened in Dookie. The Cashel Bank is believed to have closed in about 1892 and it then became the manager's residence until 1902. In 1902 a new bank manager's house was built in Forer Street. In 1907 the bank bought the former Post Office building on the corner of Mary and Curtain Streets. It was altered to suit its new function and the National Bank opened on 29 April 1907. In 1936 the bank manager's house was destroyed by fire. In 1938 the block of land adjoining the bank was purchased and a new bank and residence was built. the bank opened in 1939. The Dookie National Bank was also the agent for the State Savings Bank. The bank building is no longer a bank and is privately held.

Description

66 Mary Street, DOOKIE (former National Bank)
Hermes No 199657 Place Citation Report

12-Apr-2019

08:32 AM

HERITAGE CITATION REPORT

Physical Description

The former National Bank is representative of State Savings Bank architecture from the 1930s. It is a rectangular building with a flat roof. It had a face brick finish but this has since been painted. The architecture was distinguished by contrasting brick panels and feature areas of tapestry brickwork. The facade is asymmetrical with a door to one side and two high windows with horizontal timber window frames.

The residence at the back has been designed with a number of sympathetic features that assist it read as part of the bank development.

Statement of Significance

What is Significant?

The former Bank Building in 66 Mary Street, Dookie.

How is it Significant?

The former bank is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The former Bank building is of historic and social significance for its association with the development of Dookie. HERCON criteria A & G

The former Bank building is of aesthetic significance for its representative 1930s bank architecture. It is a relatively good example despite being painted. HERCON criterion D

A contributory place within the Dookie Township Precinct. Please refer to the precinct citation (HERMES record # 200690) for information about the significance of the place.

HERCON Criteria A, B, D, G

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

riding, and forwarded a letter of congratulation to the Dookie CWA. The Order in Council allowing the Shire to take possession of the land was through by February 1937, and the CWA's credit balance of £19 at the end of 1936 was to be devoted to the project.

The Dookie CWA Gardens were opened by Cr JA Sutherland, local farmer and President of the Shire of Shepparton, on 22 June 1937. A crowd of 200 attended, Cr Sutherland planting the first palm in the round central bed. Planting of the flowering gums, shrubs and palms was supervised as promised by the foreman gardener of the Victorian Railways, Mr St Clair Stewart, who had visited earlier to work on the layout. A tree was planted by each Councillor present, the Shire Secretary, and the Presidents and Secretaries of local CWA branches (Katandra West, Gooramab, Lemnos and Youanmite). Palms were donated by the Principal of Dookie College, as promised, and also by local Councillor Knox. The occasion was given a festive air by 'gaily decorated deck chairs', and musical items played on the local postmaster's 'gramophone amplifier.' It was stressed in speeches that the gardens were an asset, the property of the townspeople, and 'should merit their closest attention in the way of improvement and attention', and the CWA was congratulated.

The front fence of concrete posts, pipe and wire mesh, with a small cattle-proof gate was completed by early August. The side boundaries were fenced in similar manner to the front, the rear by a post and rail fence. The Gardens were watered from the town bore outside the Victoria Hall, the water routed via a tank at the railway station

In the next months CWA members, particularly Jean Knox and Mrs M Henderson, spent many hours planting more trees and shrubs and tending the Gardens. When Mrs Henderson left the district four years later, farewell speeches noted that she 'would always be remembered for her untiring efforts to establish and maintain the CWA Gardens'. Sugar gums were planted along the front fence, and oaks and pines on the side and rear boundaries.

By 1941, with the plants becoming well-established, the Dookie CWA was asking the Council for the services of a Council worker for two or three days per week. Council supplied a worker for a one-off stint, suggesting that the CWA could make another request when necessary.

Parks and gardens are not static entities, and the Dookie CWA Gardens reflect this, although the basic layout and framing has remained constant. By the 1950s hardy Pride of Madiera (*Echium*) had been planted along the front near the flagpole; becoming messy, they were later taken out. The sugar gums were lopped and became straggly, and, some felt, a danger to the public. They were removed, to be replaced by Jacaranda mimosifolia, donated by Mrs J Provan, wife of the Principal of Dookie College. Each jacaranda, around a metre high when donated, was marked with a plaque bearing the name of one of the original members of the Dookie CWA. All but one jacaranda, which survives still, died in the wet year of 1970, the site being low-lying due to the earlier removal of soil to create the railway station platform. The central palm planted at the opening by Shire President Sutherland has continually self-seeded over the years, needing regular maintenance.

The Gardens quickly became, and continue to be, the focus of many community events and activities. An early example was the farewell given by fifty residents in January 1940 to the first local to enlist in the Second AIF, Bert (Herbert) Knox, whose father, Cr Joe Knox, had argued so strongly at Council for the establishment of the Gardens. The young man was presented with a 'suitably inscribed wrist watch, and gifts from the Presbyterian Church and the Boys' Club'. Bert returned safely from the war. In November 1952 Dookie RSL held a concert featuring the Shepparton Brass Band to raise funds for the Mooroopna Hospital. 'In kind' contributions to the maintenance of the Gardens by CWA members continued: Margaret Feldtmann remembers mowing with a push mower in the 1970s. However from the time of the appeal for maintenance help to Council in 1941, the Shire of Shepparton answered sporadic requests for aid, and subsequently took over responsibility for the upkeep of the Gardens, this now falling to the Greater Shepparton City Council. In the 1960s galvanised water tanks, cut down, were installed to provide raised planting beds, now removed.

Various facilities and amenities have been inserted into the Gardens as public expectations of parks and gardens have changed. To allow for construction of the toilet block, a pussy willow (*Salix cinerea*) and other trees were removed. The

HERITAGE CITATION REPORT

Dookie Lions Club initiated a large covered playground in 1989, displacing only geraniums and failed jacarandas: this has been a continuing project.

The drinking fountain was unveiled on 25 March 1977, to commemorate the arrival of the town water system which ended Dookie's reliance on bores, and that year the CWA planted a golden elm to commemorate the Queen's Silver Jubilee.

The Lions Club contributed to the Gardens with many further projects: the flagpole was replaced in 1981, the front fence refurbished and painted in 1987, and paving and seating upgraded in 1993. The electric barbeque and shelter date from 1988. A large-scale 'clean up' was carried out by Council workers in around 2006, with new plantings of natives separating the Gardens from the railway land at the rear.

The Gardens have also become the repository of various items seen as historic or significant to the local community or to the CWA, for example, the concrete railway mileage marker from the station yard (130 miles to Spencer Street!) with its explanatory plaque donated by V/Line. Prime among such objects and dominating the lawns is a postmodern metal clock tower dating from 1988 and constructed by the Shire of Shepparton with local labour, commemorating the centenary of Dookie. It contains a local relic, the 1888 clock face and mechanism from the tower of the winery of the Chateau Dookie vineyard. The mechanism had been installed at Bright as the town clock in 1929, and was donated back to Dookie in 1988 by the Bright Shire Council and RSL, the original clock faces being gifted by Dave Johnson. The vertical supports are original rails from the Dookie railway line. Three plaques on the tower tell the story, and detail the contribution of the late Neil Feldtmann, local historian and heritage activist. Some time after 2005 the clock was electrified.

The Gardens contain some peripheral items, becoming the repository of, for example, a plaque commemorating the CWA's establishment in Shepparton of a sensory garden for the blind, now discontinued. The gardens now host the annual Carrols by Candlelight and similar community events. The area is a meeting place for locals, the venue for community activities, and a stopover place for tourists, and dominates the centre of town.

References:

Dookie Centenary Committee, *Dookie: the years to 1988*, Shepparton, 1988

Margaret Feldtmann, personal communication, 15 July 2015, 27 July 2015

Norma Sutherland, personal communication, 18 June 2015, 3 July 2015

Peter McManus, personal communication, 27 July 2015

Shepparton Advertiser, 12 June 1936, p. 3

Shepparton Advertiser, 22 June 1936, p. 7

Shepparton Advertiser, 7 July 1936, p. 1

Shepparton Advertiser, 18 December 1936, p. 11

Shepparton Advertiser, 5 February 1937, p. 3

Shepparton Advertiser, 25 June 1937, p. 3

Australasian, 3 July 1937, p. 21

HERITAGE CITATION REPORT

Shepparton Advertiser, 6 August 1937, p. 6
Shepparton Advertiser, 24 November 1937, p. 2
Argus, 17 January 1940, p. 6
Shepparton Advertiser, 23 June 1941, p. 1
Shepparton Advertiser, 5 September 1941, p. 6
Shepparton Advertiser, 19 October 1941, p. 6
Shepparton Advertiser, 8 December 1842, p. 4
Shepparton Advertiser, 5 April 1946, p. 5
Shepparton Advertiser, 9 September 1947, p. 4
Shepparton Advertiser, 5 December 1947, p.14
Shepparton Advertiser, 8 October 1948, p. 7
Shepparton Advertiser, 7 July 1950, p. 18S
Shepparton Advertiser, 15 September 1950, p. 15
Benalla Ensign, 6 November 1952, p. 5

Description

Physical Condition

A small public park or garden of trapezoidal shape lying axially along the main street of Dookie in the centre of the town, with the longest (rear) side against the railway line.

The fence along the front and sides is the original, of concrete posts with rails of metal piping, all now painted green, and wire mesh. The main entrance is via a small modern childproof gate under a high wooden signboard supported by treated pine posts, on which is painted 'CWA Gardens Established 1937'. There are double wire gates of the original construction on the eastern boundary, and a small entrance on the east.

Layout, within the constricted site, is substantially the original: lawns, treed boundaries, winding paths, and circular and irregular beds of plants, now largely groundcovers.

The Gardens are dominated by mature trees dating from the original plantings, including Canary Island palms (*Phoenix*

HERITAGE CITATION REPORT

canariensis), largely on the rear boundary; a central specimen in a round bed, the first tree planted in the Gardens, is a focal point, and is marked by a recent plaque. Also dating to the original plantings are mature pines on the rear and side boundaries, possibly Aleppo pines (*Pinus halepensis*) or Monterey pines (*Pinus radiata*), along with a small number of flowering gums, and an oak at the rear.

Exotic deciduous trees of various ages are dotted around the site, and screening out the railway land at the rear there are relatively recent plantings of Australian natives, including groundcovers, on a slight bank. Drought-tolerant plants such as agapanthus, geraniums and wormwood (*Artemisia*) are planted towards the front.

A tall tower of perforated steel sheeting houses the clock from Chateau Dookie (a well-known local vineyard of the late nineteenth century) and its mechanism; attached are three brass explanatory plaques. A Victorian Railways concrete mileage marker is located near a flagpole.

A modern covered barbecue area is located in the western section; attached is a plaque listing the foundation members of the Dookie CWA in 1929. Further facilities consist of a sizeable shaded playground area, a brick toilet block, a picnic table setting, drinking fountain, park benches and bins. A town notice board is situated immediately west of the main gate, and four flagpoles line the fence, outside the Gardens but contributing to the reserve.

Statement of Significance

What is Significant?

The CWA (Country Women's Association) Gardens in Mary Street, Dookie.

This includes the original layout, perimeter garden fencing (concrete posts, galvanised piping and wire mesh), the double wire gates on the eastern boundary, the 1988 clock tower with its 1888 clock face, the Victorian Railways mileage marker, the drinking fountain (1977) and all the memorial plaques.

The original plantings are of significance, and these include: Canary Island Palm (*Phoenix canariensis*), Aleppo Pines (*Pinus halepensis*) or Monterey Pines (*Pinus radiata*), flowering gums, an oak tree and the only surviving Jacaranda tree from the 1950s.

How is it Significant?

The CWA Gardens are of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The CWA Gardens are of historic and social significance for their association with the Dookie CWA branch, one of the oldest CWA branches in Victoria. It was a town beautification project from 1937. It is a notable Inter-War era project and a testimony to the small rural community.

HERITAGE CITATION REPORT

It is of historic and social significance for the wide community interest and support the project received. This includes support from the general community, Council, and Dookie Agricultural College. The local CWA branches were invited to plant a tree at the opening of the gardens. HERCON criteria A & G

It is of historic and aesthetic significance for its association with the Railways Landscape Department. The Railways during the late 19th and early 20th century had a strong interest in encouraging local railway Station Masters, employees and the local community to create gardens around station precincts. This ideal came from a similar philosophy that developed in Britain during the peak period of the railways. It is notable that the community embraced the landscaping of the former railway area. HERCON criteria A & D

It is of aesthetic significance for its design, plantings and as a landmark in the township of Dookie. HERCON criterion D

A contributory place within the Dookie Township Precinct. Please refer to the precinct citation (HERMES record # 200690) for information about the significance of the place. HERCON Criteria A, B, D, G

Recommendations 2014

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Yes
No
Yes Phoenix caneriensis; Pinus halepensis, Pinus radiata, Oak, the 1950s Jacaranda tree and all mature trees
Yes The original perimeter fence, concrete posts, galvanised pipe and wire mesh, the two wire gates to the east boundary, railway markers, clock face and tower, and drinking fountain contribute to the significance.
No
-
No

HERITAGE CITATION REPORT

Name 89 Mary Street, DOOKIE (Dookie Bowls Club)
Address 89 Mary Street DOOKIE **Significance Level** Local
Place Type Bowling Green
Citation Date 2011



DOOKIE BOWLS CLUB

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

PLACE HISTORY

At a public meeting held in the Memorial Hall in 1960 it was decided on 10 October to form a bowling club in Dookie. The Bowls Club was formed on 10 February 1961. Meetings were held in the Memorial Hall until May 1963. Land was released from the Railways and work commenced on preparing the green in July 1961. All the labour was voluntary and 121 people took out debentures to help finance the construction of the green. Water for the greens was obtained from bores.

The Dookie Bowls Club was officially opened on 13 January 1963 by the R V B A vice-president. The temporary clubhouse was an unused garage donated by P Deane. A new clubhouse was built and officially opened on 22 January 1966 by the R V B A district councillor T Hayes. The first committee meeting was held in the new venue on 14 January 1966. Chairs tables and other amenities were donated by the ladies committee and individual members of the club.

HERITAGE CITATION REPORT

Members started playing pennant in 1963-64 in the Waranga Bowls Association. They won the first division in 1980-81. Night pennant of mixed bowls began in 1968. The Dookie Bowls Club became incorporated in 1984. The first ladies committee formed on 22 October 1962. The ladies committee raised funds of the club and undertook much of the catering.

Description

Physical Description

The Dookie Bowls Club was constructed in 1961. Its architecture is functional and is representative of architectural styles from this period. In particular, architectural features such as the elongated facade with a flat roof, the regular fenestration and the utilitarian sheet cladding are typical features from this post war period.

The Club rooms overlook the bowling greens and these are surrounded by a mesh fence.

Statement of Significance

What is Significant?

The Dookie Bowls Club, 89 Mary Street, Dookie is significant.

How is it Significant?

The Dookie Bowls Club is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The Dookie Bowls Club is of historic and social significance as the clubs were built by voluntary labour and financed by the community. The club is an important sporting and community venue in the Dookie region. HERCON criteria A & G

The Dookie Bowls Club is of aesthetic significance for its vernacular modernist architecture which is typical of the post war period. It is a good representative example of its type and period. HERCON criterion D

A contributory place within the Dookie Township Precinct. Please refer to the precinct citation (HERMES record # 200690) for information about the significance of the place.

HERCON Criteria A, B, D, G

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 89(A) Mary Street, DOOKIE (War Memorial)
Address 89A Mary Street DOOKIE **Significance Level** Local
Place Type War Memorial
Citation Date 2014



WAR MEMORIAL

Recommended VHR No HI No PS Yes
Heritage Protection

Architectural Style Interwar Period (c.1919-c.1940)

History and Historical Context

89(A) Mary Street, DOOKIE (War Memorial)
Hermes No 199654 Place Citation Report

12-Apr-2019

08:32 AM

HERITAGE CITATION REPORT

The memorial cairn was originally unveiled on 12 September 1937 by the Shepparton Shire President, Councillor E P Hill and dedicated by the Reverend W Adams. The memorial tablet contained the names of 16 soldiers from the District who died in the Great War. (*The Argus* 13 September 1937)

Description

Physical Condition

The cairn has been constructed from locally quarried stone with a low concrete capped wall on either side. It has a two stepped concrete stone base and sits on a paved apron. The inscription reads:

THIS MEMORIAL IS ERECTED TO THE MEMORY OF THOSE WHO GAVE THEIR LIVES SERVING THE EMPIRE IN THE GREAT WARS 1914-1918 1939 - 1945.

LEST WE FORGET

Statement of Significance

What is Significant?

The War Memorial stone cairn at 89(a) Mary Street, Dookie.

How is it Significant?

The War Memorial cairn is local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The War Memorial cairn is local historic and local significance as it was constructed by the local community in 1937 as a memorial to those who died during World War I with additional names added after World War II. HERCON criteria A & G

It is of aesthetic significance for its landmark qualities within the township of Dookie. HERCON criterion E

A contributory place within the Dookie Township Precinct. Please refer to the precinct citation (HERMES record # 200690) for information about the significance of the place.

HERCON Criteria A, B, D, G

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 2365 New Dookie Road
DOOKIE (Belbank)
Address 2365 New Dookie Road DOOKIE **Significance Level** Local
Place Type Homestead Complex
Citation Date 2014

Recommended Heritage Protection VHR No HI No PS Yes

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

History and Historical Context

Dookie, established in 1859, is a mostly flat, unirrigated wheat growing district. It is perhaps best known for its agricultural college, now a campus of the University of Melbourne. During the 1870s, farm selections were taken up, and a township site at the foot of Mount Major was surveyed. It was named Dookie South, later Cashel, and adjoins the agricultural college. In 1886 the Dookie agricultural college was begun on the site of the Cashel Experimental Farm (1877), which grew a wide range of fruit, vegetables and cereals.

Agriculture in the area was based on viticulture, grain-growing and sheep.

The railway was soon extended from Shepparton to about 3 km north of Cashel, opening to traffic in October 1888; this supported the economic growth of the region by linking the area to the markets.

The town which formed around the station became Dookie.

Source *City of Greater Shepparton Heritage Study Stage II*, Thematic Environmental History Vol 2, p. 44

Description

Physical Condition

Belbank is a good representative example of a homestead for the region from the early twentieth century. Its architecture is restrained but is typical for the period. It is constructed from masonry (painted) and has a corrugated metal roof. The symmetrical facade is distinguished by a central door that is flanked by bay windows with timber sashes. The gable has decorative timber strapping.

HERITAGE CITATION REPORT

Statement of Significance

What is Significant?

Belbank at 2365 New Dookie Road, Dookie, is significant.

This includes all of the architectural features associated with its turn of the century architecture - the symmetrical facade with its bay windows and break front pediment to the verandah.

The surrounding landscaped area contributes to the setting.

How is it Significant?

It is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic significance as it provides tangible physical evidence of the character of rural and regional development during the late 19th and early 20th century. The scale and design of the homestead contributes to an understanding of the extent of economic growth and prosperity of the region during this period. It assists in demonstrating the impact of the consolidation of farming and agricultural industries on the prosperity of the region.

As a group, homesteads, through their scale and design, contribute to an understanding of the extent of economic growth and success of particular agricultural districts. HERCON criterion A

It is of aesthetic significance as a good representative example of early twentieth century homestead architecture. HERCON criterion D

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 75 Quarry-Dookie Road DOOKIE (Magennis)
Address 75 Quarry-Dookie Road DOOKIE **Significance Level** Local
Place Type Cottage
Citation Date 2014



75 Quarry-Dookie Road, Dookie (Magennis)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)
Vernacular

History and Historical Context

The cottage, known as Glenwood, was built c.1865 by James Magennis.

Dookie, established in 1859, is a mostly flat, unirrigated wheat growing district. It is perhaps best known for its agricultural college, now a campus of the University of Melbourne. During the 1870s, farm selections were taken up, and a township site at the foot of Mount Major was surveyed. It was named Dookie South, later Cashel, and adjoins the agricultural college. In 1886 the Dookie agricultural college was begun on the site of the Cashel Experimental Farm (1877), which grew a wide range of fruit, vegetables and cereals.

Agriculture in the area was based on viticulture, grain-growing and sheep. The railway was soon extended from

HERITAGE CITATION REPORT

Shepparton to about 3 km north of Cashel, opening to traffic in October 1888; this supported the economic growth of the region by linking the area to markets. The town which formed around the station became Dookie.

James Magennis and his brother William had emigrated to Australia during the 1850s from County Monaghan, Northern Ireland. They were among the first selectors when the Dookie region opened for selection. William Magennis leased Allotments 140 & 141, Parish of Dookie, County of Moira, in June 1865. James Magennis had fulfilled the conditions of the lease and paid for the land by 1872. In 1868 he applied for more land and acquired land when it came up for sale. In 1876 he was paying rates on 374 ha [912 acres] and when he died in 1912 there were 1640ha [4,000 acres] for sale on account of the Magennis Estate.

James (27) married Mary Jane Lamrock (16) at Benalla in 1860. They had 14 children: Matilda, 1861 (m Robert Sutherland), William John, 1863 (m Elizabeth Dowd), Margaret 1865 (single), Harriet 1867, Rebecca Lilian 1869 (m William Cunningham Uhtoff), Leslie James 1871 (mRose Harrington, [2] Eileen Harrington), Samuel Cuthbert 1874, Annie Maud 1876, Mabel 1879, and Robert 1880, died in infancy, Clara 1882, Claude Henry 1884, Daisy 1886, and Richmond 1889.

James Magennis was a staunch Presbyterian and contributed financially to the construction of the Cashel Church; he sent his sons to Scotch College in Melbourne. In November 1875 he was made a Justice of the Peace. Mary Jane, James' wife, died in 1902 and James in 1912, aged 79 years; both were buried in Cashel (Dookie East) Cemetery. William J Magennis (son of James) was a butcher in the Dookie area.

References:

City of Greater Shepparton Heritage Study Stage II, Thematic Environmental History Vol 2, p. 44

Dookie the Years to 1988 Committee, *Dookie the Years to 1988*, 1988, pp. 16, 21

Victorian Government Gazette, December 3rd 1875, p. 2244

Description

Physical Condition

Magennis cottage has been built from local stone. The walls are approximately 23 cm thick. The cottage sits behind a 20th century brick veneer house.

Statement of Significance

What is Significant?

HERITAGE CITATION REPORT

The stone house at the rear of the mid 20th century house at 75 Quarry-Dookie Road Dookie. The mid 20th century house is not significant.

How is it Significant?

The stone house is of local historic, technical and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The vernacular stone cottage is of historic significance. It provides tangible physical evidence of the early Land Selection era. It is one of the oldest surviving cottages in the region. It is of historic significance for its use of stone as the building material. In this region 19th century housing tended to be constructed from brick or timber. The use of stone potentially recognises the Northern Ireland origin of the settlers. HERCON criterion A

It is of technical significance for the techniques used in its construction. HERCON criterion F

It is of aesthetic significance for its vernacular qualities. This includes the qualities of the stone - the typical character and colouration for the area. The scale of the building and its proportions contribute to its aesthetic significance. HERCON criterion D

It is a rare surviving example from the 1860s and of its type of construction. HERCON criterion B

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

Yes The stone cottage

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name St Marys Roman Catholic Church

Address 93 Saddleback Road DOOKIE

Significance Level B

Place Type Church

Citation Date 2004



St Marys Roman Catholic Church

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

Prior to the construction of this church, Roman Catholic services in the area were held at the church in Cashel. In 1890, Bishop Crane of Bendigo, observing the rapid growth of Dookie, decided that it should become a separate parish with its own resident priest. Fr. Thomas O'Connell was given the task of establishing a new church on a 10 acre site north of the town, donated by John Curtain, prominent local identity and owner of the Chateau vineyard. Kempson and Conolly, an architectural firm specialising in religious buildings, were commissioned to design the church in 1896. John A Clark, previously a surveyor for the Shepparton Dookie Railway, was responsible for overseeing the construction, and Alexander and Torgrimson were the builders. The church was completed in 1898 and was blessed by Bishop Reville on 18 September of that year. The stained glass windows were not inserted until 1911.

References

Dookie Centenary Committee, *Dookie The Years to 1988*.

HERITAGE CITATION REPORT

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

10.0 Worshipping

Description

Physical Description

St Mary's Church at Saddlebank Road, Dookie, is a cruciform plan Gothic Revival church of face redbrick construction with white painted rendered dressings. It comprises a nave, transepts, projecting entry porch, two chapels and sacristy. The nave and transept have a steeply pitched gabled slate roof with prominent ridge ventilators and parapets finished with rendered dressings, copings and crosses. The buttressed side walls contain regular fenestration of pointed arch windows with stained glass glazing, rendered heads, drip moulds, bosses and splayed sills. The east gable face to the nave has a tripartite stained glass window surmounted by rendered trefoil motifs. The chapels have faceted walls and circular windows. On the south side of the church is a small freestanding brick toilet block with a skillion roof and corrugated galvanised steel screen walls. A woven wire fence with timber posts and rails runs along the southern boundary.

Physical Condition

GOOD

Intactness

GOOD

Australian Heritage Commission Criteria

Australian Heritage Commission

HERITAGE CITATION REPORT

8.6 Worshipping

Statement of Significance

What is Significant?

St Mary's Roman Catholic Church and presbytery, Dookie is significant.

The toilet block is not significant.

How is it Significant?

St Mary's Catholic Church and presbytery are of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

St Mary's Catholic Church is of historic and social significance as it has been the focus of religious activities for the district's Catholics since it was constructed in 1898. HERCON criteria A & G

It is of aesthetic and architectural significance as a fine example of an intact Gothic Revival church. It was designed by Melbourne architects, Kempson & Connelly. HERCON criterion E

The church is of aesthetic significance for its landmark qualities. It is sited on rising ground to the north of the town and is clearly visible from its southern approach. HERCON criterion E

The presbytery is of historic and aesthetic significance. It was built during the post war period and this was a time of growth and increasing prosperity for Dookie and district. The design of the presbytery is representative of the post war modernism. HERCON criteria A & D

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

Yes All mature trees

Fences & Outbuildings

Yes Presbytery

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. Retain original unpainted finish to brickwork of building and otherwise investigate original external paint colours.

HERITAGE CITATION REPORT

Name 27 Turnley Street, DOOKIE (Dookie Uniting Church)
Address 27 Turnley Street DOOKIE **Significance Level** Local
Place Type Church,Bell Tower,Church Hall
Citation Date 2014



CHURCH and BELL TOWER

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Postwar Period (1945-1965)

History and Historical Context

General History

The township continued to grow and soon had banks, hotels, flour mill, shops, churches and a public hall. Many of the settlers were mixed farmers; they milked cows, sold the milk/cream, raised pigs, sheep and cattle and grew crops. However, in addition to these more traditional farming industries, wine making became a significant economic driver in the Dookie district. It began in the mid-1870s and there were at least 35 vineyards in the district by the mid-1890s. Phylloxera and a reduced demand for wine saw the gradual decline of the vineyards. It was not until the late 20th century, with an increased demand for Australian wine, that the district has seen a resurgence of viticulture and vineyards.

The post war period saw a marked change in the farming practices and an increase in agricultural prosperity. Dookie in particular experienced increased grain yields and this was fostered by the close relationship between the district's grain growers and the Dookie Agricultural College. Increased yields and good prices saw farming become more profitable and this left a stamp of prosperity on the township. It also altered the cultural landscape of the district with the large silos at Dookie and Cosgrove providing a dominant and visual resonance from many viewpoints.

HERITAGE CITATION REPORT

In the township a new emporium and community facilities such as the Bowls Club and a Maternal Childcare Centre were developed and a new residential area was established to the south of the early township.

City of Greater Shepparton Heritage Study Stage Two, pages 30 - 33

Place History

The Church was constructed in 1957 to the design of Keith Read (Architect) and was built by M J Hall.

Statement of Significance

What is Significant?

The Uniting Church, the Church Hall and the bell tower are significant.

How is it Significant?

The Church complex is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The Church complex is of local social and historic significance as a place of worship in Dookie. It was constructed in 1957 and it contributes to an understanding of the post war development and prosperity of this period in Dookie.
HERCON criteria A & G

The Church and Hall are of aesthetic significance for their post war modernist ecclesiastic architecture.

The Church demonstrates a stripped gothic inspired architectural aesthetic. Features such as the plain face brickwork, the highly articulated timber framed windows and doorway and the steeply pitched tiled roof contribute to the expression of this style.

The Church Hall through its distinctive modernist expression, demonstrates many architectural features associated with this period. This includes the full height timber framed doors and the banding of the full height timber framed windows, the flat roof and the unarticulated face brickwork.

The bell tower through its functional steel frame and bell shaped roof contributes to the aesthetic significance of this complex. HERCON criterion E

A contributory place within the Dookie Township Precinct. Please refer to the precinct citation (HERMES record # 200690) for information about the significance of the place.

HERCON Criteria A, B, D, G

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

Other Recommendations

The internal controls apply to the internal finishes and the layout.

DRAFT

HERITAGE CITATION REPORT

Name 940 Dookie-Nalinga Road, DOOKIE (Dookie College)
Address 940 Dookie-Nalinga Road DOOKIE COLLEGE **Significance Level** State
Place Type School - Agricultural
Citation Date 2014



Gavin Gibson Memorial Building Dookie College, Dookie

Recommended VHR Yes HI No PS Yes
Heritage Protection

History and Historical Context

Place History

The campus is part of the lands of the Bangerang, and to the south the Tuangwurrung of the Kulin peoples.

The University of Melbourne's Dookie campus is Victoria's oldest and Australia's second oldest agricultural college.

In 1836 Major Sir Thomas Mitchell was the first recorded non-Aboriginal to travel through the Dookie district and the huge Benalla Pastoral Run was registered in 1842 as a result of his glowing reports. The squatters' runs were broken up after the Land Acts of the 1860s, and the Dookie district was surveyed in the early 1870s. Dookie campus was one of four sites reserved in the Benalla district in 1875 for the purpose of an agricultural college and experimental farm. Dookie was chosen as the best site because it was sufficiently extensive for a college, contained the greatest variety of soil types and aspect with both hill and plain acreages, and climatically was representative of the whole of the northern farming districts of Victoria.

Clearing and fencing began in 1877 for what was known as the Cashel Experimental Farm. The first Farm Manager was British agricultural college graduate John Low Thompson, an imposing Scotsman with a distinguished agricultural career both at Home and in the Colony. He brought his new wife to a bark hut in the remote scrub where, with the assistance of

HERITAGE CITATION REPORT

contractors and the first two students, he carved out the Experimental Farm. Within a year he had established the nucleus of the farm's flocks and herds, as well as personally setting out experimental plots to a wide variety of cereals, grasses, vegetables, tares, pulses, flax and hemp. The following year these were joined by wheat varieties from the great Paris International Exhibition, and plantings of olives and fruit trees (plums, peaches, apples, pears, almonds, oranges, figs, pomegranates) as well as table grapes and wine grapes (Hermitage, Tokay, Madeira, Riesling, Verdelho, Pedro Ximinez and Cabernet varieties). Student learning was by 'ocular demonstration' (i.e. by seeing) gained whilst working on the farm five days a week. The original size of the farm was 1938 hectares and it has since been altered by various purchases and extensions to the present 2440 hectares.

Teaching at Dookie

Dookie's association with the University of Melbourne began in 1910 when Bachelor of Agricultural Science students spent a year at Dookie as part of their degree studies. Dookie Agricultural College commenced operation on 4th October 1886, and was managed by the Council of Agricultural Education following the implementation of the Agricultural Education Act 1884. The first course offered was of two years duration, and students need to be male, at least 14 years old, and have satisfactorily completed State School education. In 1911 the three-year Diploma of Agriculture was introduced, and in 1923 the entry requirements were lifted to a minimum age of 15 and passes required in specified Intermediate Certificate subjects. During this period Hugh Pye was a particularly distinguished Principal. Pye was initially science master and then Principal at Dookie Agricultural College for 22 years from 1895. While Principal, Hugh Pye gained worldwide recognition for his pioneering work in wheat-breeding and established Dookie as a research centre of national importance. Pye was also a Fellow of the Royal Horticultural Society of England, having been nominated by his friend and colleague, Baron von Mueller.

In 1945 control of the Victorian Agricultural Colleges moved to the newly created Division of Agricultural Education within the Department of Agriculture. From 1910 to 1922 and 1943 to 1963 the University of Melbourne sent its Bachelor of Agricultural Science students to Dookie for the second year of their degree. During this year the students gained practical farm experience and were involved in teaching the Dookie students academic and applied subjects.

Dookie was a centre of rural training for returned servicemen following both world wars. From 1918 to 1921 full-time courses were run to equip participants with farming skills for the Soldier Settlement Scheme, as well as short-courses to extend existing knowledge. In 1946 the Commonwealth Government established the Rural Training Centre for ex-servicemen at Dookie. The centre offered both the two-year Diploma and eight-week short courses until 1950 when its resources were taken over by the Victorian Government.

In 1966 the three year Diploma of Agricultural Science replaced the Diploma of Agriculture, and the entry requirements were lifted again, this time to 16 years of age and passes in five Leaving Certificate subjects and for the first time women were allowed in the course. In 1973 five female students commenced the Diploma, however the first female student at Dookie enrolled in 1947 and graduated in 1949. Now the gender balance in all courses at Dookie is approximately 50/50 male/female. In 1976 the Diploma of Applied Science (Agriculture) was introduced, and was joined in 1980 by the Diploma of Applied Science (Food Production Horticulture) and the Certificate in Farming.

Dookie Farm and Viticulture

The township of Dookie was established when the railway line was extended from Shepparton in 1879 and soon vineyards were developed on the rich red soils of Mount Major. The vineyards had disappeared by 1910 due to the vine pest Phylloxera and depression, and since then cereal crops have dominated the Dookie landscape. Viticulture is now making a comeback and the Dookie Hills wine region is gaining an international reputation. Dookie Campus played an important role during each period: pioneering wine grape varieties in the district since the 1870s, and contributing to vineyard and wine making techniques and research. The Winery, built in 1896, is still used in teaching and research.

HERITAGE CITATION REPORT

Since its inception, the campus has been the site of research and experimental trials by students, academics, and industry.

Dormitories D,E & F

The dormitories were constructed in 1907 as part of a program of expansion of the College. This was initiated by the government to accommodate one hundred students, and to introduce a degree course in agriculture at Melbourne University in association with Dookie College. The dormitories were built by contractor E Carter for £185 and are possibly the work of George de Lacy Evans, architect and college building instructor. In 1962-3, the dormitories were refurbished and ablution blocks constructed.

They demonstrate the major expansion of campus facilities undertaken at that time.

The Gavin Gibson Memorial Laboratory

The Gavin Gibson Memorial Laboratory was constructed in 1938, it demonstrates the increasing importance of scientific studies in the college curriculum during that period. It was designed by Percy Everett, long serving and prolific PWD chief architect.

Main Campus Building

The Main Building was constructed in 1960 and it assists in demonstrating the extent and character of a major post-war development of the campus.

The Winery Building

The Winery Building was constructed in 1896. It demonstrates the importance of winemaking industry in the early development of the district.

Free standing houses

These were constructed as part of the post war development of the site.

Description

Physical Description

The campus is located on a hillside. The entrance driveway is largely centred on the campus, and provides an appropriate scale of arrival for the campus. The buildings have retained sufficient setbacks for them to retain an autonomy within the campus layout. This contributes to its rural character. It is surrounded by paddocks that are lightly treed.

Dormitories

Dormitories D, E and F at Dookie Agricultural College comprise a series of three identical single-storey weatherboard buildings of utilitarian design. Each has a gabled roof with corrugated galvanised steel cladding and bracketed gable ends. The symmetrical facades contain a central entry porch with steel-framed landing and a shallow-pitched awning supported on timber brackets. The side elevations contain pairs of timber-framed, double-hung sash windows. The two weatherboard ablution blocks located between the dormitories were constructed in 1962-1963. The group also includes a gymnasium building of similar design.

HERITAGE CITATION REPORT

The Gavin Gibson Memorial Laboratory

The Gavin Gibson Memorial Laboratory is a single-storey red brick Moderne style building with a corrugated galvanised steel skillion roof, concealed by a brick parapet with concrete coping. It has an asymmetrical facade, composed of cubic forms with a projecting semi-circular bay. The bay features a strip window of timber-framed top-hung casements with glazed black and orange tile mullions and a projecting concrete hood. The timber-framed skillion roofed entry porch, located near the west end of the facade, is a later addition. The words GAVIN GIBSON MEMORIAL LABORATORY 1938 in wrought iron letters are affixed to the wall, adjacent to the entry porch. Above the entry porch is a flagpole fixed to the parapet by three horizontal metal hoops.

The Library

The Library at Dookie College is a single-storey Federation Free Style building with tuck-pointed redbrick walls and a hipped and gabled roof clad in corrugated galvanised steel. The roof has carved timber eaves brackets and is penetrated by both cylindrical metal ventilators and gablet ventilators. The entry porch, located at the south-east corner, has a bracketed, half-timbered gable and a round arched opening.

The porch has non-original quarry tile flooring and non-original timber doors. Side walls contain regular, repetitive fenestration of timber framed-casement windows set between brick pilasters. At height is a moulded string course above which the wall is finished in roughcast render finish. The north elevation has a bracketed half-timbered gable end and is dominated by a corbelled brick chimney. Windows to the end walls are timber-framed casements with coloured leadlight glazing. Abutting the west elevation of the building is recent a modern face red-brick addition. The building is linked to the main building to the south by means of a steel framed covered walkway.

The Main Building

The main building is characterised by its utilitarian post war modernist aesthetic. Its primary aesthetic feature is the simple block like rectangular shape with a flat roof. The primary elevation is a glazed wall.

Winery Building

The winery building at Dookie Agricultural College is a substantial red brick building on a long rectangular plan. It has a gabled roof clad in corrugated galvanised steel (over-painted red) with prominent timber bargeboards, turned timber finials and gablet roof vents. The symmetrical east gable end contains a large double-leaf timber door flanked on either side by a timber-framed, double-hung sash window. The west gable end is also symmetrical and contains a double-leaf timber-framed door flanked on either side by a louvred, timber-framed window. Projecting from the south elevation are two doubleheight gabled bays with face brick and weatherboard cladding. The east gable bay has been reconstructed.

The east and west elevations are approached via gravel access roads excavated into the hillside.

Free standing housing

The houses are of a similar in scale and architectural styling. They are timber framed, clad with weatherboards, with facades that are generally asymmetrical, some have corner windows and the entrance porch is generally to one side. The brick chimneys are often a feature of the facade. The roofs have a shallow pitch.

Statement of Significance

HERITAGE CITATION REPORT

What is Significant?

Dookie College is significant. It is the oldest agricultural college in Victoria and the second oldest in Australia. Significant features includes the pastoral setting, the layout of the buildings, Dormitories D, E & F, the Gavin Gibson Memorial Laboratory, the Library, the main building, the free standing housing accommodation and the Winery building.

How is it Significant?

Dookie College is of state cultural heritage significance and it is of local cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic and social significance as it is the oldest agricultural college in Victoria and the second oldest in Australia. HERCON criteria A & G

The campus through its range of buildings, constructed at different periods, is of historic significance as it provides tangible physical evidence of the evolution of educational philosophies and the importance of agriculture to the state and region. The buildings and layout of the campus also demonstrate the changing nature of demand for this type of educational facility. HERCON criterion A

The campus is of aesthetic significance for the overall physical presence of the campus in the landscape. The diversity of building types and their different architectural styling contributes to its aesthetic and architectural significance. HERCON criterion E

Dormitories D, E and F at Dookie Agricultural College are of historic and aesthetic significance. Erected 1907, they demonstrate the major expansion of campus facilities undertaken at that time. Aesthetically the buildings are individually undistinguished but collectively they form a group which makes an important contribution to the aesthetic and historic fabric of the college. HERCON criteria A & E

The Gavin Gibson Memorial Laboratory at Dookie College is of local historical and aesthetic significance. Erected in 1938, it demonstrates the increasing importance of scientific studies in the college curriculum during that period. Aesthetically and architecturally it is a fine example of a substantially intact Moderne style building and typical of the work of Percy Everett, long serving and prolific PWD chief architect. HERCON criteria A & E

The Library at Dookie Agricultural College is of historic and aesthetic significance. Erected in 1907, it demonstrates the major expansion of campus facilities undertaken at that time. Architecturally it is a fine, albeit altered, example of a Federation Free Style institutional building. HERCON criteria A & E

The Main Building is of historic and aesthetic significance. Erected in 1960 it demonstrates the major post-war development of the campus. Architecturally it is a representative example of post-War modern architecture. HERCON criteria A & D

The free standing houses are of architectural significance for their representative utilitarian modernist architectural character. They are of historic significance as they demonstrate an increased demand for agricultural educational services in association with the post war expansion of agriculture. HERCON criterion D

The Winery Building at Dookie College is of historic and aesthetic significance. Erected in 1896, it demonstrates the

HERITAGE CITATION REPORT

importance of winemaking industry in the early development of the district. It is of architectural significance as a substantially intact utilitarian building of the period and is rare as a purpose built structure for the study of viticulture. It is of technical significance for its capacity to demonstrate 19th and early 20th century winemaking techniques. HERCON criteria B, E & F

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	Yes All mature trees
Fences & Outbuildings	Yes MaIn building, Library, Dormitories D, E & F, the Gavin Gibson Memorial Laboratory, the Library, the free standing housing accommodation and the Winery building
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name	4180 Midland Highway GIRGARRE EAST	
Address	4180 Midland Highway GIRGARRE EAST	Significance Level Local
Place Type	Homestead Complex	
Citation Date	2014	

Recommended Heritage Protection	VHR No HI No PS Yes
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Architectural Style	Interwar Period (c.1919-c.1940)
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History and Historical Context

The Girgarre East-Stanhope area was part of the lands of the Ngurrailam peoples, bordering on those of the Kailtheban group of the Bangerang peoples to the north. From 1840 it was within the Wanalta pastoral run, then on the 1870 subdivision of the run, part of the Wanalta East station of William Winter-Irving, which was cancelled in 1876. The squatting runs of the four Winter brothers had covered much of the western Goulburn Valley in the late 1860s and early 1870s, and each brother was able to amass a sizeable acreage of freehold land by such means as the auction system, which was biased towards the squatters, and dummying. William Winter-Irving (he had changed his name by deed poll in the UK to incorporate his mother's maiden name) constructed his first mansion, Stanhope, in 1867.

Selectors moved in on the Wanalta runs under both the 1865 and 1869 Land Acts, but largely after the 1869 Land Act, the 'selection before survey' Act which, by counting rents paid towards the final payment, finally succeeded in the State's aim of 'putting the small man on the land'.

Thomas Black was granted his licence to the 320 acres [129.5 ha] of Allotment 57, Parish of Girgarre East, County of Rodney, by the Land Board sitting at Echuca on 15 January 1874.[1] Black received freehold to the land, and became a successful grazier, producing fat lambs and sheep. A strong Methodist, he was a Trustee of the Cooma Methodist Church from 1876 to his death in June 1920.[2]

Hedley Charles Buzza, a farmer from Boosey, purchased the property from the Black family in 1928; it was now 349 acres [141 ha] due to the inclusion of a decommissioned 102nd Section Water Reserve in the north-east corner.[3] Records held by Buzza descendants show the deposit of £150 was paid on 1 March 1928, the balance four weeks later, on 30 March.[4] The family also at the same time purchased the adjoining Allotments 53 and 54 from the Lee family.[5]

On Allotment 57, the Buzzas inherited from the Black family 'an old brick house' on a stoney rise set a little way back from the Shepparton-Bendigo Road (now the Midland Highway), and Hedley Buzza decided to build afresh. The new dwelling was designed by the family and built in 1928 by Buzza with the aid of his brother Percy, the sons helping with the roof.[6] The pride descendants feel in the house is evidenced in the details that are part of family lore: 'It was modelled on a house in Rushworth that had a dining room with a long bay window. It was double brick all the way through. It was the first house with a terracotta tiled roof on the Shepparton to Bendigo Road.'[7]

The new house comprised a hall, living room, dining room, kitchen with a servery hatch to the dining room, three bedrooms, a walk-in pantry, and three separate verandahs. Ceilings were of fibrous plaster, the interior walls finished with hard plaster trowelled on to lathes. Family members disagree about whether the plasterer was brought from Melbourne or whether Brown's Plaster Works in Shepparton provided the skilled tradesman: Murray Buzza believes the latter, as Brown's were able to use their original mould for a cornice which needed repairing in late 1990s. The house had

HERITAGE CITATION REPORT

built-in wardrobes in the second bedroom, and the bathroom had up to date white tiles. The initial laundry was in the old brick home, but a new separate laundry was built, and the old handmade bricks later sold in the 1980s to Stanhope Apex Club. The toilet was outside until the 1970s. Prior to the house being built, a separate weatherboard sleepout had been built for the four sons.

The family gave the property the name 'Cresco Park', which was spelt out in the stained glass of the double entrance doors on the east, doors which were made onsite, it is reputed.[8]

The Buzza family ran the property as a cropping and sheep operation.[9] Clearly a progressive farmer, Hedley Buzza had in 1929 introduced to the area one of Dookie College's new wheat varieties, 'Dookie Delta'. It was successful, giving 'splendid and consistent returns', and proving, unlike other strains grown locally, not to be susceptible to rust.[10] By March 1939 Hedley Buzza was in a position to be able to purchase 1000 acres [404.5 ha] at Cobram for his sons, 'an outstanding property for which a great future is predicted'.[11]

Sons Bill (William Thomas) and Neil (Wallace Neil) were sportsmen much in demand in the area, 'two of the best [football] players in the Stanhope team and in the Kyabram Association.'[12] Bill was 'a big, heavy, but very active man who plays a good game in any position;' Neil was 'a nippy forward' who had famously played out two quarters of a match with a broken collar bone, kicking four of his team's twelve goals.[13]

From around 1951 the youngest son Neil ran the farm; Hedley Charles Buzza died in Coburg in 1957. Subsequently the property was operated by Neil's son Murray, in a family partnership, until August 2002, when it was sold after more than seven decades in the hands of the Buzza family.[14]

The house is largely intact. An early forge remains on the site, along with a well (underground tank) and a dog kennel on which the plasterer trialled a leaf pattern he was to use on the house of local man Bob Holschier in 1931.[15]

[1] *Riverine Herald*, 17 Jan 1874, p. 1

[2] WHBossence, *Kyabram Methodism*, Melbourne, 1974, p. 37

[3] All non-documentary information about the building of Cresco Park is from Murray Buzza and Val Maudsley nee Buzza, personal communication, various dates 2016.

[4] *Ibid.*

[5] *Ibid.*

[6] *Ibid.*

[7] *Ibid.*

[8] *Ibid.*

[9] *Australasian*, 26 October 1929, p. 37

[10] *Goulburn Valley Stock and Property Journal*, 13 February 1929, p. 3

[11] *Cobram Courier*, 8 March 1939, p. 3

[12] *Weekly Times*, 31 August 1935, p. 65

HERITAGE CITATION REPORT

[13] Ibid.

[14] Murray Buzza, personal communication, 16 April 2017

[15] Val Maudsley, personal communication, 16 April 2017

Statement of Significance

What is Significant?

The farmhouse at 4180 Midland Highway, Girgarre East is significant.

How is it Significant?

The farmhouse is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The farmhouse is of historic significance for its association with the Buzza family who were enterprising and successful farmers. In 1929 they introduced to the area one of Dookie College's new wheat varieties, 'Dookie Delta'. It was successful, primarily for being rust resistant. HERCON criterion A

The farmhouse is of aesthetic significance for its design. It was designed and built by the family. HERCON criterion D

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

Yes The early forge, the well and the dog kennel

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 65 Doyles Road GRAHAMVALE (Harris House)
Address 65 Doyles Road GRAHAMVALE **Significance Level** Local
Place Type Homestead Complex
Citation Date 2014



65 Doyles Road, Grahamvale

Recommended Heritage Protection VHR No HI No PS Yes

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

History and Historical Context

Grahamvale is a Closer Settlement district. The house at Grahamvale is representative of the type of house that was constructed during this period. It is also very similar to those houses constructed by the government at that time to encourage settlement.

References:

http://digital.slv.vic.gov.au/view/action/nmets.do?DOCCHOICE=764334.xml&dvs=1431598670640~581&locale=en_US&search_terms=&adjacency=&divType=&usePid1=true&usePid2=true

http://wiki.prov.vic.gov.au/index.php/Closer_Settlement_and_Soldier_Settlement_Land_Records

Description

HERITAGE CITATION REPORT

Physical Condition

Description

The Graham family house demonstrates many of the characteristics of regional housing from the early 20th century. It also is similar in scale and style to a number of houses that were constructed by the State Rivers and Water Supply Commission, although it is not a State Rivers and Water Supply house.

It is a timber house clad with weatherboards. It has a corrugated metal hipped and gable roof (Colorbond replacement) with gablets. The brick chimney has a corbelled finish.

The front facade is asymmetrical with a projecting gable front and recessed section with bullnose verandah. The projecting front has scalloped boards to the gable with timber brackets. There is a pair of timber sash windows with timber hoods. The recessed section has a front door with side and high lights. It is flanked on one side by a timber-framed sash window.

Statement of Significance

What is Significant?

The house at 65 Doyles Road, Grahamvale.

How is it Significant?

It is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic significance for its association with the agricultural development of Grahamvale.

It is of historic significance for its association with Closer Settlement. HERCON criterion A

It is of aesthetic significance as a good regional representative example of an Inter War house. HERCON criterion D

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

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HERITAGE CITATION REPORT

Name 197 Ford Road GRAHAMVALE (Hurlstone)
Address 197 Ford Road GRAHAMVALE **Significance Level** Local
Place Type Homestead Complex
Citation Date 2014



197 Ford Road, Grahamvale (Hurlstone)

**Recommended
Heritage Protection**

VHR No HI No PS Yes

Architectural Style

Federation/Edwardian Period
(1902-c.1918)

History and Historical Context

Hurlstone Homestead has ties with two important pioneering families of the Goulburn Valley, the Masons and the Fords, and with prominent Shepparton architect, JAK Clarke.

The house was built in 1900 by Asline Collett Mason, who with his brother Arthur Burdekin Mason had purchased a large tract of land from the original selector, their uncle, Edward Lightfoot. It was designed by the brother-in-law of the Masons, important regional architect, John Augustus Kenny Clarke, whose wife was a member of the Lightfoot family; Clarke had an adjoining orchard. At around this time the architect also designed Ivanhoe for AB Mason, and his own house, Nettlegoe (now known as Algeciras HERMES 156017). Clarke designed most of the notable buildings of Shepparton, including the Post Office (demolished), St Brendan's Catholic Church, Wesley Church, Scots Church Hall, the Shepparton Hotel, the grandstand at the Showgrounds, and a number of substantial houses, including The Pines (demolished, the residence of Thomas Swallow of Swallow and Ariell), Fairley Downs, Wanganui Homestead and Ambermere.

It is believed the final layout of Hurlstone Homestead occurred by accident. The north wing, originally a Shepparton Butter Factory cold-store (with charcoal-filled walls over a foot thick) was being relocated to the site by bullock dray when the dray became bogged; the cold-store was offloaded where it stood. The resulting gap required the construction of an additional wing to connect it to the rest of the house, creating a hallway more than 30 metres in length, and forming a central courtyard which is almost enclosed by the house.

HERITAGE CITATION REPORT

The Mason brothers were pioneers of irrigation, setting up an extensive private irrigation system pumping from the Goulburn River for their orchards and vineyards, which were the first large-scale plantings in the Shepparton area. Such was the success of their orchards that their properties were frequently visited by Ministers and parliamentarians, and vaunted as examples of the new intensive agriculture. This was despite the fact that being on the east of the Goulburn River, the area was not yet part of the much-publicised Government-sponsored Goulburn irrigation scheme based on the Goulburn Weir, which was then seeing the development of intensive orchards and vineyards west of the river at Ardmona (Victoria's first irrigation settlement) and other localities.

The Mason brothers sold their properties in 1903, one to HR Gillett, the other to E Leahy. After the properties were taken over in 1910 as part of a 3,200 acre tranche for Closer Settlement, the block on which Hurlstone was located was purchased by William and Susanna Ford, who gave the property its present name (important early Victorian colonist Peter Hurlstone was William Ford's maternal grandfather). William Ford and his father William were millers, and had leased Ralph's flour mill in Mooropna in 1880, and four years later purchased Swallow and Ariell's Shepparton mill, which they worked for 35 years; they bought the Dookie mill in 1902.

The Ford family had strong ties with the Wesleyan church, and it is possible that through this association, William met his future wife Susanna. Besides being a local preacher, William's community work extended to the fire brigade, participation in local government as a councillor with the Shire of Shepparton, trustee of the Water Board, and as one of the first elected directors of S.P.C. The family, members of which held responsible positions in health. They also owned a flour mill in education and the milk processing industry in the local area, was 'characterised by a healthy work ethic, involvement in the Methodist Church, and by a sustained involvement in community affairs' (*Early families of Shepparton and district: Book Two*), and made a significant contribution to the growth of Shepparton and district through the twentieth century.

After Susanna died in 1958, members of the Ford family continued to live at Hurlstone until 1977. It subsequently changed hands three times before being purchased in 1987 by its present owners, Margaret and Kerry Atley. The couple spent 20 years restoring the house and establishing five acres of gardens.

References

Ford, Myrtle L. *Flour Mills and Millers of the Goulburn Valley 1858-1980*, Shepparton, 1983

Shepparton Family History Group, *Early families of Shepparton and district: Book Two*, Shepparton 1998

Numurkah Leader, 10 April 1903, p. 4

The Age, 9 May 1910, p. 6

Benalla Standard, 10 May 1910, p. 3

Narromine News and Trangie Advocate, 17 September 1943, p. 3

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[https://www.pinterest.com/search/pins/?q=hurlstone+shepparton&rs=typed&term_meta\[\]=shepparton|type](https://www.pinterest.com/search/pins/?q=hurlstone+shepparton&rs=typed&term_meta[]=shepparton|type)
Accessed on 23 January 2016

<http://hurlstonehomestead.com.au/historical-timeline-of-victorias-heritage-hurlstone-homestead-manor-and-gardens-in-shepparton/> Accessed on 23 January 2016

HERITAGE CITATION REPORT

Description

Physical Description

Hurlstone is a large Federation-era homestead set in landscaped grounds with water features. A particular architectural feature of this homestead is the decorative gable roofs. The facades are dominated by steeply pitched gables and barge boards with highly decorative return verandahs. The verandahs all have a decorative timber fretwork with a timber frieze and stylised brackets. The picturesque roof line is complemented by the brick chimneys with cornices.

Statement of Significance

What is Significant?

The large Federation-era homestead with its extensive landscaped surrounds. The shed to the rear of the property contributes to the significance of the place.

How is it Significant?

It is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it significant?

It is of historic significance as it is representative of the intensification of settlement as a result of government policies. HERCON criterion A

It is of aesthetic significance for its scale and highly decorative architectural features. Of note are the gable roofs and surrounding verandahs. Its style is distinctive for the region. HERCON criteria E & B

Recommendations 2014

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Yes
No
Yes The two Sugar Gum Trees (<i>Eucalyptus cladocalyx</i>) that originally marked the entrance to Hurlstone in the mid-Twentieth Century located to the north of Ford Road and the Wisteria (<i>Wisteria sinensis</i>) to the front of the property.
Yes The shed to the rear contributes to the significance of the place.
Yes
Greater Shepparton Heritage Incorporated Plan
No

HERITAGE CITATION REPORT

Name	65 Grahamvale Road GRAHAMVALE	
Address	65 Grahamvale Road GRAHAMVALE	Significance Level Local
Place Type	Homestead Complex	
Citation Date	2014	

Recommended Heritage Protection	VHR No HI No PS Yes
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Architectural Style	Victorian Period (1851-1901)
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History and Historical Context

Thomas Swallow, the Port Melbourne biscuit manufacturer, selected Allotments 75A and 76A, comprising 319 [129] acres in the Parish of Shepparton, County of Moira, in the 1870s under the Land Act 1869, to grow wheat for his factory. Swallow had established his company (soon to become Swallow and Ariell) in 1854; he had set up Shepparton's second flour mill in 1876, and that year had built a substantial brick house, The Pines (now demolished), then the largest and most prestigious dwelling in Shepparton. In August 1882 he passed the lease of Allotments 75A and 76A to the partnership of his son William H Swallow and Edward W Lightfoot,[1] who were general merchants in Shepparton and Numurkah. The partners immediately paid out the lease, gaining freehold on 15 August 1882.[2]

The house at 65 Grahamvale Road, Grahamvale may have been constructed by William Swallow or Edward Lightfoot in the 1890s or in the first decade of the twentieth century, or it may have been built by the next owner, Samuel Wright, a 'Closer Settler.' Given the financial resources most settlers brought to their new allotments, the former is more likely.

In 1910 the first Closer Settlement Scheme in the Goulburn Valley, Settlement No.1, Grahamvale, was undertaken in this area. Elwood Mead, the American irrigation engineer who had recently become head of the statewide water authority (the State Rivers and Water Supply Commission, established in 1905), had convinced the state government that irrigation would only be a success with closer settlement and intensive use of the land and water. The East Goulburn Main Channel had reached the area north-east of Shepparton by 1910, bringing irrigation, and in line with Mead's approach, the Lands Purchase Board acquired three large holdings totaling 3250 acres [1315 ha], including Allotments 75A and 76A, and had channelled and subdivided this into 110 blocks. Thirty five were to be agricultural labourers' allotments of two [0.9 ha] to five acres [2 ha], with the balance ranging from 25 [10 ha] to 90 acres [36.5 ha].[3]

The land was described as

'...level land, known as box and pine country, even of surface and practically all commanded by the irrigation channels now under construction. The soil consists of red loam of a good depth, resting on a good red clay subsoil, well adapted for the growth of lucerne, fodders and fruits. The rainfall averages some 21 inches yearly, and there are a number of dams and tanks on various parts of the property. The existing fencing is in good order and condition, and the several homesteads are also in a good state of repair. Good roads run through the property and the surrounding districts. The

HERITAGE CITATION REPORT

main irrigation channel, which traverses the property, is now nearly completed, and the subsidiary channels to be constructed in the near future will place nearly every allotment under irrigable conditions. Plans of subdivision are now being prepared, and will be available in the course of a few days, and may then be obtained on application to the secretary of the Lands Purchase Board, Melbourne.[4]

Swallow and Lightfoot's allotment of 319 acres was divided into five smaller blocks, varying in size from 26 acres to 63 acres (Estate Allotments 25, 26, 27, 28, 28A) and a reconfigured 75A on the south, which the partners retained.

Allotments 28 and 28A, of 62 acres [25 ha], the location of this house, were purchased by Samuel Wright,[5] who possibly inherited one of the 'homesteads in a good state of repair.'

Settlers were initially involved in dairying, milking a small number of cows by hand, although most were totally inexperienced in farming; cream was sold to the Shepparton Butter Factory.[6] Dairying proved uneconomic, and most settlers turned to fruit-growing, amalgamating blocks to become more viable. Wright is listed in successive electoral rolls as 'farmer' (rather than 'fruitgrower'), and may have made a success of dairying or mixed farming.

The block, still of 62 acres, passed to Henry Charles Wright on 26 September 1938,[7] and subsequently to a sequence of owners. It seems to have been planted to fruit trees soon after it was relinquished by the Wright family.

The current condition of the dwelling is unclear.

[1] *Riverine Herald*, 28 August 1882, p. 3

[2] Plan, Parish of Shepparton, County of Moira, Department of Lands and Survey by J Noone, 20.8.1887 and 22.8.1887

[3] Sue Wallace, *Shepparton Shire Reflections 1879-1979*, Shepparton, 1979, p. 60

[4] *Leader*, 12 March 1910, p. 30

[5] Myrtle Ford, *Grahamvale Reunion 1911-1986*, Shepparton, 1986, p. 15

[6] Sue Wallace, op. cit., p. 36

[7] Title: Vol 6007 Fol 315

Description

Physical Description

HERITAGE CITATION REPORT

The homestead is a typical late Victorian homestead with a symmetrical facade and hipped roof.

Statement of Significance

What is Significant?

The homestead at 65 Grahamvale Road, Grahamvale is significant.

This includes all of the architectural features associated with its turn of the century architecture.

How is it Significant?

The homestead is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The homestead is of historic significance for its association with the Swallow biscuit manufacturers. This company eventually became a national biscuit brand.

It is of historic significance as it provides tangible physical evidence of the character of rural and regional development during the late 19th and early 20th century. The scale and design of the homestead contributes to an understanding of the extent of economic growth and prosperity of the region during this period. It assists in demonstrating the impact of the consolidation of farming and agricultural industries on the prosperity of the region and the impact of Closer Settlement policies.

As a group, homesteads, through their scale and design, contribute to an understanding of the extent of economic growth and success of particular agricultural districts. HERCON criterion A

The homestead is of aesthetic significance for its representative late Victorian vernacular architecture. HERCON criterion D

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name	133 Grahamvale Road GRAHAMVALE	
Address	133 Grahamvale Road GRAHAMVALE	Significance Level Local
Place Type	Homestead Complex	
Citation Date	2014	

Recommended Heritage Protection VHR No HI No PS Yes

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

History and Historical Context

Closer Settlement

The Grahamvale area was part of the lands of the Bangerang Aboriginal peoples, and subsequently located within the Pine Lodge squatting run of 43,000 acres [17,400 ha], which had been split off from the huge Arcadia run. The district, like much of the Goulburn Valley, was selected under the 1869 Land Act, with selectors arriving in the early 1870s.

As Victoria recovered from the effects of the 1890s depression, the demand for farming land increased. However, most land suitable for agriculture had already been selected or was part of a large pastoral estate. The Victorian Government became concerned about the loss of farmers to other colonies and attempted to stem the flood of farmers from Victoria and increase the numbers of those working the land by acquiring large estates and breaking them into small farms, in tandem with irrigation in areas such as the Goulburn Valley, where irrigated agriculture had developed progressively from 1886. Victorian irrigation had been revitalised by Elwood Mead, who as dynamic American Chairman from 1907 of the State Rivers and Water Supply Commission (SRWSC, known locally as 'the Water Commission') had seen that the secret of successful irrigation was closer settlement, the intensive use of land and water, and the compulsory annual payment of irrigation 'water rights' in all properties in the irrigation areas, whether or not water was available in a particular year. Closer Settlement Acts in 1909 and 1912 progressively gave the SRWSC full control of all land purchased for irrigated closer settlement, control reinforced and becoming permanent in the 1918 Act. The unified control of land and water advocated by Mead thus became effective and remained in force for all soldier and civilian settlement following World War 1.[1]

East of the Goulburn River, Closer Settlement began in 1910 with the offering of 110 allotments on the Shepparton Estate, 'Settlement No 1', at Grahamvale, to the north-east of Shepparton. The Closer Settlement Board purchased three large holdings, a total of 3200 acres [2509 hectares], and subdivided the land into allotments ranging from 2 acres [0.9 hectares] to 89 acres [36 hectares]. Concurrently the East Goulburn Main Channel from the Goulburn Weir had been completed, supplying irrigation water to the area. The first to settle were those who bought the old farm homesteads outright with 50 acres, one of the families being was that of W Ford, who purchased the homestead of E Lightfoot, an original selector. Initially used for dairying, most of the Grahamvale allotments later changed to irrigated fruit growing.

A school was opened in 1911 and at a suggestion in a pupil's essay, the name Grahamvale was given in 1911 as a compliment to the local parliamentary member, George Graham. The community established Presbyterian, Methodist and Anglican churches (1917-26). In 1939 the Polish family of Richard Pratt, who was to become Chairman of the international manufacturing and recycling company Visy Board, settled on a fruit block, the experience of Pratt senior with fruit packing and the local cannery leading to a partnership in 1948 in manufacturing corrugated cardboard cartons

HERITAGE CITATION REPORT

and the company that became Visy. Richard Pratt (1934-2009) attended Grahamvale primary school from 1940-45. In recent years the population of Grahamvale has been boosted by a rural/residential housing estate.

[1] Sue Wallace, *Shepparton Shire Reflections 1879-1979*, Shepparton, 1979, p. 60

[2] WS James, *History of Shepparton 1838-1938*, Shepparton, 1938, p. 33-35.

[3] Ibid.

Description

Physical Description

Its architecture is representative of the period and the region. This includes the asymmetry of the facade, with the entrance doorway to the side. The tiled roof falls in one line, albeit with a slight break in the slope at the point of the pitching of the verandah. Like many buildings of this period and scale the external walls are distinguished by a dado height of weatherboards with the remaining walls clad with a pressed fibre sheet. The timber verandah posts have a typical timber bracket design for the period.

Statement of Significance

What is Significant?

The homestead at 133 Grahamvale Road, Grahamvale is significant.

This includes all of the architectural features associated with its period of construction.

How is it Significant?

The homestead is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The homestead is of historic significance as it provides tangible physical evidence of the character of rural and regional development during the early 20th century. The scale and design of the homestead contributes to an understanding of the extent of economic growth and prosperity of the region during this period. It assists in demonstrating the impact of the consolidation of farming and agricultural industries on the prosperity of the region and the impact of Closer Settlement policies.

As a group, homesteads, through their scale and design, contribute to an understanding of the extent of economic growth and success of particular agricultural districts. HERCON criterion A

The homestead is a good representative example for this region of an early 20th century homestead. HERCON criterion D

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name Radio Australia
Address 490 Verney Road GRAHAMVALE **Significance Level** Local
Place Type Television or Radio Mast /Tower
Citation Date 2011



Radio Australia

Recommended Heritage Protection VHR Yes HI No PS Yes

History and Historical Context

The first scheduled international shortwave broadcasts from Australia commenced on 20 December 1939. These were low power services transmitted from the Lyndhurst Transmitting site - which was located just of Melbourne. The service was known at that time as 'Australia Calling.'

The outbreak of World War II meant that there was a need to improve overseas broadcasting. Following discussions between the British and Australian Governments in 1941 it was decided to establish a powerful radio station which would be capable of broadcasting to any country in the world and would assist in maintaining an Allied world range service in Asia and the Pacific.

Shepparton was chosen as the site because of the surrounding flat terrain as this was required for overseas broadcasting and strategically the location was appropriate as it provided maximum security from enemy attack. The location would have a minimum obstruction to military and civil aviation. There was also a reliable electricity & water supply, other services and facilities and a nearby town.

The Postmaster-Generals Department designed and constructed and operated the station and in May 1944 the first unit

HERITAGE CITATION REPORT

the 50 kilowatt transmitter started broadcasting and provided programming for the overseas forces. The programming provided an effective counter to Radio Tokyo.

In 1944 the service changed its name to Radio Australia. The types of programs varied with music, news, learning English by radio and information programs about Australia, its people and character. Broadcasts were in at least 9 languages. The actual programs were produced and presented from the Radio Australia studios at East Burwood in Melbourne and transmitted overseas via the Shepparton transmitters.

The Shepparton station was a leader in shortwave broadcasting and carried all international services up until 1968 and continued to carry the majority of services after the destruction of the Darwin Site in 1974 (Cyclone Tracy). This continued up to 1981.

The Shepparton site has been associated with a number of important events :

. It was used to bounce signals from the moon during the 1950s

. Broadcasting of the Olympic Games in 1956

. It played an important role in providing information about Australia during the post war immigration promotions (1940s/1950s). These were called Direct Immigration Programmes to Europe. The inaugural broadcast occurred on 4 October 1948.

Description

Physical Description

The place is located within a large cleared area. There are a number of transmitters and a plain face red brick building.

Statement of Significance

What is Significant?

The transmitting station and any physical fabric dating from the 1940s.

How is it Significant?

The Radio Australia transmitting station is of historic and technical significance to the State of Victoria and the City of Greater Shepparton. [Criteria A & F]

Why is it significant?

The station was used during the Second World War to provide programs to the troops as well as to provide counter propaganda to Radio Tokyo. It was used to transmit information to encourage post war migration during the 1940s/1950s. The transmitting station continues to provide a service to Asia and the Pacific.

The place known as Radio Australia is of historic significance as it was the main overseas transmitting station during World War II and it was capable of broadcasting to any country in the world.

HERITAGE CITATION REPORT

The Shepparton station was a leader in shortwave broadcasting and carried all international services up until 1968 and continued to carry the majority of services after the destruction of the Darwin Site in 1974 (Cyclone Tracy). This continued up to 1981.

The Shepparton site has been associated with a number of important events :

- . It was used to bounce signals from the moon during the 1950s
- . Broadcasting of the Olympic Games in 1956

Recommendations 2011

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

Yes Transmitters and brick building

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

-

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 720 Girgarre East Road HARSTON (Ravenstone)
Address 720 Girgarre East Road HARSTON **Significance Level** Local
Place Type Homestead Complex
Citation Date 2014



720 Girgarre East Road, Harston (Ravenstone)

Recommended Heritage Protection VHR No HI No PS Yes

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

History and Historical Context

The Harston area was part of the lands of the Ngurrailam peoples, and subsequently within the huge Toolamba pastoral run, which the last pastoral tenant, James Winter, forfeited in 1877, having amassed freehold land amounting to around 26,000 acres [10522 ha], and created 'Dhurringile' (VHR H1554), his imposing Italianate mansion in 1876-77.

Selectors moved in on the Toolamba run largely following the 1869 Land Act, the 'selection before survey' Act which, by allowing rents paid to be counted towards the final payment, finally succeeded in the State's aim of 'putting the small man on the land'. The initial wheatgrowing and sheep grazing gave way to some dairying after the advent of irrigation in the late 1880s; dairying predominated after World War 2, and more recently milk production, cropping, sheep grazing and beef production have assumed equal importance. The Harston locality has never boasted a township; a World War 2 Memorial Hall, primary school, and former Presbyterian Church exist in scattered locations.

HERITAGE CITATION REPORT

George Manning selected Allotment 72, Parish of Toolamba West in 1872; the 320 acres, half a square mile block, was the maximum allowed under the Act. His widow, Mary Ann Rice Manning, nee Staner, received the Crown Grant as Administratrix on 24 November 1882, Manning having died in 1881. The property was then farmed by the couple's son Victor, to whom it passed in June 1900. A progressive farmer and community leader, he sold to Thomas Crawford on 5 March 1924. Nothing remains of George Manning's original buildings.

Thomas Crawford was one of the eleven children of well-known and successful pioneering Tatura selector Andrew Crawford, and the property was in fact the latter's gift to his son. Andrew Crawford had amassed a deal of land, and, determined to set up his sons on properties, gave 320 acres to each son and to some daughters. George received Fenton Hall at Harston, Andrew Woodlands at Tatura, and other sons properties at Harston, Tatura and Hendersyde. Thomas Crawford built the current house the year he gained the property. He farmed until his death in 1967. The property is still run by descendants of the wider Crawford family; the house is largely as originally built, and upkeep has been consistent.

References:

Brian Williams, notes and personal communication, 22 April 2015 et al

Titles: Vol 1433 Fol 286527; Vol 2766 Fol 553118; Vol 4826 Fol 965148

Plan, Parish of Toolamba West

James G Crawford, 'My Life', n.d., held by Tatura Historical Society

John Lawry, *The 'Fenton Hall' Story 1903-2003*, Shepparton 2007

Bev Clement, 'Life History of Rebecca Crawford', 1994, held by Tatura Historical Society

Description

Physical Condition

Ravenstone is a good representative example of a Federation/Edwardian period homestead for the region.

The homestead is a timber homestead with a large hipped roof with a gablet vent at the apex of the roof. The roof falls in a straight line to create a verandah. The plan form reflects typical early 20th century planning for the region. The bulk of the building is essentially a rectangle with a large roof and there is a small projecting gable to the front. The gable has decorative timber strapping and timber finial. The windows are paired timber-framed sash windows with a straight profile timber hood (with corrugated metal cladding). The front door is under the verandah and is flanked by the same paired window style as found on the gable section. There is a tall and slender chimney to the rear.

The large roof can be said to be a regional concession to the climate as it provides some insulation from the heat. This homestead is an archetype for the period and region.

HERITAGE CITATION REPORT

Statement of Significance

What is Significant?

Ravenstone homestead at 720 Girgarre East Road, Harston is significant.

How is it Significant?

Ravenstone is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

Ravenstone is of historic significance as it provides tangible physical evidence of the character of rural and regional development during the late 19th and early 20th century. The scale and design of the homestead contributes to an understanding of the extent of economic growth and prosperity of the region during this period. It assists in demonstrating the impact of the consolidation of farming and agricultural industries on the prosperity of the region.

As a group, homesteads, through their scale and design, contribute to an understanding of the extent of economic growth and success of particular agricultural districts. HERCON criterion A

Ravenstone is of aesthetic significance for its early 20th century architecture. It demonstrates a restrained Edwardian expression. This can be found in the design of the gable with its timber strapping and finial and the timber framed paired windows.

This homestead is a regional vernacular archetype of the Edwardian style. The large hipped roof and low verandah have been designed as a climatic response and provide the regional variation for this style. HERCON criterion D

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name Memorial Hall
Address 125 Harston Road HARSTON **Significance Level** B
Place Type Hall, Club/Hall, Social
Citation Date 2004



Memorial Hall

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Proposals to erect a hall in Harston were first made in 1937, but did not eventuate until after World War Two. An acre of land was donated by J A Stephenson and the hall was officially opened on 10 November 1947. The hall building itself was a former internment camp hut and the supper room was another smaller hut acquired from Camp No. 1. The adjacent tennis court was constructed in 1948.

References

W H Bossence, *Tatura and the Shire of Rodney*.

Identified By

SOMA Design Partnership, June 2001

Relevant Historical Australian Themes

Thematic Environmental History

11.0 Recreation & Leisure

Description

Physical Description

The Harston Memorial Hall, Harston Road, Harston, is a single-storey building of timber-framed construction with corrugated galvanised steel wall cladding above a weatherboard plinth. It comprises a main hall with annexe, each with a gabled corrugated cement sheet clad roof with paired exposed rafters to the eaves soffits. The two buildings are connected by a later timber-framed linking structure. Abutting the east end of the annexe is a skillion roofed wing which is possibly a later addition. The symmetrical north facade of the main hall contains a V-jointed boarded ledged and braced door.

Physical Condition

FAIR

Intactness

GOOD

Australian Heritage Commission Criteria

Australian Heritage Commission

4.5 Making towns to serve rural Australia

8.1 Organising recreation

Statement of Significance

HERITAGE CITATION REPORT

The Harston Memorial Hall, Harston Road, Harston, is of local historic and social significance. Erected in 1947 from former internment camp huts, the hall is rare as a known surviving example of such buildings and their re-use. The hall has operated as a focus for local community social life and recreation for over 55 years.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. It is preferable, from a heritage perspective, that the building continues its public/community function . Maintain unpainted finish to corrugated galvanised steel wall cladding . Replace roofing with corrugated galvanised steel . Reconstruct doors, west elevation . Investigate the original external paint colours

DRAFT

HERITAGE CITATION REPORT

Name	310 Heath Road HARSTON (Atherstone)	
Address	310 Heath Road HARSTON	Significance Level Local
Place Type	Homestead building	
Citation Date	2014	

Recommended Heritage Protection	VHR No HI No PS Yes
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Architectural Style	Victorian Period (1851-1901)
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History and Historical Context

The Harston area was part of the lands of the Ngurraillam peoples, subsequently being situated within the huge Toolamba pastoral run, which the last pastoral tenant, James Winter, forfeited in 1877, having amassed freehold land amounting to around 26,000 acres [10522 ha], and creating 'Dhurringile' (VHR H1554), his imposing Italianate mansion, in 1876-77.

Selectors largely moved in on the Toolamba run following the 1869 Land Act, the 'selection before survey' Act which, by allowing rents paid to be counted towards the final payment, at last succeeded in the State's aim of 'putting the small man on the land'. The initial wheatgrowing and sheep grazing gave way to some dairying after the advent of irrigation in the late 1880s; dairying predominated after World War 2, and more recently milk production, cropping, sheep grazing and beef production have assumed equal importance. The Harston locality has never boasted a township; a World War 2 Memorial Hall, primary school, and former Presbyterian Church exist in scattered locations.

John Donaldson of Avenel 'pegged out' the 315 acres [127.5 ha], later found to be 314 acres, which comprised Allotment 8, Section A, Parish of Girgarre East, on 18 August 1873, applying for the licence under the 1869 Land Act at the Land Board at Rushworth on 6 September. Donaldson, unusually for a selector, owned freehold land, 52 acres [21 ha] back at Avenel, which he leased out for grazing. The licence for the Harston allotment was unsuccessfully challenged after it was granted on 20 March 1874, the challenge made, also unusually, by a woman, Ellen McAdie of Glenrowan, who believed she had selected the same allotment. Donaldson received his lease on 20 March 1877. As revealed in his lease application, he was obviously a person of some means, and had achieved much in the first three years, including 146 chains of post, rail and three wire fencing, the materials for which required capital, unlike the ubiquitous chock and log fence which selectors could create by simply using their felled trees. Fifty-eight acres [23.5 ha] were planted in wheat and barley, and he had erected a weatherboard house (2ft x 19 ft x 9 ft or 7.6m x 5.8m x 2.7m) with an iron roof and verandah (of 'soft and hard wood'), and a separate kitchen (20 ft x 12 ft x 9 ft or 6.1m x 3.7m x 3.7m) of hardwood. Only one fifth of selectors in the Parish of Girgarre East could afford to build their first dwelling of weatherboard; just over half of the first dwellings in the Parish were of log construction, 'log cabins' similar to those typical of the America frontier. Donaldson received the Crown Grant on 19 October 1883.

John Donaldson became a well-known and successful grazier in the district, extending his property by purchasing the 106

HERITAGE CITATION REPORT

acre [42.9 ha] adjoining selection, Allotment 12, Section A, in October 1892. He produced good quality fat lambs and sheep (crossbred, comeback and Merino), cropped some years, and was known for his draught horses. He was a member of the Committee of the Tatura and Goulburn Valley Agricultural Society, President in 1894, and a sometime judge of grain and draught horse categories at the annual Show. With his family, he was highly involved in the Springvale (also known as Girgarre East) Presbyterian Church (HO19 and Hermes No 156143), hosting two hundred children at the 'sabbath school picnic' of 1889 (Sunday School picnics in many country areas were traditionally open to children of all local denominations).

Atherstone homestead was built by John Donaldson prior to November 1899, at which time it was described in the sale notice as a 'large brick house, with detached brick kitchen, dairy [probably a dairy coolroom], cellar'. Donaldson had purchased a large property at Temora in NSW. His Harston farm, now enlarged to 661 acres [267.5 ha], was described as 'splendid agricultural freehold...[with] most perfect improvements, valuable and highly-improved property, divided into 10 paddocks by sheep-proof fencing', with 'barn, stable and all other complete improvements' and with one of the main irrigation channels running 'on high ground right through the property, making the irrigation of it most convenient. a really first-class, sound property'. Allowing for real estate hyperbole, the property was nevertheless clearly of high quality. This was evidenced by the clearing sale in February 1901, 'one of the most successful clearing sales held in the district'; it was attended by nearly five hundred farmers, and there was 'brisk demand for all description of stock, machinery and farm implements.' Many of the brood mares, with foals at foot, sold for up to £50. The *Age* reported on 3 December 1900 that the homestead block of 420 acres [170 ha] had been purchased by Edward Baldwin, a Kyneton grocer, at £9.5.0 per acre, and the further 240 acres [97.1 ha] sold at £5.4.0 per acre to an established local farmer, D Collie; the title shows the transfer date as 3 March 1903, the property possibly being leased for the intervening period.

Edward Baldwin's son, Arthur Begg Baldwin, ran the property from at least mid 1902; his brother Menzies also had a farm in the area, possibly similarly purchased by their father. Soon on arrival in the district, in September 1902 and aged around 35, AB Baldwin undertook classes conducted by the Department of Agriculture at Tatura under the auspices of the local Agricultural Society, a 'short course of instruction to farmers' sons in chemistry, botany, and agriculture [held] during the interval between seed time and harvest time'. He gained overall top place across the three venues where the classes had been run (Tatura, where 67 attended, Charlton and Bacchus Marsh), thus gaining the gold medal offered by the Australian Natives' Association (ANA). On the property he continued Donaldson's concentration on the production on fat lambs and sheep.

AB Baldwin was a progressive farmer, and also, unusually, involved himself in agricultural issues at a state and even national level. He had entered enthusiastically into irrigated agriculture, in December 1902 forwarding to the *Australasian* newspaper photographs he had taken of how irrigated cropping for hay was carried out on his property and of the successful result, lauding irrigation. At the 1907 Conference of the Victorian Chamber of Agriculture ('the farmers' parliament'), which was attended by the Lieut-Governor and the state Minister for Agriculture, Baldwin on 27 June gave a 'lengthy paper' on irrigation, 'reviewing the Water Act 1905, then reviewing at length all the great irrigation works of the world', and criticising the high new rates to be introduced for farms in irrigation areas. In this address Baldwin presciently pointed to the inevitability of the rise of dairying on irrigated farms. His choice of topic was of the moment, as irrigation was 'in the air' at this time, with great hopes held for a rejuvenation of the sector due to the recent appointment of a dynamic new Chairman of the State Rivers and Water Supply Commission (SRWSC), the American expert Elwood Mead. Baldwin attended the annual Conference again in 1914 (this event, also opened by the Governor, was attended by the Prime Minister, Joseph Cook), and probably many other such conferences: these were prestigious events.

HERITAGE CITATION REPORT

Baldwin also entered the heated national debate on tariffs applied to imported USA harvesters, tariffs which HV McKay and other local manufacturers had been urging should be a considerably increased. In a letter to the editor on Boxing Day 1905, Baldwin alluded to the inevitable higher costs to farmers and commented: 'We have had a surfeit of the views of the manufacturers, their agents and the employees, and the political agitators of the Trades-hall, but very little of the views of the farmers, who would suffer most of all. As a farmer I know that we are a class slow to move politically, almost criminally negligent of own interests...'

AB Baldwin was involved in the public life of the local community. He supported the local school, and was guest speaker at such events as the opening of the new school building in 1914 and Empire Day in 1915; he gave a lecture on 'useful local birds' to the pupils in 1910. He was also Scoutmaster of the First Harston Scout Troop, and involved in the Tatura Agricultural Society.

The property passed to him on 4 June 1925, some time after the death of his father. AB Baldwin and his wife left Harston in early 1929, 'greatly missed as for years they have taken an active part in the public life of the district'. Retiring to Mornington, they named their new house Atherstone, this indicating that it was most likely the Baldwin family which had so named the Harston house and property.

Subsequent owners have retained the original 'large brick house' substantially as it was built by John Donaldson.

References:

Selection file for John Donaldson (PROV)

Anne Tyson, 'A survey of building materials employed in the earliest buildings of the selectors in the Parish of Girgarre East in the Goulburn Valley region of Victoria, 2001'.

Titles: Vol 1519 Fol 303692; Vol 2480 Fol 803; Vol 2919 Fol 583682; Vol 5002 Fol 1000390

Weekly Times, 10 February 1894, p. 26

Kyabram Union, 27 September 1889, p. 2

Australasian, 11 November 1899, p. 3

Age, 3 December 1900, p. 6

Weekly Times, 9 February 1901, p. 39

Weekly Times, 14 February 1903, p. 38

HERITAGE CITATION REPORT

Australasian, 27 December 1902, p.27

Argus, 26 December 1905, p. 7

Weekly Times, 29 June 1907, p. 33

Australasian, 6 July 1907, p. 7

Kyabram Guardian, 22 September 1914, p. 3

Kyabram Guardian, 1 June 1915, p. 4

Weekly Times, 26 November 1910, p. 47

Weekly Times, 24 January 1914, p. 8

St Arnaud Mercury, 4 July 1914, page 2

The Countryman, 1 March 1929, p. 6

Description

Physical Description

A late Victorian-era brick and timber vernacular styled homestead with a symmetrical facade. The central front door has side lights and high lights. The front door is flanked on either side by sash windows with side lights. The chimneys have brick corbelling.

There are a number of metal clad outbuildings associated with this farmstead.

Statement of Significance

What is Significant?

The homestead at 310 Heath Road, Harston and its immediate setting is significant.

This includes all of the architectural features associated with its late Victorian architecture.

How is it Significant?

It is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

HERITAGE CITATION REPORT

Why is it Significant?

The homestead is of historic significance as it provides tangible physical evidence of the character of rural and regional development during the late 19th and early 20th century. The scale and design of the homestead contributes to an understanding of the extent of economic growth and prosperity of the region during this period. It assists in demonstrating the impact of the consolidation of farming and agricultural industries on the prosperity of the region.

As a group, homesteads, through their scale and design, contribute to an understanding of the extent of economic growth and success of particular agricultural districts. HERCON criterion A

It is of aesthetic significance for its late Victorian vernacular architecture. HERCON criterion D

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name Former Springvale-Girgarre East Presbyterian Church
Address 915 Springvale Road HARSTON **Significance Level** B
Place Type Church
Citation Date 2004



Former Church

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The first church in the locality was erected in 1874, on a corner of the 'Springvale' property; it was originally a non-denominational church funded by public subscription. Prominent local farmer, George Collie, purchased 'Springvale' in 1881 and the building continued to be used by all denominations.

Collie donated the building and an acre of land in 1891 to the Springvale Presbyterian Church, Harston, otherwise known as the Harston Presbyterian Church. The original church was replaced with a new church in 1901 at a cost of £381, and new pews were also purchased around this time. The Right Reverend J C Johnstone dedicated the building on 24 March 1902. During the 1950s a number of memorial stained glass windows were installed. A rear porch, toilet block and a freestanding brick Sunday School classroom (1962) were later added. The church was closed in 2003 and its sale is currently proposed. Four memorial windows from the church were removed and installed in an addition to St Andrew's Presbyterian Church, Tatura.

References

W H Bossence, *Tatura and the Shire of Rodney*, pp. 70-72.

Identified By

HERITAGE CITATION REPORT

SOMA Design Partnership, June 2001

Relevant Historical Australian Themes

Thematic Environmental History

10.0 Worshipping

Description

Physical Description

The former Springvale-Girgarre East Presbyterian Church, Harston, is small red face red brick church comprising nave, projecting front entry porch and vestry to the rear. The nave and porch have parapeted gabled roofs clad in corrugated galvanised steel with steel ridge ventilators and parapets with rendered copings and cross finials. The main gable end features a pair of lancet openings. The porch contains a central pair of non-original entrance doors, around which the brickwork is tuckpointed, and a single lancet opening in each side containing diapered leadlight. All walls are buttressed and feature prominent horizontal bandings and regular fenestration of lancet timber-framed leadlight windows. Bandings, dressings, hood mouldings and copings have a rendered (overpainted) finish. The church has been altered by the construction of a steel framed porch at the rear, a freestanding c.1960s brick Sunday School building and later brick toilet block. The property is fenced along the road by an early post and wire fence with a section of early timber pickets flanking a non-original gate.

Physical Condition

GOOD

Intactness

GOOD

Australian Heritage Commission Criteria

Australian Heritage Commission

8.6 Worshipping

9.7 Mourning the dead

HERITAGE CITATION REPORT

Statement of Significance

The former Springvale-Girgarre East Presbyterian Church, Harston is of local historic and aesthetic significance. The present building, constructed in 1901, was a centre for Presbyterian worship and activity for over 100 years up until its recent closure. Aesthetically, the church is a good and intact example of a rural brick church, of which there are many examples in the municipality.

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	Yes All mature trees.
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

Other Recommendations

. Reconstruct entrance doors, remove window security screens and clean rust from sills . Retain original unpainted finish to face brickwork and otherwise investigate original paint colours elsewhere . The later rear porch, WC block and Sunday School classroom can be retained or demolished as required.

HERITAGE CITATION REPORT

Name 810 Karramomus Road KARRAMOMUS (Grandview)
Address 810 Karramomus Road KARRAMOMUS **Significance Level** Local
Place Type Homestead Complex
Citation Date 2014

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

Grand View was built by Karramomus pioneer and respected district figure William Sayers.

William Sayers had arrived in the newly opened Karramomus locality in 1873,[1] selecting the 99 acres [40 ha] of Allotment 15 of Section B, Parish of Karramomus, County of Moira.[2] By 1902 he had amassed 813 acres, consisting of the initial selection and Allotments 16, 16A, 17, 18 and 19,[3] receiving the Crown Grant for Allotment 19, on which Grand View is located, on 8 June 1892.[4]

Sayers, born at Werribee, was initially a sheep grazier (Merinos and crossbreds) and remained so, very successfully, although he was also involved in dairying in the 1890s, possibly encouraged by the opening of the Arcadia creamery in the neighbouring locality.[5] As was the custom in dairying at this time, Sayers raised pigs on the skim milk,[6] which was returned from the creamery.

A central figure in the widely spread Karramomus/Kialla community, he was also well-known in Shepparton and Euroa. He was elected as one of five members to the first Board of the Karramomus North School, and subsequently as Chairman of the Committee which replaced it. He was the genial MC of many local events, and in his last year at Karramomus he was appointed vice-chairman of the Tamleugh and Karramomus Fire Brigade.[7]

From the 1890s he was highly involved in the Shepparton Agricultural Society, a steward or judge at its annual Show, and President in 1912. In July 1894 thirty-nine ratepayers had petitioned him in the local newspaper to stand for Council[8], and he was a Councillor of the Euroa Shire for nine years, including a stint as President. A trustee of the Kialla Cemetery, he was also one of the directors of the Kialla West Public Hall, and Chairman of that body for three years.[9]

By 1922 he was the only one of the initial Karramomus selectors remaining in the district, as was noted on his departure

HERITAGE CITATION REPORT

for retirement in the city in mid 1922. The *Shepparton Advertiser* also lauded his wide circle of friends, his 'fine genial nature and other good qualities,' that he had always been a favorite, and that 'no matter which society or organisation he joined he seemed to reach the top position in good time.'^[10]

After a clearing sale on 16 March 1922,^[11] Sayers sold to William Church of Katandra,^[12] who in turn passed the property to Ernest William Dodson, an Arcadia farmer in May 1925.^[13] It remained in the Dodson family until April 1994.^[14]

Four Nissan huts are located on the property.

[1] *Shepparton Advertiser*, 4 December 1891, p. 7

[2] Plan, Parish of Karramomus 1902

[3] Ibid.

[4] Title: Vol 2368 Fol 576

[5] *Euroa Advertiser*, 4 December 1891, p. 7

[6] *Weekly Times*, 5 November 1892, p. 26

[7] *Shepparton Advertiser*, op.cit.

[8] *Euroa Advertiser*, 20 July 1925, p.3

[9] *Shepparton Advertiser*, op.cit.

[10] *Shepparton Advertiser*, op.cit.

[11] *Goulburn Valley Stock and Property Journal*, 1 February 1922, p. 2

[12] Ibid.

[13] Ibid.

[14] Ibid.

Description

Physical Description

This homestead is a good representative example of a mid to late Victorian homestead. It is representative for the region

HERITAGE CITATION REPORT

and the period. It has a hipped roof with return verandah.

Statement of Significance

What is Significant?

The large Victorian homestead at 810 Karramomus Road, Karramomus is significant.

This includes all of the architectural features associated with its Victorian architecture, such as the large hipped roof with brick chimneys, the encircling verandah and its verandah posts.

How is it Significant?

810 Karramomus Road, Karramomus is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The homestead is of significance as it provides tangible physical evidence of the character of rural and regional development during the late 19th century. The scale and design of the homestead contributes to an understanding of the extent of economic growth and prosperity of the region during this period. It assists in demonstrating the impact of the consolidation of farming and agricultural industries on the prosperity of the region.

As a group, homesteads, through their scale and design, contribute to an understanding of the extent of economic growth and success of particular agricultural districts. HERCON criterion A

It is of aesthetic significance for its representative architecture. Its relatively simple architecture largely relies on the Victorian vernacular which was ubiquitous within the region during this period. HERCON criterion D

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name	1000 Karramomus Road KARRAMOMUS	
Address	1000 Karramomus Road KARRAMOMUS	Significance Level Local
Place Type	Homestead Complex	
Citation Date	2014	

Recommended Heritage Protection	VHR No HI No PS Yes
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Architectural Style	Victorian Period (1851-1901)
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History and Historical Context

The house known at one time as Ladybank was built by John Hamilton, an early settler in the Karramomus locality.

John Hamilton gained freehold of Allotment 7, Section B, Parish of Karramomus, County of Moira along with Allotment 21 across the road, a total of 320 acres [129.5 ha], on 12 February 1897.[1] He had been residing at Karramomus since at least 1882, when he had received the lease concurrently with Henry Hamilton (doubtless a brother or cousin) on the adjoining property:[2] the Hamiltons probably selected under the Land Act 1969.

Hamilton, like his neighbour William Sayers, was a very successful sheep grazier, concentrating on Merinos and crossbreds, for both meat and wool.[3] He and his family supported local causes, particularly the Tamleugh and Karramomus branch of the Red Cross, functions for which they held at Ladybank.[4] He was made a Life Governor of the Mooroopna Hospital in 1927.[5]

John Hamilton died on 9 December 1933, and Allotment 7 and adjoining land passed to his two unmarried daughters, Annie and Muriel, on 17 July 1934:[6] possibly their brother Thomas, who had inherited Allotment 21, farmed it.

After around ninety years, the property left Hamilton family hands in November 1969, acquired by John Lachlan Duncan. It was purchased by Ivan McCarthy in April 1985.[7]

[1] Title: Vol 2651 Fol 146

[2] *Riverine Herald*, 10 April 1882, p. 3

[3] *Age*, 12 November 1913, p. 18; *Goulburn Valley Stock and Property Journal*, 21 December 1932, p. 2

[4] *Goulburn Valley Stock and Property Journal*, 28 May 1917, p. 3

HERITAGE CITATION REPORT

[5] *Shepparton Advertiser*, 25 August 1827, p.2

[6] Title: Vol 5915 Fol 888

[7] Ibid.

Description

Physical Description

Its relatively simple architecture largely relies on the Victorian vernacular which was ubiquitous within the region during this period. It is characterised by the hipped roof, the return verandah and largely symmetrical facade.

Statement of Significance

What is Significant?

The large Victorian homestead at 1000 Karramomus Road, Karramomus is significant.

This includes all of the architectural features associated with the late Victorian period, such as - the hipped roof with brick chimneys, the return bullnosed verandah with its timber verandah posts and the decorative timber fascias and brackets.

DRAFT

How is it Significant?

1000 Karramomus Road, Karramomus is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic significance as it provides tangible physical evidence of the character of rural and regional development during the late 19th century. The scale and design of the homestead contributes to an understanding of the extent of economic growth and prosperity of the region during this period. It assists in demonstrating the impact of the consolidation of farming and agricultural industries on the prosperity of the region.

As a group, homesteads, through their scale and design, contribute to an understanding of the extent of economic growth and success of particular agricultural districts. HERCON criterion A

It is of aesthetic significance for its representative architecture. Its relatively simple architecture largely relies on the Victorian vernacular which was ubiquitous within the region during this period. HERCON criterion D

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 1035 Karramomus Road KARRAMOMUS
Address 1035 Karramomus Road KARRAMOMUS **Significance Level** Local
Place Type Homestead Complex
Citation Date 2014



1035 Karramomus Road, Karramomus

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

John E Byass selected the 318 acres [128.5 ha] of Allotment 19 of Section A, Parish of Karramomus, County of Moira, in late 1876, which he extended to 950 acres [384.5 ha].[1] Unlike other local families such as the Sayers and the Hamiltons who remained on their original (often extended) holdings for many decades, up to a century in some cases, Byass remained here only until 1885, when he purchased the auctioneering business of Samuel McDonald and Co in Shepparton.[2] In 1892 he was appointed Secretary of the Shepparton Agricultural Society and subsequently of the Shepparton Urban Waterworks Trust, a position he held from 1897 until his death in 1915; in both roles he was highly successful and admired.[3]

[1] Plan, Parish of Karramomus 1902; *Shepparton News*, 28 October 1915, p. 1

[2] *Shepparton News*, op. cit.

[3] *Shepparton News*, op. cit.

Description

Physical Description

This homestead is a good representative example of a mid to late Victorian homestead. It is representative for the region and the period. The design is informed by symmetry and this is achieved through a central door flanked on either side by timber sash windows. The paired timber brackets and the spacing of the verandah posts contribute to the subtleties of the the design. Other typical features from the period include the hipped roof, a bullnose return verandah and brick chimneys. The verandah returns on both sides and has retained its integrity.

Of note is the external finish to the facade. Timber weatherboards rise to dado level with a rough cast finish to the remainder of the wall. Regionally this finish is commonly found on early 20th century houses and is possibly a later addition here.

The roof has retained the short sheets typical of the period.

The integrity and intactness of this building is of note.

Statement of Significance

DRAFT

What is Significant?

The Victorian homestead at 1035 Karramomus Road, Karramomus is significant.

This includes all of the architectural features associated with its late Victorian architecture, such as the symmetrical facade with its contrasting finishes, the central timber door, the timber framed sash windows, hipped roof with brick chimney and the return posted verandah with a bullnose profile.

The setting is significant.

How is it Significant?

1035 Karramomus Road, Karramomus is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic significance as it provides tangible physical evidence of the character of rural and regional development during the late 19th century. The scale and design of the homestead contributes to an understanding of the extent of economic growth and prosperity of the region during this period. It assists in demonstrating the impact of the consolidation of farming and agricultural industries on the prosperity of the region.

As a group, homesteads, through their scale and design, contribute to an understanding of the extent of economic growth and success of particular agricultural districts. HERCON criterion A

HERITAGE CITATION REPORT

It is of aesthetic significance for its representative architecture. Its relatively simple architecture largely relies on the Victorian vernacular which was ubiquitous within the region during this period. HERCON criterion D

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name	965 Katandra Main Road KATANDRA (Lilybank)	
Address	965 Katandra Main Road KATANDRA	Significance Level Local
Place Type	Homestead Complex	
Citation Date	2014	

Recommended Heritage Protection	VHR No HI No PS Yes
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History and Historical Context

The Katandra district was part of the lands of the Bangerang peoples. Edward Khull, first squatter in the area, took up his enormous Tallygaroopna run of 160,000 acres [64,750 ha] in 1841. The Katandra Run was subdivided off the Tallygaroopna run in March 1848 and taken up by Charles Ryan. After a series of pastoral tenants, the last of whom was David Webster, the Katandra leasehold was cancelled in September 1880.

Selectors moved into the area in the early 1870s under the 1869 Land Act, the 'selection before survey' Act which, by counting rents paid towards the final payment, finally succeeded in the State's aim of 'putting the small man on the land'. Schools and churches were the first community buildings of the selection era.

Following the purchase of land for Soldier Settlement from 1919 to 1925 and for Closer Settlement from 1926 to 1933, allied with the Empire Settlement Scheme, and facilitated by the arrival of irrigation in 1926, the number of farmers in the Katandra West locality increased. By 1927 approximately 40 new families had moved into the central Katandra West area. Additional closer settlement took place after World War II, and Katandra West became the district centre as four smaller schools were closed between 1953 and 1965.

Lilybank was the homestead of the Ford family of Katandra, and remained in the hands of the Fords from the late 1870s for over a century. It was built by William Henry Ford.

Ford selected the 319 acres of Allotment 81, Parish of Katandra, County of Moira, in the late 1870s under the Land Act 1869. He gained freehold on 5 July 1888.[1]

Ford had immigrated with his parents from Wales, the family settling at Avenel; [2] in selecting at Katandra, William was looking to the newly opened areas of the selection frontier. His property, like most in the area before the coming of irrigation, was devoted to wheat and sheep. Ford was a successful agriculturalist, winning many district prizes for his wheat, often the Minister variety bred at the local Dookie College.[3]

HERITAGE CITATION REPORT

William and his family accrued a large acreage, and were very well-known for their involvement in community affairs. He was for many years a councillor of the Tungamah Shire.

After William's death in February 1933, Lilybank, part of holdings totalling 956 acres [387 ha], passed to his son Garnet on 18 July 1933, and then to Garnet's son Maxwell on 17 March 1961,[4] who sold Lilybank in 2011.

A Moreton Bay fig tree (*Ficus macrophylla*) at Lilybank was planted, it is believed, soon after the homestead was built.

[1] Title: Vol 2089 Fol 742

[2] <http://www.fordsofkatandra.com/index.php/41-thomas-ford/red-descendants/83-example-layout-page-sp-19616> accessed on 26 March 2017

[3] *Shepparton Advertiser*, 22 December 1921, p. 1

[4] Titles: Vol 5886 Fol 072 and Vol 8313 Fol 936

Description

Physical Description

Lilybank is a very stylish late Victorian homestead. It is distinguished by its large projecting bay front. The house is clad with weatherboards and has a main hipped roof with a secondary roof to the bay window. The windows are timber framed sash windows. The verandah returns to both sides and has a decorative cast iron frieze and brackets of a pattern that is typical of the late Victorian period.

Statement of Significance

What is Significant?

The homestead Lilybank at 965 Katandra Main Road, Katandra is significant.

This includes all of the architectural features associated with its late Victorian architecture, such as the bay window, timber-framed sash windows, the cast iron decorative frieze and brackets and the hipped roof with chimneys.

The large Moreton Bay fig (*Ficus macrophylla*) and pine (*Pinus sp.*) at the entrance are of significance.

How is it Significant?

Lilybank is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

HERITAGE CITATION REPORT

Lilybank is of historic significance for its long association with the Ford family who were successful farmers.

It is of historic significance as it provides tangible physical evidence of the character of rural and regional development during the late 19th century. The scale and design of the homestead contributes to an understanding of the extent of economic growth and prosperity of the region during this period. It assists in demonstrating the impact of the consolidation of farming and agricultural industries on the prosperity of the region.

As a group, homesteads, through their scale and design, contribute to an understanding of the extent of economic growth and success of particular agricultural districts. HERCON criterion A

Lilybank is of aesthetic significance for its stylish late Victorian homestead architecture. It is distinguished by its large bay with verandah and decorative cast iron frieze and brackets. HERCON criterion E

The scale and maturity of the Moreton Bay fig tree is of aesthetic significance as it provides a setting for the late Victorian homestead. HERCON criterion E

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes The large Moreton Bay Fig Tree (<i>Ficus macrophylla</i>), the pine at the front gate and all mature trees are of significance.
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

HERITAGE CITATION REPORT

Name 716 Lane Road KATANDRA (Katandra Cemetery)
Address 716 Lane Road KATANDRA **Significance Level** Local
Place Type Cemetery/Graveyard/Burial Ground
Citation Date 2014



716 Lane Road, Katandra (Katandra Cemetery)

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

On 4 November 1878, by order of the Governor in Council, five acres on a triangular site, Parish of Katandra, County of Moira, were reserved for a cemetery. David Webster made application for a portion of the vote appropriated for fencing cemeteries: the sum of £25 was received on 11 March 1879 and deposited to the credit of the Trustees in the National Bank of Australasia at Dookie South (Cashel).

The first Trustees, officially appointed on 2 April 1879, were Richard E Prideaux, David Webster and Charles Morey, with David Webster to act as Secretary. The first meeting of the Trustees was held on 18 April 1879 to consider in what manner the cemetery should be fenced.

Trust Secretary David Webster was the first person to be buried in the Katandra Public Cemetery, on 10 May 1879.

HERITAGE CITATION REPORT

Following his death T P Batey was gazetted as a new Trustee on 8 September 1879, and R E Prideaux was appointed Secretary.

During June 1879 the Trustees organised the grubbing and clearing of the cemetery, sought tenders for a two-railed fence around it, and developed regulations. The latter were forwarded to the Lands Office for approval in October 1879, and the regulations and the scale of charges published in the Government Gazette on 27 April 1880. Regulations included the stipulation that 'the processions [are] to arrive punctually at the hour appointed for the funeral.'

Between 1879 and 1900 several Trust meetings were held each year to organise the development of the Cemetery; after that time meetings were usually held once or twice per year. Trustees were required to meet at least annually, in April, to forward the statement of accounts to the Lands Office in Melbourne; after 1905 they were required to sign these reports before a Justice of the Peace (JP) and then forward them to the Public Board of Health.

In establishing the cemetery, Government grants received in July 1883, May 1884, and May 1890 assisted with fencing, with eradication of bushes, scrub, weeds and rabbit burrows, and with harrowing around the outside of the fence, all work put out to tender.

In 1882-83 palings were added to the fence and a stile constructed. In May 1884 hoop iron was placed around the fence to protect it from white ants, with barbed wire then placed on top of the palings.

The Trustees received a letter from the Congupna Farmers' Club in April 1888 regarding denominational subdivision of the cemetery, and some time after June 1888 it was divided into sections: 1. Presbyterians, 2. Bible Christians, 3. Church of England, 4. Wesleyans, 5. Heathens and Others, and 6. Roman Catholics.

In July 1890 several residents met at the cemetery to plant trees received from the State Nursery around the perimeter. *Pinus Insignis* (*Pinus radiata*) were planted along the northern boundary, *Pinus Pinaster* along the eastern boundary, *Pinus Canadensis* along the western boundary, and trees of unknown type were planted along the southern boundary. The Trustees applied for additional trees, but none were available until 1893, when the Forest Branch of the Lands Department sent eighty-one trees. Four dozen *Pinus Insignis* were ordered from the Macedon State Nursery in March 1899 and in July 1917 ornamental trees replaced the missing trees around the cemetery. None of these trees remain.

The first gates were erected in 1894, and a new stile in 1895. Two hundred tablets were procured for marking the sites of the graves in March 1899. Cemetery neighbour William Henry Ford was appointed a trustee in May 1898.

In May 1914 a galvanised iron office, fifteen feet by ten, was erected, and two water closets in May 1926.

In December 1919 the Trustees sought permission from the Tungamah Shire Council to make 130 split posts from timber on the Three Chain Road; these were used with wire and droppers for a new fence in June 1921.

In the first decades of the twentieth century drainage became a problem, finally alleviated in mid-1921 by trustee W H Ford of the neighbouring farm creating an embankment on his property, augmented by other measures, including construction of a new table drain, and the installation of a pipe.

For a period following the 1920s the appointment of Trustees for the Katandra cemetery appears to have been managed through the Shire of Tungamah, and trustees were nominated at a Public Meeting of residents.

A reconfiguration of the roads adjoining the cemetery resulted in a rectangular site, probably around 1929.

In April 1954 a public collection was organised to purchase concrete posts, piping and chain wire for a new fence.

HERITAGE CITATION REPORT

Some Trustees served over very long periods. A special minute on 21 August 1941 acknowledged with appreciation the service rendered by J McDougall as Trustee for a period of nearly sixty years, and the next year T P Batey's thirty-eight years as Secretary was minuted. Ruth Tate was appointed as the first female Trustee on 3 December 1950 and was appointed Secretary-Treasurer. A letter of appreciation was sent to Miss Tate for her services for thirty-two years.

The position of caretaker was created in 1960, with Richard (Dick) Le Lievre appointed on 19 June, and approved as a Trustee in November 1969.

On 28 May 1995 the new double gateway was unveiled, a plaque acknowledging Dick Le Lievre's work. In 2002, a walk-through gate was added to the left of the double gates.

The issue of the establishment of a lawn cemetery was canvassed from 1995, and the creation of a crematorium brick wall and scoria grave sites from 2005, but none of these eventuated.

Many former residents still choose the Katandra cemetery for burial.

References:

Minute Book, Katandra Cemetery Trust, 1878-2010 (current)

Victorian Government Gazette, No. 116, 8 November 1878, p. 2854

Victorian Government Gazette, No. 39, 4 April 1879, p. 712

Victorian Government Gazette, No. 88, 12 September 1879, p. 2215

Victorian Government Gazette, No. 45, 30 April 1880, p. 954

Description

Physical Condition

The Katandra cemetery is situated on a rectangular piece of level land covering five acres. Boundary fencing is of wire mesh with concrete posts and a top rail of metal pipe surmounted by barbed wire. There are trees outside the perimeter fence on the eastern boundary, but few within the cemetery.

Entry gates of steel pickets, with side fences of similar material, are flanked by double piers of grey granite on either side. Entry is located on the western side, with a sign announcing 'Katandra Cemetery 1878'. The cemetery is divided into separate sections: Uniting Church, Anglican Church, Roman Catholic Church, and Others. There is a centrally-located toilet block.

Graves are all east-facing. The cemetery is well maintained.

Statement of Significance

HERITAGE CITATION REPORT

What is Significant?

The Katandra Cemetery and its open setting.

How is it Significant?

The Katandra Cemetery is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

The Katandra Cemetery is of historic and social significance as a place for burials since the 19th century. HERCON criteria A & G

The Katandra Cemetery is of aesthetic significance for its memorials, layout and the open setting. HERCON criterion D

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

Yes Entry gates with side fences and double piers

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 17-27 Bankin Street KATANDRA WEST (Katandra West Primary School, 1928 Building)
Address 17-27 Bankin Street KATANDRA WEST **Significance Level** Local
Place Type School - State (public)
Citation Date 2014

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Integrity

The 1928 school building has a high integrity.

History and Historical Context

The Katandra district was part of the lands of the Bangerang peoples. Edward Khull, first squatter in the area, took up his enormous Tallygaroopna run of 160,000 acres [64,750 ha] in 1841. The Katandra Run was subdivided off the Tallygaroopna Run in March 1848 and taken up by Charles Ryan. After a series of pastoral tenants, the last of whom was David Webster, the Katandra leasehold was cancelled in September 1880. Selectors moved into the area in the early 1870s under the 1869 Land Act, the 'selection before survey' Act which, by counting rents paid towards the final payment, finally succeeded in the State's aim of 'putting the small man on the land'.

Schools and churches were the first community buildings of the selection era. The 'free, compulsory and secular' Education Act of 1872, and selectors' desire for an education for their children, saw small weatherboard one-room schools develop, often as the focal point in the life of the village, and given modes of transport then current, sometimes quite close to one another. Some closed and re-opened, according to pupil numbers. In the Katandra area the Katandra school (No. 1965) was opened in 1878, Marungi (No. 2236) in 1880, and Marionvale (No. 2515) in 1882.

Following the purchase of land for Soldier Settlement from 1919 to 1925 and for Closer Settlement from 1926 to 1933, allied with the Big Brother Movement from Britain and the arrival of irrigation in 1926, the number of farmers in the Katandra West locality increased. Several of the farmers came from Britain under the Empire Resettlement Scheme.

By 1927 approximately 40 new families had moved into the central Katandra West area, which was replacing the village of Katandra as the centre of population. Settler WA Hansen wrote to his brother MP Hansen, the Acting Director of Education, stating that it was essential that another school be built in the district. The State Rivers and Water Supply Commission sold four acres of land to the Education Department for £16 per acre, and in February 1928 the Education Department agreed to construct a new school at Katandra West to accommodate 50 pupils, builders L and J Chaplin of Caulfield gaining the contract with a tender of £672.18.0. In April 1928 the Department of Public Works advised that the Katandra West school was completed and ready for occupation.

Katandra West State School, No 4401, was opened on 23 November 1928 by MP Hansen, now Director of Education, who congratulated the community on the new school, noting that of Victoria's nearly 7,000 schools two thirds were one-teacher schools, and that Australia led the world in the manner in which its rural schools had developed, and in the

HERITAGE CITATION REPORT

excellence of the work they did. Also in attendance were local MLA Col. Murray Bouchier (later Sir Murray), hero of Beersheba in WW1 and 'fiercely loyal to his electorate and its particular rural interests', and invited guests. There were 32 pupils enrolled in the school. A new school was opened at Marionvale on the same day to accommodate an influx of settler families in that locality also, the 1882 building there having been demolished.

The Katandra West State School was described in the *Shepparton Advertiser* (26 November 1928, p. 8) as 'an edifice which has been built on a modern design, providing abundant light and ventilation, and specially constructed fly proof cupboards in which to store the lunches of the pupils.'

Prior to the opening of the school in 1928 a committee had been established by the settlers for the purpose of obtaining a residence for the head teacher, a shelter shed, improvements to the roads and later a bus service. Before the residence was built in 1932 the teacher lived in the Bush Nursing Cottage.

Mr Bankin, the first overseer of the settlement, had planned the layout of the school grounds, which included a map of Australia between the road and the school. In mid 1938, a plantation of 1,500 trees was established east of the school as a memorial to Mr Bankin's son, Ellis, who had died exploring little-known areas of Central Australia in 1936. The Bankin Memorial Reserve Gateway was re-erected on its present site after being removed from the original site at the entry to the Bankin Plantation.

Great pride was taken by the parents in maintaining the school grounds, which included for a period a vegetable garden tended by the pupils. Together with the teachers, parents raised funds for the school through crazy whist and euchre parties, fancy dress balls and concerts. The School Mothers' Club was formed in 1946 and they introduced American Teas, Australian Teas, euchre tournaments, trading tables, and fetes to help supply equipment to the school. They were able to purchase items such as an electric wireless, electric jug, a fan, piano, and carpets. For many years the Mothers' Club supplied hot cocoa and Milo for the school children through the winter months.

For some years the children participated in a cricket competition with the other smaller schools in the area, and the winning school was presented with a shield. The Empire Day Celebration was an annual highlight held in the Katandra West Hall with a large attendance of adults and children from all the smaller schools in the area. The *Shepparton Advertiser* reported on 28 May 1935 that the President of the Country Women's Association, Mrs Wilkinson, addressed the children, impressing on them always to be loyal to their King and country. Katandra School Choir won the singing competition with Marionvale School Choir placed second. Other special events for the school pupils included concerts, break up parties with Santa Claus, Anzac Day Remembrance Services, Arbor Day, Open Days for parents and visitors in Education Week, and School Picnics. The pupils also collected for the Mooroopna Hospital.

The Town Water Supply was connected to the school in 1945, electricity in 1947 and the telephone in 1949.

In November 1945 the Katandra West School Committee made an application to the Education Department for the formation of an area school which would cause the closure of the smaller surrounding schools. Over a decade or so the schools at Marionvale, Invergordon South, Marungi and Pine Lodge North were closed and the children transferred to Katandra West, taking the numbers to 84 students in 1954, further increasing over the years to 137 students in 1963.

To enable the school to cope with the increased enrolments the Gobarup East School building was moved to Katandra West in 1953 and in the next two years the school buildings from Marionvale and Invergordon South were also moved to Katandra West. Five new classrooms, a store room and a new shelter shed were then built at Katandra West, and in 1965 the children from the Youanmite South School were transferred to Katandra West bringing the total enrolments to 218. In 1972 the children from the Katandra school were transferred to Katandra West and the shelter shed from the former school was re-erected in the Katandra West schoolground.

In 1956 a new toilet block and septic tank had been installed, and the school buildings repainted and repaired.

HERITAGE CITATION REPORT

The Katandra West Primary school has continued to be the main school in the Katandra district.

The 1928 school building has remained on site at the Queen Street end of the Katandra West Primary School, the responsibility of the School Council, no assistance with funding to maintain this original school being provided by the Education Department. When additional rooms were constructed on the school site, this building remained as a separate entity and was used as a classroom for small groups of children, and subsequently for library and art and craft activities. It is still in use today for small groups of children to work on special projects, and is also the polling place for State and Federal elections

References:

Shirley O'Meara for The Back To Committee, *Back To Katandra - Easter 1977*, Shepparton, 1977

Katandra and District History Group Inc, *Hope and Hardship. An account of Soldier and Closer Settlement in the Katandra District 1919-1933*, Shepparton, 2010

Shepparton Advertiser; 26 November 1928, p. 8; 28 May 1935, p. 8

Age, 7 July 1938, p. 17; 24 November 1928, p. 30

Argus, 15 June 1928, p. 14; 9 March 1856, p. 25

Don Watson, 'Bourchier, Sir Murray William James (1881-1937)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/bourchier-sir-murray-william-james-5303/text8953>, published first in hardcopy 1979, accessed online 10 December 2016.

Description

Physical Description

The 1928 Katandra West School building demonstrates typical Public Works architecture for schools such as these - small, one or two roomed rural schools. The style is predicated on the provision of large glazed areas to ensure that the classrooms had sufficient light. This was important as many of these rural schools were not connected to electricity when they were constructed.

The 1928 Katandra West School building has a large gable front with multipaned windows. The rear has a smaller gable roofed porch with a side entry. It is clad with timber weatherboards, and has timber framed windows and a corrugated metal roof. The chimney is constructed from face brickwork.

The timber shelter shed is significant.

Intactness

Intactness - high

Statement of Significance

HERITAGE CITATION REPORT

What is Significant?

The Katandra West School building built in 1928 and the shelter shed are significant.

The other structures on the site are not significant.

How is it Significant?

The 1928 Katandra West School building is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The 1928 Katandra West School building is of historic and social significance for its association with the development of the Katandra West district. The growth of Katandra West was supported by government policies of the period; these included the introduction of irrigation in 1926, the Soldier Settlement Scheme (1919-1925), the Closer Settlement Scheme (1926-1933), the Empire Settlement Scheme and the Big Brother Movement from Britain. By 1927 approximately 40 new families had moved the central Katandra West area, which was replacing the village of Katandra as the centre of population. HERCON criteria A & G

It is of social significance for its association with many of the first settlers of this area, with many descendants still living in the district. The school has been a focus for many community events since 1928. HERCON criterion G

It is of aesthetic significance for its typical Public Works architecture. This includes its simple gable roofed design with a high pitched roof to enable large areas of glazing. It is a good representative example of an Interwar single room school facility. HERCON criterion D

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees.

Fences & Outbuildings

Yes The 1928 school building and the shelter shed are of significance.

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 248-250 Hickey Road KATANDRA WEST (Katandra West Hall)
Address 248-250 Hickey Road KATANDRA WEST **Significance Level** Local
Place Type Hall, Club/Hall, Social
Citation Date 2014



248-250 Hickey Road, Katandra West (Katandra West Hall)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

History and Historical Context

The Katandra West Hall was built in 1929 by the community of the new town of Katandra West, which with the coming of irrigation in 1926 had superseded the non-irrigated villages of 'old Katandra' and Katandra North. The town was partly the result of the local Soldier Settlement program, which had seen the breaking up of larger holdings to provide smaller farms for returned men in the years 1919 to 1925. More particularly, though, it had resulted from the later Closer Settlement scheme in the locality, which from 1926 had seen further government-organised subdivision, with much smaller irrigated farms offered to new settlers, including many British migrants. As in the selection period of the 1870s and the 1880s, which had seen the construction across the municipality of small local halls embodying the aspirations of the villages which were then straggling into existence as a result of the dividing up of the huge local squatting runs, this later wave of settlement intensification in the Katandra area led to the construction of the Katandra West Hall as a focus, meeting place and social centre for the community.

The Katandra West Hall was officially opened on 17 April 1929 by William Cattanach, Chairman of the State Rivers and Water Supply Commission (SRWSC), the body responsible for the administration of Closer Settlement in irrigation districts from 1912, and after 1918 for the settlement of discharged soldiers from World War I. In this role, with the assistance of quite a small settlement branch, Cattanach had to deal with practically every problem of allocation, and he

HERITAGE CITATION REPORT

was heavily involved in Closer Settlement at Katandra. The SRWSC in fact advanced a loan for the Hall's construction, aiding local subscription.

The cost of the Hall complete with labor and materials was approximately £800. The first Trustees' Meeting was held on 8 June 1929; ten of the settlers occupying farms at Katandra West were the trustees. They were WA Hansen (Chairperson), A Blakey (Vice Chairperson), A Seccombe (Secretary), and members S Coleman, J Fuzzard, P Mitchell, E Wilkinson, J Taylor, J Wilson and W McConnell.

The range of activities and functions held in the Hall from its inception attests to its importance for Katandra West, and also chronicles the development of the township. Immediately and throughout the 1930s, the hall was the venue for meeting after meeting in which the new settlers aired their grievances and concerns about the settlement schemes, often calling on Cattanach to attend to receive their complaints-regarding size of blocks, payments required, the amount of irrigation water available, administration of the schemes-with the British Overseas Settlers' Association to the forefront. As dairying proliferated, the local branch of the Victorian Dairy Farmer's Association organized similar meetings to air concerns, and hosted lectures on aspects of dairying practice. Herd testing presentations also took place in the Hall.

The Hall was the focus of social life and entertainment in the locality. It was noted for the euchre parties held in conjunction with a dance, which were a regular event for six decades, the dancing only ceasing in the final decades of the twentieth century with the aging of the last members of the Gervasoni family orchestra which had played at the Hall since the 1930s: euchre still continues (2016). CWA meetings were a monthly event; Hospital Sunday (during which funds were raised for the Mooropna Hospital, a responsibility taken seriously by this community, as by communities across the Goulburn Valley) was an annual one. The Hall was the venue for football and cricket club meetings, presentation nights and dances.

The wide range of community events held in the Hall also encompassed balls (including fancy dress and debutante balls), Young Farmers' and Anglican Church socials, Sunday School presentations, New Years Eve celebrations, flower shows, kitchen teas, farewells (including for local volunteers going off to World War 2) and fundraisers for the school and local organizations, with the Anglican and Presbyterian churches raising funds also for various outside causes. The existence of the venue sparked the inception of an Operatic Society one month after it opened: this was shortlived, like the Debating Society based in the Hall which began in 1931, which seems to have had a life of only two years.

For all big functions held in the Hall, when sit down suppers were provided, it was necessary to erect a canvas marquee on the east side of the Hall. At a Trustees' meeting in April 1940 it was agreed to accept a quote of £59.15.00 for materials to build a Supper Room; this included all hardwood, flooring, galvanised iron, spouting and nails. On 29 April 1940 a working bee of settlers, under the supervision of Alan Blake from Shepparton for a fee of £100, supervised the building of the Supper Room, which was completed within the weekend, a valuable addition to the Hall. It measured 42 ft [12.8m] by 18 ft [5.5m]. As well as being used for supper, it was used for meetings and small functions.

In 1945 Mr Booth from Shepparton was employed to wire the Hall and Supper Room with lights and in mid August a monster dance and the official switching on of the lights was held. The Honorable AK Bradbury, who was a farmer at Katandra West, performed the official switching on of the lights.

Due to the increased population of the Katandra West area it was decided in early 1959 to build a larger hall alongside the existing Katandra West Hall and Supper Room. Steel trusses were made and transported from Benalla, and carpenter Nuggett Norton was employed to supervise and direct the 149 local volunteers who assisted in building the new hall. It was completed sooner than expected and the official opening was held on 25 August 1959. Mr and Mrs George Moss travelled from Melbourne to open the building and the catering was organised by the Country Women's Association (CWA) members. Due to the large number of people in attendance (1130), seven sittings of supper were needed. The building cost £5,500, including the redgum parquetry floor, which was regarded as the best dance floor in the Goulburn Valley.

HERITAGE CITATION REPORT

References

Katandra and District History Group *Back to Katandra Easter 1977*, compiled by Shirley O'Meara.

Katandra and District History Group Inc., *Hope and Hardship*, Katandra, 2010.

Shepparton Advertiser, 5 March 1931, p. 3; 24 May 1940, p. 11

Ronald East, 'Cattanach, William (1863-1932)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/cattanach-william-5534/text9427>, published first in hardcopy 1979, accessed online 3 February 2016.

Description

Physical Condition

The Hall is a typical building (for its type) from the period and region. It is a restrained Interwar public building. The multi-paned upper sashes and glazed lower sashes of the windows are typical details from this period. The symmetry, with the central door and windows on either side, is representative of the period and the building type. The gable face with its timber strapping is a common detail, albeit relatively late, being more common in an earlier period of construction.

This is a fine vernacular building despite its simplicity, and its strength lies in its good proportions and appropriately scaled architectural features.

Statement of Significance

What is Significant?

The Katandra West Hall is significant. This includes (but is not confined to) the architectural features associated with this style, such as the timber framed windows with the segmented upper panes, the timber strapping to the gable, the pitched roof, the roof ventilators, and the timber weatherboard cladding.

How is it Significant?

The Katandra West Hall is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic and social significance for its association with the development of the Katandra West district. It is representative of the consolidation of community life and the increased prosperity that occurred during the Interwar period as a result of changes to settlement policies such as Closer Settlement. HERCON criteria A & G

It is of aesthetic significance for the vernacular interpretation of Interwar public hall architecture. This can be found in the design of the windows, the gable features, the gable roof and the simple but pleasing proportions of the building. HERCON criterion D

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name St Marys Anglican Church
Address 7-9 Lincoln Street KATANDRA WEST **Significance Level** B
Place Type Church
Citation Date 2004



St Marys Anglican Church

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The timber church which is now St Mary's Anglican Church was constructed c.1895 as the Pine Lodge Methodist Church. The Pine Lodge Anglican community acquired the church in 1913, the dedication being delayed until 1919 by First World War. In 1935, the church was relocated to Katandra West where it became St Mary's and was dedicated on 31 March 1935.

References

Colin Holden. *Church in a Landscape: A History of the Diocese of Wangaratta*

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

10.0 Worshipping

Description

Physical Description

St Mary's Anglican Church, Katandra West is a single-storey weatherboard church comprising a nave and entry porch, each with a gabled roof clad in corrugated galvanised steel. The nave has a square-headed, louvred vent at each gable end and a simple metal cross affixed to the front gable apex. Side walls contain regular fenestration of multi-paned timber-framed lancet windows with figured and coloured glazing. The main entrance is located to the south elevation of the porch and contains a framed V-jointed timber boarded door. To the front of the door is a modern concrete ramp with tubular steel handrails. A steel-framed covered link abutting the rear of the church joins the building with a modern prefabricated amenities building. A flush-panel timber door has been inserted in the wall of the church below the covered link.

Physical Condition

GOOD

DRAFT

Intactness

GOOD

Australian Heritage Commission Criteria

Australian Heritage Commission

8.6 Worshipping

9.7 Mourning the dead

Statement of Significance

St Mary's Anglican Church, Katandra West is of local historical, aesthetic and social significance. Constructed in 1919 at Pine Lodge, the church has been a centre for Methodist and Anglican worship and activity in the area for over 80 years. Aesthetically, it is a substantially intact and representative example of a rural weatherboard church with minimalist

HERITAGE CITATION REPORT

Gothic revival detailing, of which there are a number in the municipality.

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

Other Recommendations

. The concrete ramp to the entry porch and covered link and amenities building to the rear of the church may be retained, modified or removed . Investigate original paint colours . Any new buildings should be sited outside a 10 metre curtilage behind the church so they are not visible from the road.

DRAFT

HERITAGE CITATION REPORT

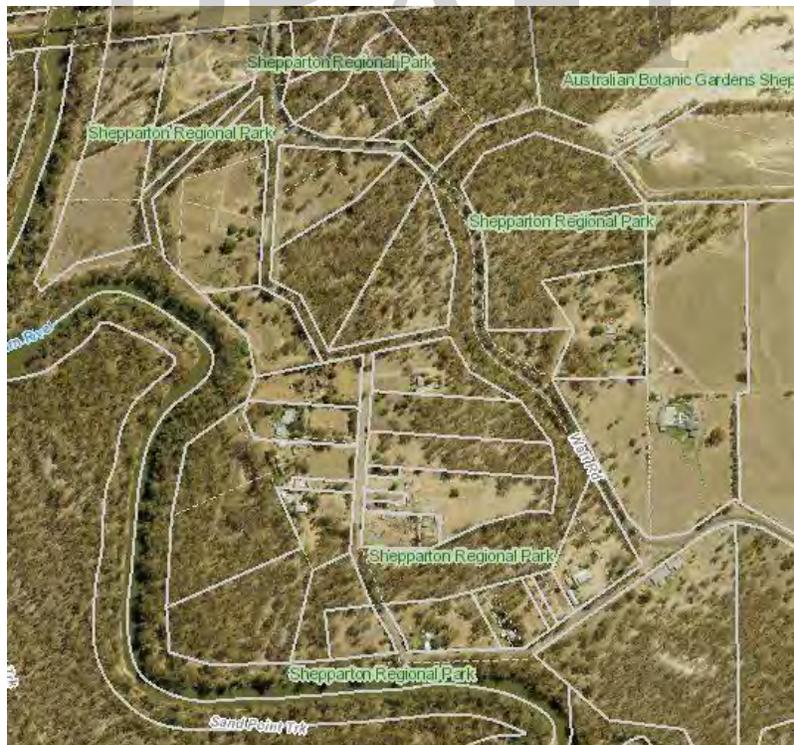
Name Kialla Village Settlement - Australian Botanic Gardens Shepparton, Riverview Drive, Shepparton Regional Park and Watt Road, Kialla

Address 110 Watt Road KIALLA 117 Watt Road KIALLA 120 Watt Road KIALLA 129 Watt Road KIALLA 130 Watt Road KIALLA 150 Riverview Drive KIALLA 153 Watt Road KIALLA 180 Riverview Drive KIALLA 186 Riverview Drive KIALLA 196 Riverview Drive KIALLA 210 Riverview Drive KIALLA 215 Riverview Drive KIALLA 230 Riverview Drive KIALLA 242 Riverview Drive KIALLA 244 Riverview Drive KIALLA 250 Riverview Drive KIALLA 253 Riverview Drive KIALLA 254 Riverview Drive KIALLA 274 Riverview Drive KIALLA 280 Riverview Drive KIALLA 285 Riverview Drive KIALLA 305 Riverview Drive KIALLA 310 Riverview Drive KIALLA 40 Watt Road KIALLA 90 Watt Road KIALLA

Significance Level Local

Place Type Subdivision - designed

Citation Date 2014



Kialla Village Settlement

HERITAGE CITATION REPORT

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

During the severe depression of the 1890s the Victorian Government attempted a solution to the problem of employing impoverished families by establishing the Village Settlement Scheme. Under this scheme deserving families were settled on Crown Land (land that was often economically marginal) in various parts of the state. They were given a small acreage each and expected to turn it into a farm that would sustain their families. There were some 72 such 'village settlements' established in Victoria from about 1893. Kialla is one of only two remaining examples.

The Kialla Village settlement is in an area of bushland along the Goulburn River, formerly known as Honeysuckle Park. The 188 ha [470 acres] of land was subdivided in the first decade of the 20th century; approximately 90 blocks of various sizes - an average of 2.05 ha [five acres] - and some 40 - 50 houses were constructed, mainly on the higher banks of the Goulburn River, and on sandhills that abound in the locality. The rules for such settlements were that the blocks were sold at one pound per acre, repayable at one shilling per acre per annum, and were deemed to be 'conditional' purchases with a view that they were to be workmen's blocks allowing for a cow, a horse, fruit trees and poultry. Although originally in the Shepparton Shire, the settlers had a closer affinity with the township of Mooroopna, and many who took up blocks were residents of that town.

The Settlement has a significant creek that dissects the land, and this is frequently flooded as the water attempts to flow north in a more direct path. This necessitated small bridges to be built along the access roads. In major floods, the residents of the village were cut off and could only access Mooroopna via boat, or the railway line and rail bridge. As sand was plentiful, some blocks were purchased from original settlers for the purpose of excavation. The residents of the Settlement became used to relying on each other, and there was a strong sense of community over the years. Whilst many current residents of Mooroopna and Shepparton are part of families who once lived in the Settlement, there was some stigma attached to these families by 'outsiders'. Most men in the Settlement worked off site in industries such as orcharding, wood-cutting, rabbiting, fencing, ploughing and lumping. The railways also provided a source of employment. Many of the women served as midwives when required.

Many houses and out-buildings have been abandoned, and the Settlement has a much smaller population than in the first half of the 20th century. However, all blocks are in private hands, except a few that have been acquired by the Rural Water Commission/GV Water. Watts Road, which passes through the middle of the Settlement, is the secondary crossing of the Goulburn between Mooropna and Shepparton, and is due to be upgraded as it provides emergency service access in the event of a closure of the Midland Highway.

References:

Weight, Kitty M, *The history of Kialla Village Settlement (Honeysuckle Park) 1893-1993*, Mooroopna, Vic. 1993.

Description

Physical Condition

The Kialla Village Settlement is in an area of bushland along the Goulburn River, formerly known as Honeysuckle Park. The Settlement has a significant creek that dissects the land, and this is frequently flooded as the water attempts to flow north in a more direct path.

HERITAGE CITATION REPORT

Statement of Significance

What is Significant?

The area previously known as the Kialla Village Settlement.

How is it Significant?

It is of local historic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is historically significant as one of two surviving examples of a government initiative known as the Village Settlement Scheme. There were some 72 such village settlements established in Victoria from about 1893. They were set up in response to the 1890s depression. The intent was to give impoverished families an opportunity to become sustainable by farming a small allotment. An area of 188 ha [470 acres] was subdivided at Kialla, creating approximately 90 blocks of various sizes with an average of 2.05 ha [5 acres]. HERCON criteria A & B

Recommendations 2014

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Kialla Village Settlement Incorporated Plan

Aboriginal Heritage Place

No

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name 1070 River Road KIALLA EAST (Ashville)
Address 1070 River Road KIALLA EAST **Significance Level** Local
Place Type Homestead building
Citation Date 2014

Recommended Heritage Protection VHR No HI No PS Yes

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

History and Historical Context

The Moore family farmed Ashville from 1886 until 2014.

Thomas Moore purchased the 100 acres (Crown Allotment 12A, Parish of Kialla, County of Moira) on 4 May 1886 from the original selector, John Nolan, who had received the Crown Grant in September 1882. The Moore family quickly built up holdings of 370 acres adjacent and across the road. Thomas died in October 1888, his wife Kezia taking on the properties, with Ashville being worked by their son Thomas. In October 1928, after Kezia's death, the 176 acres on which Ashville was located passed jointly to Thomas' brothers Perry and Harold, Harold taking it on alone in July 1934. At his death in October 1969, it was transferred to his widow Edith. The family sold the property in 2014.

The house was built in the 1920s. The mud brick separator room dates from the time the family was milking cows before World War 2. The slab shearing shed was originally a stable, converted to the new purpose in the 1950s.

Description

Physical Description

Ashville is a large Interwar homestead but with many features associated with the earlier Federation period. It is a cement rendered masonry building with a large galvanised corrugated metal hip roof with gablet vents. The verandah returns to both sides and has a breakfront. The verandah posts are unusual and have large cement plinths for their base. The front facade is asymmetrical and has a projecting front bay. The timber framed windows are in groups of three. The gablet vent has timber strapping with a lattice finish to the apex of the vent. The pedimented area of the breakfront has the name 'Ashville' picked out. The breakfront also has timber lattice to the apex.

Statement of Significance

What is Significant?

The Interwar Homestead known as 'Ashville' and the architectural features associated with this period. The surrounding grounds contribute to its significance.

How is it Significant?

HERITAGE CITATION REPORT

It is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic significance for its association with the development of Kialla East. It is representative of the settlement patterns that occurred from the late 1880s to c1910s. The increasing agricultural prosperity saw a small emerging class of prosperous landowners in the Goulburn Valley establish homesteads on their farms. This success was built on the hardships and endurance of the selection period. HERCON criterion A

It is of historic and social significance for its long association (from 1886 - 2014) with the Moore family. The Moore family were noted farmers in the district.

It is of aesthetic significance for its representative Federation-era architecture. This includes: the rendered finish, the distinctive vents and name plate, the large verandah posts, the timber framed windows and the asymmetrical presentation of the facades. HERCON criterion D

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

Yes The timber slab and sawn timber former stable building to the rear.

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name	1070 River Road KIALLA EAST (Ashville)	
Address	1070 River Road KIALLA EAST	Significance Level Local
Place Type	Shed	
Citation Date	2014	

Recommended Heritage Protection VHR No HI No PS Yes

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

History and Historical Context

The Moore family farmed Ashville from 1886 until 2014.

Thomas Moore purchased the 100 acres (Crown Allotment 12A, Parish of Kialla, County of Moira) on 4 May 1886 from the original selector, John Nolan, who had received the Crown Grant in September 1882. The Moore family quickly built up holdings of 370 acres adjacent and across the road. Thomas died in October 1888, his wife Kezia taking on the properties, with Ashville being worked by their son Thomas. In October 1928, after Kezia's death, the 176 acres on which Ashville was located passed jointly to Thomas' brothers Perry and Harold, Harold taking it on alone in July 1934. At his death in October 1969, it was transferred to his widow Edith. The family sold the property in 2014.

The house was built in the 1920s. The mud brick separator room dates from the time the family was milking cows before World War 2. The slab shearing shed was originally a stable, converted to the new purpose in the 1950s.

Mud Brick construction

Mud brick construction, either for farm buildings or dwellings, was never widespread in the Goulburn Valley. It seems to have been utilised largely in the first three decades of the twentieth century, primarily as a cheap form of construction or for its thermal qualities. It was often used in the construction of dairies and coolrooms.

A number of publications such as immigrant handbooks, agricultural gazettes and periodicals carried instructions on earth construction, including adobe. Examples can be found from the mid 19th century onwards.

In this instance it is probable that the mud bricks were chosen for their thermal qualities, as there are no other outbuildings at this place that have been constructed from mud, and this shed clearly demonstrates characteristics (the ventilation system) associated with dairying and coolroom construction.

The other advantage of mud brick if used in association with flues or other heating systems is that it is not flammable. Dairies usually had some form of heating as the milk was heated to allow the cream to rise. It was the butter fat from cream that was valuable during this period.

[1] *An Australiam colony, the Government Handbook of Victoria*, Melbourne, 1898, p 62

[2] *Agricultural Gazette of New South Wales*, 1893, Sydney, p 36

HERITAGE CITATION REPORT

Description

Physical Description

Brief description:

A small rectangular mud brick farm building with an unusually-shaped roof clad with small sections of rippled tin. It is possible that this roofing iron is an example of re-cycling of pieces of metal and using a crimping machine to create a *de facto* corrugated metal roof. The crimping machines were advertised in many journals for this purpose.

Statement of Significance

What is it Significant?

The former mud brick structure (separation room/dairy coolroom) at Ashville, Kialla East.

How is it Significant?

It is of local historic, technical and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic significance for its association with the agricultural settlement of the region. It was constructed in the early 20th century, a time of greater intensification and a period where dairy-based industries were integral to most small farms in the region.

It is of historic significance for its association with the development of irrigation practices. Irrigation supported the intensification of agricultural practices such as dairying. HERCON criterion A

It is of technical significance as it demonstrates an early building technology. The use of earth as a building material was not particularly widespread. It was most commonly used as a building material for structures such as coolrooms and dairies because of its thermal qualities, cheapness and ease of construction. Its use was supported in various periodicals and agricultural practice notes. HERCON criterion F

The roofing material is a rare surviving example of early 20th century recycling technologies, common especially during the 1930s Depression. The squared metal sheets are generally recycled tins that have been flattened and then crimped to create a roofing material. The crimping was done by a special machine that was sold for this purpose. HERCON criteria B & F

It is of aesthetic significance for its vernacular qualities, and this includes the adobe brickwork, and the recycled crimped sheets. HERCON criterion D

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	Yes All mature trees
Fences & Outbuildings	Yes The former mud brick structure (separation room/dairy coolroom)
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name Kialla West Uniting Church and Hall
Address 7105 Goulburn Valley Highway KIALLA WEST **Significance Level** B
Place Type Church
Citation Date 2004



Uniting Church and Hall

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

The first regular Presbyterian services in the area are thought to have been held by Reverend Thomson of Mooroopna. From about 1883 they were held by at the Kialla West State School, before being transferred to Kialla West Public Hall after 1889. The existing church was constructed in 1898 and was dedicated by the Victorian Moderator Reverend Steele. A vestry was added in 1923. An adjacent Sunday School was constructed in 1954 and dedicated on 8 October that year. The building became the Kialla West Uniting Church after the formation of the Uniting Church in 1977.

References

Kialla West Uniting Church Centenary, 1884 - March 11th 1984

HERITAGE CITATION REPORT

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

10.0 Worshipping

Description

Physical Description

The Kialla West Uniting Church, Kialla West is a modest, single storey weatherboard clad building. It comprises a projecting entry porch, nave and vestry, each with a gabled roof clad in corrugated galvanised steel. The nave roof contains gable vents and there are turned timber finials to the front gable apexes. The side walls of the nave contain regular timber-framed six-pane, fixed-sash windows surmounted by a lancet hopper. The entry porch has a timber-framed, lancet window to its front and lancet, double leaf doors to each side with panels of diagonal V-jointed boards.

The adjacent Church Hall is a simple weatherboard hall with a gabled roof clad in corrugated galvanised steel. The side walls each contain two timber-framed windows with louvred glazing while the front elevation contains a timber-framed door. Pepper trees (*Schinus molle*) grow along the boundaries and a prefabricated aluminium toilet is located at the north west corner of the yard.

Physical Condition

GOOD

Intactness

GOOD

Occupancy

Ownership Uniting Church of Australia

HERITAGE CITATION REPORT

Australian Heritage Commission Criteria

Australian Heritage Commission

8.6 Worshipping

9.7 Mourning the dead

Statement of Significance

The Kialla West Uniting Church, Kialla West is of local historical, social and aesthetic significance. Constructed in 1898, the church and hall have been a centre for Presbyterian/Uniting Church worship and activity for over 100 years. Aesthetically the church is a substantially intact and representative example of a rural weatherboard church with Gothic Revival detailing, of which there are a number of examples in the municipality. While the hall is an aesthetically undistinguished utilitarian structure, it makes a contribution to the church reserve. The aesthetic qualities of the place are further enhanced by the pepper trees which provide an attractive setting for the church buildings. The prefabricated aluminium toilet is of no significance.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

Yes All mature trees

Fences & Outbuildings

Yes Church hall

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. Reconstruct deteriorated timber thresholds . Investigate original paint colours . Any additional buildings should be sited outside a nominal 10 metre curtilage and set behind the existing so that their impact on the street presentation of the original building is minimised.

HERITAGE CITATION REPORT

Name Kialla West Cemetery, Kialla West
Address 7374 Goulburn Valley Highway KIALLA WEST
Place Type Cemetery/Graveyard/Burial Ground
Citation Date 2011



Kialla West Cemetery

Recommended Heritage Protection VHR No HI No PS Yes

Statement of Significance

What is significant?

Kialla West Cemetery, Kialla West.

How is it Significant?

It is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

It is of historical significance as it provides tangible evidence as to the development of Kialla West. It has social significance as a cemetery. [HERCON Criteria A & G]

It is of aesthetic significance as it is a relatively open space with memorials. [HERCON Criterion D]

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 750 Andrews Road KYABRAM
Address 750 Andrews Road KYABRAM **Significance Level** Local
Place Type Homestead Complex
Citation Date 2014



750 Andrews Road, Kyabram

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Description

Physical Description

750 Andrews Road, Kyabram is a typical 19th/early 20th century timber vernacular house. The symmetrical facade with the central door flanked on either side by a timber sash window is representative of this vernacular building type, and of vernacular construction in this region. It has been clad with timber weatherboards and the hipped roof is corrugated metal. The brick chimneys have a simple brick cornice. The verandah returns to both sides and has a straight profile. The verandah posts are a later addition.

Statement of Significance

What is Significant?

The house at 750 Andrews Road, Kyabram is significant.

HERITAGE CITATION REPORT

The features associated with its date of construction such as the symmetrical facade, timber-framed sash windows and the hipped corrugated metal roof and decorative brick chimneys are of significance.

The surrounding setting contributes to its significance.

The primitive vertical timber shed is of significance. This includes the vertical timbers and the gable roof clad with corrugated metal. This building contributes to an understanding of the type of outbuildings that were constructed during the 19th and early 20th century in the region, both in relation to its materials and design.

How is it Significant?

The house and shed are of local historic, technical and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The house is of historic significance for its association with the agricultural development of Merrigum during late 19th and early 20th century.

The house is of aesthetic significance for its representative vernacular architecture. This is found in the typical proportions, the timber cladding, the symmetrical facade and the hipped galvanised metal roof. HERCON criterion D

The vertical timber shed demonstrates a typical response to the construction of rudimentary outbuildings. This includes the use of roughly dressed timber slabs, the simple proportions and the use of a gable roof. HERCON criterion A

The shed is of aesthetic significance for its pleasing proportions, weathered timber and rough gable roof with lean-to at the rear.

This style of building was once an ubiquitous feature in rural Victoria but is now increasingly rare. HERCON criteria D & B

The shed is of technical significance for its rudimentary construction techniques. HERCON criterion F

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

Yes The shed constructed of vertical timbers

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 588 Dunbar Road KYABRAM (mud brick shed)
Address 588 Dunbar Road KYABRAM **Significance Level** Local
Place Type Shed
Citation Date 2014

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The Merrigum district came within the lands of the Bangerang Aboriginal peoples.

In November 1844, the St Germain's pastoral run of almost 77,000 acres [31,161 ha] was established by Henry Walker, having been split off from Ardpark to the east: Merrigum was in the far south reaches of the run. Successive pastoral tenants were Boyle and McLean (August 1845 to August 1849), Thomas and E.L. Splatt (to April 1850), followed by Thomas Splatt alone. The brothers Frederick and Alfred Burchett then took over St Germain's in April 1851, superseded by the dominant squatting family of the western Goulburn Valley, the Winters, initially the brothers John and James Winter and William Winter-Irving (to April 1870), then Irving Winter to March 1871. William Wilson and James MacBain succeeded Irving Winter, MacBain alone from January 1872.

Selectors moved in under the Land Act 1869, the 'selection before survey' Act which, by counting rents paid towards the final payment, finally succeeded in the State's aim of 'putting the small man on the land'.

Technical History

Early fruit drying industries in Australia relied on drying fruit on trays in the sun and the industry therefore tended to be confined to the dry inland areas such as Mildura and the Goulburn Valley. In 1898 a *Government Handbook of Victoria*[1] described the practice of fruit drying and particularly noted that areas with irrigation were needed for the production of these crops. This meant that the earliest dried fruit areas were chiefly found in Mildura and parts of the Goulburn Valley.

By 1893 the *Agricultural Gazette of New South Wales*[2] was praising the introduction of evaporation and drying kilns for fruits and raisins as they aided the expansion of the industry. The *Gazette* promoted the construction of a kiln/drying room with a furnace and heated flues to dry the fruit. The dimensions were 15.2m x 8.4m and 2.4m high. It proposed the construction of cob walls [450 mm thick]. Cob was not a popular earth construction technique; adobe (mud brick) or pise became the more prevalent earth construction in the 19th and 20th centuries. It is possible that this shed at 588 Dunbar Road, Kyabram was influenced by government publications such as those mentioned. It is also possible that a primitive flue/heating system was used to finish off the drying process.

Mud brick construction, either for farm buildings or dwellings, was never widespread in the Goulburn Valley. It seems to have been utilised largely in the first three decades of the twentieth century, primarily as a cheap form of construction or for its thermal qualities. It was often used in the construction of dairies and coolrooms.

A number of publications such as immigrant handbooks, agricultural gazettes and periodicals carried instructions on earth construction, including adobe. Examples can be found from the mid 19th century onwards.

HERITAGE CITATION REPORT

In this instance it is probable that the mud bricks were chosen for their thermal qualities, as there are no other outbuildings here that have been constructed from mud and this shed clearly demonstrates characteristics associated with fruit drying and /or fruit storage technologies. As per most vernacular structures, the materials(clay/mud) were sourced locally.

The other advantage of mud brick if used in association with flues or other heating systems is that it is not flammable. Also by the late 19th /early 20th century, corrugated metal was cheap and readily available, and because of this was the most common material used in the construction of the all-purpose shed.

[1] *An Australian Colony, the Government Handbook of Victoria*, Melbourne, 1898, p 62

[2] *Agricultural Gazette of New South Wales*, 1893, Sydney, p 36

Description

Physical Description

The mud brick shed is constructed from sundried mud bricks with brick quoining. The gable is clad with timber weatherboard and there are timber fascias. The door is timber with timber ledging. There is a pressed metal roof hood to the entrance door. The timber landing has timber posts.

Statement of Significance

What is Significant?

The mud brick shed at 588 Dunbar Road, Kyabram is significant.

How is it Significant?

The mud brick shed is of local historic, aesthetic and technical significance to the City of Greater Shepparton.

Why is it Significant?

This building is of historic significance for its association with early fruit and grape-growing in the Merrigum locality. It is representative of the pioneering phase of the industry - a period of experimentation with irrigation, crop varieties, cultivation, production and marketing. HERCON criterion A

It is of technical significance as a representative example of this locally rare form of construction.

Its use as a thermally responsive material for the production of dried fruits and its association with contemporary technical publications is technically and historically significant. HERCON criteria A & F

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	No
Fences & Outbuildings	Yes Mud-brick shed is of significance.
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name The Echoes
Address 245 and part of 265 Kyabram-Cooma Road
KYABRAM **Significance Level** B
Place Type Other - Transient Accommodation, Homestead building
Citation Date 2004



The Echoes homestead (1903)

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The 320-acre block on which the homestead, 'The Echoes', was constructed, formed part of the original 1500 acre estate, 'St Heubert's', on which the former township of Henley was established. In 1959, 532 acres of the original 'St Heubert's' was selected by the then Department of Agriculture to establish the Kyabram Irrigation Research Farm.

'The Echoes' was constructed in 1903 by Samuel Hunt. An original slab hut, built c.1860, and numerous outbuildings of various dates, remain on the property. The house is believed to be the work of prominent local architect, J A K Clarke, who designed numerous Shepparton buildings including 'Fairley Downs', 'Ambermere', 'Ivanhoe' and the former Shepparton Post Office. The house remained in the family when Samuel Hunt died - it passed to his son William and then to William's son, Oriel who died in the 1950s. From that time, 'The Echoes' has subsequently been owned by Miss Goldsworthy, Jack Portsch, Laurie Foley, Victor Kuhle and is currently operated as a bed & breakfast by Tony Gibson.

References

W H Bossence, *Tatura and the Shire of Rodney*, p. 74.

Mr Dan Gibson, pers. comm.

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

4.1 Squatters

4.2 Selectors and Closer Settlement

7.0 Developing Primary Industries

DRAFT

Description

Physical Description

'The Echoes', 245 and part of 265 Kyabram-Cooma Road, Kyabram, is a large Edwardian single-storey, double-fronted homestead of red face brick construction (overpainted) with hipped and gabled roof clad with corrugated galvanised steel. The roof features numerous prominent red brick chimneys with roughcast rendered mouldings, and the gable ends are half-timbered and infilled with roughcast. A wide ogee profile verandah supported by cast iron columns with cast iron valance and corner brackets encircles the entire house.

The symmetrical facade is divided into three bays. The centre bay is recessed and includes a central entrance surmounted by a rendered gable, bearing the wording 'THE ECHOES', which is also reflected in a pediment in the verandah roof over bluestone entrance steps. A 4-panel timber door is surrounded by leadlight glazed side and highlights and is flanked by two groups of three full-height timber-framed, double-hung sash windows. The centre bay of the facade is flanked by two projecting bays, each containing a square bay window with group of three full-height timber-framed double-hung sash windows. The side elevations both contain a single entry with 4-panel timber door flanked by paired and individual timber-framed double-hung sash windows. The rear elevation is more utilitarian in nature.

Outbuildings include a c.1860s two-roomed log hut with gabled roof, presumably originally bark or shingle, clad in corrugated galvanised steel. A small number of slabs have been replaced with weatherboards, the western elevation has been opened up to provide vehicular access to the building and the remains of a fireplace are located in the southern wall. Adjacent to the hut is a c.1870s single-storey double-fronted weatherboard servant's cottage with gabled roof clad in corrugated galvanised steel and red face brick chimney. Directly behind the main house is a c. 1870s kitchen wing (which originally served the first house constructed on the site of the present house). The adjoining properties also contain

HERITAGE CITATION REPORT

outbuildings which were originally part of 'St Heubert's', including shearing shed, barn, dairy, butchery and machinery shed. The grounds contain numerous mature trees including two impressive Bunya Bunya pine (*Araucaria bidwillii*) and a small ornamental lake, which was formed when clay was excavated to make bricks for the main house.

Physical Condition

GOOD

Intactness

GOOD

Australian Heritage Commission Criteria

Australian Heritage Commission

2.5 Promoting settlement

3.4 Developing primary production

DRAFT

Statement of Significance

The Echoes, 245 and part of 265 Kyabram-Cooma Road, Kyabram is of local historical and aesthetic significance. Despite its reduced size, the property and collection of outbuildings, some of which date from the earliest European settlement of the area, demonstrate distinct phases and patterns of settlement. Aesthetically, the substantial main house is a fine example of Edwardian homestead design, and is associated with one of the district's most eminent architects, J A K Clarke. Its setting in mature gardens also adds to its aesthetic value.

Recommendations 2004

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Yes
No
Yes The Bunya Bunya pines (<i>Araucaria bidwillii</i>) and all mature trees.
Yes The two-roomed log hut with gabled roof, single-storey double-fronted weatherboard servant's cottage with gabled roof, kitchen wing, shearing shed, barn, dairy, butchery and machinery shed are of significance.
Yes
Greater Shepparton Heritage Incorporated Plan
No

Other Recommendations

. Internal controls apply to the outbuildings. . Consideration should be given to removing paint from brickwork . Retain original unpainted finish to brickwork and otherwise investigate original external paint colours . Any additions or new structures should be constructed at the rear of the house so they are not visible from the front circular driveway area.

DRAFT

HERITAGE CITATION REPORT

Name Campbells Soup Tower
Address 49 Lemnos North Road LEMNOS **Significance Level** B
Place Type Cultural Feature
Citation Date 1994



Campbells Soup Tower

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

HERITAGE CITATION REPORT

In the post-Second World War decades, the trend towards the development of secondary processing industries accelerated in Victoria. Campbell's Soups began operations in Australia in 1960, following their acquisition of the food division of Kai-Ora Industries. After considering a number of alternate sites in the Shepparton region, the company purchased 137 acres at Lemnos. They quickly began construction of a large food processing plant, including the distinctive water tower. The company commenced operations at the site (known as 'The Fields') in November 1961.

References

Shepparton Shire Reflections

Identified By

SOMA Design Partnership, June 2001

Relevant Historical Australian Themes

Thematic Environmental History

8.0 Developing Secondary Industries

Description

Physical Description

The Campbell's Soup Tower, at the Campbell's Soup Factory, Lemnos, is a modern steel-framed tower with four cross-braced legs rising up from a square base and supporting a cylindrical steel water tank painted to resemble the iconic graphic red and white Campbell's soup cans. Below the base of the tank the tower is encircled by a steel-framed walkway

Physical Condition

GOOD

Intactness

GOOD

Recommended Management

Curtilage

Ensure that no multi-storey buildings or structures are constructed within a nominal curtilage of 2 metres around the soup tower in order to preserve its landmark qualities

Occupancy

Ownership Campbell's Soups P/L

Australian Heritage Commission Criteria

Australian Heritage Commission

DRAFT

3.12 Feeding people

3.13 Developing an Australian manufacturing capacity

Statement of Significance

The Campbell's Soup Tower is of local historical and aesthetic significance. Associated with Campbell's soups, an almost universally recognised trademark, it demonstrates the post-War development of secondary industries in the region. Due to the flat nature of the surrounding terrain, the tower is also a prominent landmark in the landscape.

HERITAGE CITATION REPORT

Recommendations 1994

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	Yes Soup tower
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	-
Aboriginal Heritage Place	No

Other Recommendations

. Retain the distinctive Campbell's Soup can iconography, including traditional colours, wording and type

DRAFT

HERITAGE CITATION REPORT

Name	195 Major Plains Road MAJOR PLAINS (Boorinda Homestead)	
Address	195 Major Plains Road MAJOR PLAINS	Significance Level Local
Place Type	Homestead Complex	
Citation Date	2014	

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

History and Historical Context

Boorinda is situated on the lands of the Noorilim peoples. The Benalla squatting run was established in 1840 by Edward Grimes, the last pastoral tenant being Robert Rutherford, with the lease forfeited in 1882.

On 15 and 16 November 1859 squatters Charles Beggs (then lessee of the Benalla run) and Thomas Turnbull of the neighbouring Emu Plains run had purchased large sections of these runs at a public auction of surveyed Country Allotments.[1] The auction system was biased towards the squatters, and Beggs, who acquired 2404 acres of the Benalla run (Allotments 35-40, 57-62, 83-88, 106-110 Parish of Dookie, County of Moira) and Turnbull, who purchased at least 1500 acres [973 ha], were the only purchasers at the auction.[2] Boorinda is located on land which was purchased at this time by Beggs.

It is likely that subsequent owners, the Wilson brothers, constructed the first stage of Boorinda. On 13 May 1891, their partnership having been dissolved, the brothers were advertising Boorinda (the first appearance of the name) for sale at auction, consisting at this time of 390 acres [158 ha], well-organised and soundly-fenced into seven paddocks. The property also boasted an established dwelling and farm buildings:

'Nine-roomed W.B. residence (including storerooms, bathroom, kitchen and servants' room) with two 1000 gal tanks attached; W.B. stable, block floor, four stalls, two loose boxes, harness and man's room, feed room, buggy shed, with 1000 gal tank attached; good substantial stock-yards, drafting yards and piggery, all in perfect order, and well-arranged.' [3]

'Flower, fruit and kitchen gardens' had been set up, and forty acres were under vines, in this pioneering viticultural area (by the mid 1890's there were at least 35 vineyards in the district).[4] Its proximity to the Dookie College, by now well-established, was also a drawcard.

Joseph Henry Grey, a later owner, advertised the homestead and property in similar vein in June 1899. He had enlarged the property to 1790 acres, and the house to twelve rooms:

'Superb Estate known as Boorinda, close to Dookie Railway, Town and Dookie College, fenced into numerous paddocks, with A1 sheep-proof fences, homestead of 12 rooms and out offices, wine cellar 90 x 33, blocked stables and loose boxes, men's house, U.G. tanks, engine-house, and wool-shed 75 x 30, with shearing board; well; good water laid on to house, etc., 40 acres vines, 22 of fruit trees in bearing, splendid dry sheep country, rich crop land. Splendid drafting yards for sheep and cattle.'[5]

HERITAGE CITATION REPORT

It is the Gibson family, particularly Kathrine Gibson, with whom Boorinda is primarily identified. Gavin Harold Gibson, son of the owner of a successful Flinders Lane leather company,[6] purchased Boorinda from Grey on 12 August 1899,[7] and extended the holding by the addition of 175 acres [71 ha] in June 1906 and 400 acres [162 ha] in September 1911,[8] amassing over 2500 acres [1012 ha] comprising Allotments 63-66, 70, 75, 79-87, 107, 109 and 110, and part of Allotments 57-62, 69, 76 and 88, Parish of Dookie, County of Moira.

Gibson had been educated at Melbourne Grammar School, and later in England; he then spent some years gaining experience on a large station in Queensland.[9] When he made the Dookie purchase in 1899, he settled in the district, marrying in 1900.[10] Gibson managed Boorinda as a wheat and sheep property, having 400 to 500 acres under wheat each year.[11] Like many farmers within the orbit of the Dookie College and its wheat-breeding experiments, he tried the new varieties as soon as they were released, and he distributed them widely. A large area of cereals was harvested each year for hay, and lucerne, carefully tended, was grown without irrigation. Gibson ran crossbred sheep, and used 'Lincoln rams of Dookie College strain'.[12]

Gavin Gibson became a respected figure locally and in the wider area, elected a Councillor of the Shire of Shepparton in 1911, becoming President in 1914-1915. He supported the establishment of a freezing works in Shepparton, of which he became a director.[13] The size of the Gibsons' property and their patrician support for local causes lent an element of squireocracy to the couple, a sense increased by Katherine's Gibson's continued commitment to the local community after Gibson's early death at 43 years on 7 July 1916. Gavin Gibson was buried in the St Kilda cemetery, a special mortuary train sent up from Melbourne conveying his body to the city after Shire Councillors had carried his coffin from Boorinda to the hearse which took it to Dookie Station, where it was farewelled by a large crowd of local residents.[14] He left an estate valued at £21,407.[15]

The Gibsons had extended the homestead in late 1915 or early 1916 at a cost of £7,000,[16] possibly recladding much of the earlier building in brick, and subsuming it within the new building. It was now described as a substantial brick dwelling of ten rooms,[17] seen as a high status and expensive dwelling, and alluded to in one of Gibson's obituaries as 'a palatial residence, which is the admiration of all who see it', and in another as 'a very handsome mansion, fitted up almost in a style of luxury, with the electric light, etc.'[18] Gibson had 'made arrangements for laying out a lawn and a garden.'[19]

Four years later the property was lauded in the *Australasian*:

The homestead is situated on the eastern slope of a spur from the range, and looks out on the 'Sugarloaf,' between them being a wide valley of cultivation land. It was thus protected on the north and west by high land from hot winds...The home is well worthy of the beautiful landscape in which it is set. There is nothing stiff and formal about it, but skilful architecture has blended the old and newer portions, surrounding the whole with a wide verandah, whose roof is upheld by massive plain pillars, so that gable roofs and corners peep out through the plantation trees with picturesque effect.

A distinctive feature is the use made of loose unhewn stones picked up on the hills. These were selected at odd times for their face-markings or lichen growths, and have been artistically built into pillars at the front steps and into broad, low fireplaces carried up to the ceiling in the reception-rooms, each with a blackwood mantel shelf, and above it an alcove formed in the stones, furnished with a statuette. With a bright log fire throwing its heat out into the room, and its flickering light dancing on the curiously marked surfaces of the stones, the effect is unique and charming. The house is lighted by electricity, generated by a 2.5 h.p. petrol engine, which is under the sole control of Mrs. Gibson. The grounds surrounding are tastefully laid out with trees, shrubs, and flowers, among which were noticeable many of the best varieties of roses. Oranges and other fruit trees and a vegetable garden complete the homestead. Faithful to her sex, Mrs. Gibson has placed the grounds under the charge of a Burnley lady gardener, who spends several months in the year at Boorinda, and the result is very satisfactory.[20]

HERITAGE CITATION REPORT

After Gavin Gibson's death, Kathrine Gibson ran the large property very successfully, with much of it in the hands of sharefarmers, until her death in 1946; she had purchased the necessary machinery and equipment at the clearing sale after her husband's death. She was 'well-known for her advocacy of progress in various forms,'[21] seen, for example, in her attempts to gain an ambulance for Dookie and district.[22] For decades she conducted fundraising events, for which she became well-known, in the beautiful grounds of Boorinda, for the Dookie branch of the Red Cross and for the local Bush Nursing Association. She was a founder member of the Dookie CWA and the branch's first President. In 1938 she made a gift to the local Dookie College of £1,500 for the construction of a modern brick laboratory as a memorial to her husband;[23] she had also donated equipment and a cot ('to be available for child patients from the Dookie district') to the Alfred Hospital.[24]

Kathrine Gibson died on 7 May 1946. The Gibsons had been childless, and from an estate of £95,000 Gibson left a number of legacies, including one of £1,000 to the Mooroopna Hospital.[25] The contents of Boorinda-Fine furnishings and appointments, including valuable mahogany pieces, antiques and works of art-were sold.[26] On 5 September the 2721 acres then comprising the property were sold in two lots, the 2411 acres on which the homestead stood being purchased by Jeffrey Andrew ('Pat') Tallis; settlement took place on 28 August 1952.[27]

The Tallis family, primarily Pat's son Peter and his wife Mary, ran a broad acre cropping operation alongside sheep and cattle grazing on the property until the 1990s.[28] Their son Richard and his wife Alice continued with the cropping and sheep operations but also diversified into viticulture, winemaking and cellar door.

The property also contains the former manager's house and a third dwelling, which local historian Margaret Feldtmann suggests housed the gardener.[29]

A local story has it that there was once a large cellar near the house, servicing the early vineyard on the property, into which a loaded wagon could be driven, and that this cellar was burnt and then as a result filled in.[30] It is likely that the basis for this belief is the unique barn which had been created, described in a glowing report on the property in the *Australasian* in September 1920:

The barn is built into the side of the hill, so that carting can be done to the upper floor or to the partly underground basement. Advantage was taken of this situation to erect two large grain bins for wheat and for oats, which are filled on the upper floor, and from which the grain is drawn by shoots [sic]below. They each hold over 900 bags of grain.[31]

It is possible that there may be archaeological remains of this structure.

[1] Plan: Parish of Dookie; Dookie Centenary Book Committee, *Dookie: the Years to 1988*, Shepparton, 1988, p. 15

[2] Dookie Centenary Book Committee, op. cit.

[3] *Argus*, 13 May 1891, p. 2

[4] Ibid.

[5] *Geelong Advertiser*, 24 June 1899, p. 3

[6] Obituary, *Shepparton News*, 10 July 1916, p. 2

[7] Titles: Vol 2589 Fol 762; Vol 2656 Fol 027;

[8] Titles: Vol 3098 Fol 408; Vol 3557 Fol 298

HERITAGE CITATION REPORT

- [9] Obituary, *Shepparton News*, op. cit.
- [10] Ibid.
- [11] *Australasian*, 11 September 1920, p. 7
- [12] Ibid.
- [13] Obituary, *Shepparton News*, op. cit.
- [14] Obituary, *Shepparton Advertiser*, 10 July 1916, p. 3; obituary *Shepparton News*, op. cit.
- [15] *Euroa Gazette*, 7 November 1916, p. 3
- [16] *Age*, 6 September 1946, p. 4
- [17] Probate papers for Gavin Gibson, accessed on Ancestry, 5 April 2017
- [18] Ibid., and probate papers for Gavin Gibson, op. cit.
- [19] Obituary, *Shepparton Advertiser*, op. cit.
- [20] *Australasian*, 11 September 1920, p. 7
- [21] Obituary, *Shepparton Advertiser*, 10 May 1946, p. 2
- [22] Ibid.
- [23] *Benalla Ensign*, 4 January 1947, p. 3
- [24] *Argus*, 12 August 1924, p. 18; *Shepparton News*, 18 October 1917, p. 3
- [25] *Benalla Ensign*, 17 November 1938, p. 1
- [26] *Benalla Ensign*, 9 August 1946, p.2
- [27] *Age*, 6 September 1946 p. 4; Titles: Vol 2589 Fol 762; Vol 2656 Fol 027; Vol 3098 Fol 408; Vol 3557 Fol 298
- [28] <http://www.talliswine.com.au/our-journey/> accessed on 6 April 2017
- [29] Margaret Feldtmann, personal communication, 4 April 2017
- [30] Gaye Sutherland, personal communication, 3 April 2017
- [31] *Australasian*, 11 September 1920, p. 7

Description

Physical Description

HERITAGE CITATION REPORT

Boorinda Homestead has many distinctive architectural features associated with the period of design. Its basic plan form is asymmetric with the length of the facade recessed with a projecting gable roofed section. The recessed facade has a deep verandah with relatively large squared masonry columns. The windows are set relatively high in the wall and have casement frames. There are few decorative features; instead the design relies on the solidity of form and refined proportions. The roof has been clad with a 'Trimdek' type metal roof. The garden setting provides an appropriate foil for this homestead.

Statement of Significance

What is Significant?

Boorinda Homestead at 195 Major Plains Road, Major Plains is significant.

This includes all of the architectural features associated with its Interwar architecture.

The 'Trimdek' profile roof is not significant.

How is it Significant?

Boorinda Homestead is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

Boorinda is of historic significance for its association with the early pastoral development of this district.

It is of historic significance for its association Gavin and Kathrine Gibson who were prominent community members and land holders in the district during the early to mid 20th century. They bought Boorinda in 1899 and largely built the current homestead in c.1915/16. Kathrine continued with the farm after her husband's death and also continued to support the local community. She advocated for an ambulance for Dookie and she made a gift to the local Dookie College of £1500 for the construction of a modern brick laboratory as a memorial to her husband; she also donated equipment and a cot ('to be available for child patients from the Dookie district') to the Alfred Hospital. HERCON criterion A

Boorinda Homestead is of aesthetic significance for its austere Interwar architecture. It is a rare homestead for the region both in terms of its scale, as well as its design. HERCON criterion E

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

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HERITAGE CITATION REPORT

Name 725 Byrneside-Kyabram Road MERRIGUM
(Greenwoods House and Coolstore)
Address 725 Byrneside-Kyabram Road MERRIGUM **Significance Level** Local
Place Type Homestead building, Cool room
Citation Date 2014

Recommended VHR No HI No PS Yes
Heritage Protection

Architectural Style Federation/Edwardian Period
(1902-c.1918), Postwar Period
(1945-1965)

History and Historical Context

House

The house was built in 1908 by the owner, Henry F Greenwood, pioneer fruit grower of Merrigum, as the family home of four rooms. The mud bricks were made on the site and traces of straw are visible. A set coat (outer layer) has then been applied. A small serving hatch opens from the interior on to the verandah. The box bay window is of brick, and probably dates to the later brick extensions, possibly to emphasise that the front entrance of the extended house has been brought around to the east to face the impressive entrance avenue Canary Island date palms (*Phoenix canariensis*). Two small dormer-type gabled ventilators with wooden louvres, a metal gable-tip decoration, a louvred metal ventilator in the gable end, terracotta chimney pots (replacements) and the corbelled brick courses of the chimneys bring a touch of Federation Picturesque to this simple construction. The mud brick section was extended during World War Two to house Land Army women.

Greenwood built two further mud brick buildings, 'pickers' huts', on the orchard some time between 1910 and 1920. To one of these, Greenwood's son Farry added two rooms to the original three in 1942 to create the first home for him and his wife Audrey: the bricks were composed of 'topsoil and straw', shaped in moulds and then turned every day. Neither pickers' hut remains in existence.

Coolstore

Farry Greenwood built the cool store in 1947 from large mud bricks he made on-site. Straw is evident in the bricks, and it seems a coat of cow dung, now widely exposed, was applied to the bricks to seal and waterproof the building. A thin layer of what was possibly a mud slurry provided the final coat, now largely degraded on the external faces. Greenwood believed, and proved locally what was known in wider circles, that the mud brick walls could be load-bearing. This was against the advice of local builders, who considered that corner poles would be necessary. The coolstore was in operation for forty years, but is now used for storage on this important organic orchard.

The existence of such mud brick buildings, uncommon in the Goulburn Valley, attests, like the existence of Arthur Tottenham's concrete house (also at Merrigum), to the resourcefulness of an individual farmer and his willingness to experiment. Henry Greenwood, his son Farry, and Arthur Tottenham were all opinionated, individualistic and practical men. Not merely driven by economic pressures, they shared a determination to try something different which interested them.

HERITAGE CITATION REPORT

References:

Information from Audrey Greenwood, 29 July 2001

Description

Physical Condition

House: A gabled mud brick house which is now subsumed on the south and west by later brick additions, leaving two faces exposed. The mud brick has been rendered with a roughcast stucco or similar. A box-like bay window projects under the verandah on the east face. Original verandah posts have been replaced with wrought iron pillars. Two small gabled ventilators project on the north side of the roof.

Coolstore: A long mud brick building, now the south-eastern part of a substantial later cool store and packing shed complex. It appears that the mud bricks, the faces of which measure roughly 1 foot 6 inches [457mm] by 6 inches [152mm], have been coated with a cow manure mixture and then finished with a layer of another material, now degrading. Iron roofing dates to the extensive additions. Remnants of what appears to be a metal cooling system remain in the roof. The cool store is divided into three rooms, the entrances finished with regular bricks. All walls are approximately three feet [914mm] thick.

Statement of Significance

What is Significant?

The house known as Greenwood's mud brick house and the mud brick coolstore at 725 Byrneside-Kyabram Road, Merrigum. The Canary Island palms (*Phoenix canariensis*) are of significance.

How is it Significant?

The house known as Greenwood's mud brick house is of local historic, technical and aesthetic cultural heritage significance to the City of Greater Shepparton.

The mud brick coolstore is of local historic and technical cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

Greenwood's mud brick house and coolstore are of historic and technical significance. The homestead was built in 1908 from bricks made on the site.

The mud brick structures demonstrate a resourcefulness that was not evident elsewhere in the region and as such they are a rare exemplar of this type of vernacular construction. The homestead is one of a very small number of domestic mud brick buildings from this period in the municipality. The cool store was built in 1947 and demonstrates the difficulty of sourcing building materials during the immediate post war period when building materials were rationed.

HERITAGE CITATION REPORT

The homestead and the coolstore are of historic significance for their association with the Greenwood family, a pioneering family of the district. HERCON criteria A, B & F

The homestead is of aesthetic significance for its Federation-era architectural elements and the later additions. HERCON criterion D

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes The Canary Island palms (<i>Phoenix canariensis</i>) are of significance.
Fences & Outbuildings	Yes The mud brick cool store is of significance.
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name 1090 Byrneside-Kyabram Road MERRIGUM
(Tottenhams House)
Address 1090 Byrneside-Kyabram Road MERRIGUM **Significance Level** Local
Place Type House
Citation Date 2014

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)
Moderne

History and Historical Context

The reinforced concrete dwelling designed by Bendigo architect Geoffrey Eathorne was constructed by Bendigo builder Lyell Shephard (sub-contracted by building contractor Albert Clough, also of Bendigo), for Arthur and Peggy Tottenham in 1939-40, after their original home had been destroyed by fire. It was seen as the 'first modern concrete house in the area'; few others followed. Reputedly its unusual angled alignment was to provide a cooler interior for Peggy, who suffered in the heat of the northern plains.

Architect Geoffrey Eathorne was born and raised in Bendigo, the son of a Bull Street blacksmith. A well-known Bendigo architect of the period, he was a partner in the practice of Garvin and Eathorne from 1920 until at least 1944, a firm which had its origins in the stonemasonry company William Beebe & Son. An important early commission (1929) was the new St. Andrew's Presbyterian Church in Myers Street, Bendigo, which remains one of the firm's more notable works. In 1934 Garvin and Eathorne were supervising architects for the erection of the new wing of the Bendigo Hospital, designed by the prominent Melbourne practice of Stephenson and Meldrum (which was specialising in hospital design), and Eathorne was appointed honorary architect to the Bendigo Benevolent Asylum in 1936. In 1941 Eathorne was retained by the Bendigo City Council to solve problems in the construction of the city's new Civic Building. Garvin and Eathorne's practice extended beyond Bendigo, as seen in the firm's tender advertisement in October 1940 for 'additions and alterations' to the Nurses' Home at the Wycheproof Hospital. Roseview, Eathorne's 1939 moderne design for the residence of Bendigo Mayor and prominent businessman George Pethard, has remained a landmark heritage building in that city.

It seems that the Tottenham house was the only concrete dwelling designed by Eathorne or the partnership. It is unclear whether the architect or the inventive Tottenham was responsible for the design of the unusual rollers of flywire fitted into metal frames within the casement windows, which could to be wound down when the windows were open.

Arthur Tottenham and his wife were English immigrants, and Arthur became a very successful orchardist in the Merrigum district. The use of an architect, unusual in such a small country town, and Tottenham's seeming fascination with the potential of concrete, attest, like Henry and Farry Greenwood's mud brick buildings, also in Merrigum, to the resourcefulness of an individual farmer and his willingness to experiment. Arthur Tottenham, Henry Greenwood and the latter's son Farry were all opinionated, individualistic and practical men. Not merely driven by economic pressures, they shared a determination to try something different which interested them.

References:

HERITAGE CITATION REPORT

Hilda Tottenham, daughter-in-law of Arthur Tottenham and occupant of the house (1950s to 2012), conversation, 16 September 2014

Stuart, I M, and Butcher, M, 'Building Materials', in Butcher, M, and Collins, YMJ, *Bendigo at Work: An Industrial History*, published by Holland House for the National Trust of Australia (Victoria), Bendigo and District Branch, Strathdale, Vic.

Bendigo Advertiser, 20 July 1991

Argus, 5 December 1929, 13 January 1934, 15 July 1936, 23 October 1940, 16 September 1941

National Trust (Victoria) Database: entry for Roseview, Bendigo

Description

Physical Description

An Inter-War bungalow of reinforced concrete, with some Moderne influences/detailing. It is asymmetrically organised, with a hipped roof and tall chimneys. Roof is of terra cotta tiles, with boxed eaves. The building is clad with a thick layer of render, lightly textured. Principal windows are tripartite, with a central glass section flanked by casements; windows in the service rooms are single casements. In all window openings, horizontality was emphasised by wide horizontal glazing bars.

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A flat-roofed garage of concrete blocks dates from the 1950s.

Also remaining are an underground tank for rainwater, a septic tank, and the base of a garden sprinkler system, all of concrete and constructed on site, presumably concurrently with construction of the house.

Statement of Significance

What is Significant?

The house at 1090 Byrneside-Kyabram Road, Merrigum, known also as the Tottenham house.

How is it Significant?

It is of local historic, technical and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic significance as one of the buildings designed by Geoffrey Eathorne, a prominent regional architect. It is the only concrete house designed by Eathorne. HERCON criterion A

HERITAGE CITATION REPORT

It is of technical significance as it is a relatively early moderne concrete house in the region. It is of technical significance for the design of the unusual rollers of flywire fitted into metal frames within the casement windows, which could be wound down when the windows were open. HERCON criterion F

It is of aesthetic significance for its Modern architecture combined with the innovative architectural use of an atypical residential construction material. HERCON criterion E

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

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HERITAGE CITATION REPORT

Name 595 Dunbar Road MERRIGUM (Argus log building)
Address 595 Dunbar Road MERRIGUM **Significance Level** Local
Place Type Homestead Complex
Citation Date 2014

Recommended VHR Yes HI Yes PS Yes
Heritage Protection

Architectural Style Victorian Period (1851-1901)

History and Historical Context

Log Construction in the Goulburn Valley

Research into the parish of Girgarre East has revealed that 47.5% of all initial buildings constructed by selectors were of log, predominantly with a bark roof. Bark was the second most common material for walls, accounting for nearly 18 per cent. The Girgarre East parish is, in terms of vegetation, climate and topography, representative of the wider Goulburn Valley, so the findings can be thus generalised, and indeed a cursory examination of selection files (from which the information can be extracted) seems to indicate that log cabin construction was common from Glenrowan in the east to the Terricks in the west. This is because the more fissile timbers such as red gum (*Eucalyptus camaldulensis*) or stringy bark species were not endemic (except along waterways); instead grey box (*Eucalyptus macrocarpa*), a timber almost impossible to split into slabs, predominated.

Place History

Welshman and farm labourer Tom Richards 'pegged out' his 98.4 ha [240 acre] selection on 25 August 1873, taking advantage of the 'selection before survey' Land Act of 1869, which opened up the northern plains of Victoria. The date of construction is unclear, as this building was not one of the initial and substantial group of log buildings listed by Richards on his lease application of 25 August 1877. The apparently original corrugated iron of the hipped roof is of the Davis Crown brand, which was produced in the 1890s. This may have been a replacement for an initial bark roof, but physical evidence suggests that the existence of an adzed log used to carry a gutter points to the likelihood that the roof was always of corrugated iron, and thus the building probably dates to the 1890s.

References

R.S. Burn, *The Colonists' and Emigrants' Handbook of the Mechanical Arts*, London, 1854, p. 43.

J.K. Andrews, manuscript known as 'History of Merrigum' and 'Memories of an Old-Timer', unpublished, 1954.

Anne Tyson, statistical survey of buildings listed in lease applications for all allotments in the parish of Girgarre East, 1999, unpublished.

Anne Tyson, 'The Log buildings of Merrigum and the context of their construction.' Research Project undertaken in 2001 as part of a Master of Arts (Public History) at Monash University.

HERITAGE CITATION REPORT

Description

Physical Description

The building has been constructed from logs and measures 7.6m [25 feet] by 3.6m [16 feet] with a hipped roof of corrugated galvanised metal (Davis Crown brand). The structure demonstrates typical log construction methods. It has been built from grey box (*Eucalyptus microcarpa*) but later repairs have been undertaken using Murray pine (*Callitris glauca*) logs from a nearby stand.

There are U-shaped notches cut into the upper surfaces of the logs at the corners, and chocks (smaller pieces of timber), are wedged between the logs on either side of the door for stability. The interstices vary in width because the thickness and straightness of the logs vary. The gaps are filled with applications of pug, a clay based mixture. Much of this has weathered or crumbled away, but it is evident that on the interior the pug was smoothed out to provide a crude but effective flush finish.

The building is an unusual example of its type in being raised, and having a floor and an underfloor space. In this its construction is very similar to that suggested in one of the handbooks produced in Britain for intending emigrants, R.S. Burns' *Colonists' and Emigrants' Handbook* of 1854:

The first logs should be placed all around the trench, so as to form an enclosure, and the logs laid in the trench to at least half their depth. By this arrangement, the first layer of logs will be above the ground, so that if planks are used to form a floor resting on the logs, a distance will be left between the ground and the underside flooring; by this means the floor will be freer from damp than if merely resting on the ground.

In Richard's building, the bottom logs of the long walls are utilised as bearers, although these are not as deeply trenched as Burns recommends. Across these, smaller logs are positioned at intervals of eighteen inches [460mm] to act as floor joists. A floor of sawn timber has been laid over these sapling joists. Such floors were rare. At least two different types of floorboards are evident and it is unclear what, if any, of the floor is original. The typical floor found in log buildings was earthen and this was often pugged with clay. The clay could have a number of additives such as animal manure, blood or ashes and this would assist it to harden.

The adzed log that was used to support the gutters is an unusual surviving construction detail.

The fact that this building had a floor suggests that it was used as a dwelling or used for the storage of grain or similar.

Statement of Significance

What is Significant?

The Argus log building at 595 Dunbar Road, Merrigum is significant.

The pastoral setting with its scattering of grey box trees contributes to its significance.

HERITAGE CITATION REPORT

How is it Significant?

This structure is of local historic, technical and aesthetic cultural heritage significance to the City of Greater Shepparton.

It is of cultural heritage significance to the State of Victoria.

Why is it Significant?

It is of historic significance for its association with the settlement of the Merrigum area during the Land Selection period.

It is of historic significance for its apparent association with the emigrant's manual, R S Burn *Colonists' and Emigrants' Handbook* (1854). HERCON criterion A

It is a rare surviving example of a log building with a floor and the other features associated with this construction type. HERCON criterion B

It is a rare surviving example of this once widespread construction type, exhibiting both common features of the type and the rare inclusion of a floor. HERCON criterion F

It is of aesthetic significance as a rustic and picturesque timber structure that is located in a typical Goulburn Valley rural landscape. HERCON criterion E

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

Yes Grey box trees (*Eucalyptus microcarpa*)

Fences & Outbuildings

Yes Log building is of significance.

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

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HERITAGE CITATION REPORT

Name 745 Dunbar Road, MERRIGUM
Address 745 Dunbar Road MERRIGUM **Significance Level** State
Place Type Hut/Shack
Citation Date 2004



View of structure 1

Structure 1 appears to have been constructed from Murray Cypress Pine.
A corner has failed and this appears to have occurred because of water damage to the logs.

Recommended Heritage Protection VHR Yes HI No PS Yes

Description

Physical Description

Structure 1

The structure is rectangular with a gable roof. The dimensions are approximately 4 x 3.5m. The logs vary little in size and are approximately 30 - 40 cm in diameter and the log walling is approximately 2 m high. The interstices have been chinked with a clay pug, but, most of this clay pugging has disappeared. The gable has been clad with sawn timber weatherboards. There is one open timber gable vent covered with chicken wire. It is possible that any protective timber louvres have been removed (or that there were none). The floor is earthen and there is a large brick platform inside the structure. It is not clear what the purpose of this structure is but it is not original.

Unlike many of the other log structures in the Goulburn Valley this has been constructed from Murray Cypress Pine logs. The workmanship is fairly crude and the joints have been roughly worked. The structure has been constructed using logs

HERITAGE CITATION REPORT

laid horizontally with notched ends (some have been notched on both faces for a tight corner intersection). The logs appear to have been laid directly on the ground, although it is feasible that the base log was partially embedded in the earth. The interstices between the logs have been packed with a clay pug mortar. There is a great variation in the degree and uniformity of the actual notching. The diameter of the logs also varies slightly, but, all the logs are of a similar length - except for at the door opening. One corner is showing signs of significant deterioration. It appears that water has been allowed to run down this corner and then to lie at the base of the building. Most of the logs at this intersection have decayed and the structural integrity of the whole corner is compromised. The roof framing is a primitive interpretation of gable roof framing and has been clad with corrugated iron. The gable has been clad with sawn boards with a square cut edge. The gables are assumed to be contemporary with the whole construction. The door framing is minimal.

It is possible that this building was used for storage and was possibly a barn. This does not preclude it initially being designated as a dwelling as the walls are relatively high and the doorway is also of a reasonable dimension.

Physical Condition

Structure 1

The condition is moderate to poor. A corner intersection is severely decayed and this will eventually compromise the whole structure.

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Structure 2

The condition is good.

Intactness

Structure 1

The structure is relatively intact. Most of the original building fabric is extant.

Structure 2

The structure is relatively intact. Most of the original building fabric is extant

Recommended Management

Recommended works

Structure 1 & 2

As with all earth fast timber buildings the main deterioration will occur if water or damp is allowed to attack the structure. Therefore it is necessary to ensure that the ground level slopes away from the buildings, that the roof, gutters and down-pipes are in good order and that storm-water is taken away from the building.

It is also strongly recommended that the buildings are not used to store items. If the structures are empty a good air flow/ventilation can be maintained and this will help prevent any decay due to moisture. It is also recommended that items are not stored against any of the external walls or in close proximity. Apart from preventing a good flow of air such items can harbour white ants.

The gables to both structures are showing signs of weathering and it would be ideal to protect the gables from further degradation. Corrugated iron sheeting could be used to clad the gables, taking care when attaching it, not to damage the structure.

Structure 1

It will be necessary to stabilise the corner to prevent the structure eventually becoming unsafe. There should be as little as possible intervention to the original physical fabric.

Physical Description

Structure 2

The structure is rectangular with a gable roof. The dimensions are approximately 4 x 3.5m. The log walling is approximately 1.6 m high. The logs vary little in size and are approximately 30 - 40 cm in diameter. One gable has been clad with sawn timber weatherboards and the other has been clad at a later date with corrugated iron. The floor is earthen.

The workmanship is primitive and the joints have been roughly worked. The structure has been constructed using logs laid horizontally with notched ends (most have been notched on both faces for a tight corner intersection). The logs appear to have been laid directly on the ground, although it is feasible that the base log was partially embedded in the earth. There is little evidence of clay pugging. The diameter of the logs varies slightly; however all the logs are of a similar length - except for at door opening. The door framing is minimal.

Site Context

Description of the site generally

There are two huts located at this site. Structure 1 (the larger hut) is located in the farm yard directly to the rear of the homestead. The other, structure 2 (the smaller hut), is found behind a large twentieth century shed, further to the rear of

HERITAGE CITATION REPORT

the homestead.

Statement of Significance

What is Significant?

The two log structures at 745 Dunbar Road, Merrigum are significant. This includes their construction system such as the: primitive dressing of the logs, the notched ends and the remnant clay pugging that has been used to chink the logs. The primitive gable roof framing for both of the huts contributes to their significance.

How are they Significant?

The three structures are of local historic, technical and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why are they Significant?

They are of historic significance for their association with the settlement of the Merrigum area during the Land Selection period. They provide tangible physical evidence of a particular built response to the conditions of the Land Selection Acts. HERCON criterion A

The buildings are of technical significance as they represent an adaption of a traditional vernacular technique that became a typical built response, with particular reference to the conditions of the 1869 *Land Selection Act*, in the Goulburn Valley. In effect it was a brief flowering of a vernacular specific to this region. HERCON criterion F

The log buildings that were once relatively common have become an increasingly rare feature in the rural landscape. HERCON criterion B

The scale, structure and materials used in their structure contribute to the aesthetic qualities of these buildings. HERCON criterion E

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

No

Fences & Outbuildings

Yes The two log structures are significant.

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. That these structures be included as an item in the Planning Scheme. . That the group of identified log buildings form a precinct and as such become listed as a group/precinct of log structures in the Goulburn Valley and be included in the

Victorian State Heritage Register.

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HERITAGE CITATION REPORT

Name 745 Dunbar Road MERRIGUM (McLeods Homestead)
Address 745 Dunbar Road MERRIGUM **Significance Level** Local
Place Type Homestead Complex
Citation Date 2014

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

The Merrigum district came within the lands of the Bangerang Aboriginal peoples.

In November 1844, the St Germain's pastoral run of almost 77,000 acres [31,161 ha] was established by Henry Walker, having been split off from Ardrpatrick to the east: Merrigum was in the far south reaches of the run. Successive pastoral tenants were Boyle and McLean (August 1845 to August 1849), Thomas and E.L. Splatt (to April 1850), followed by Thomas Splatt alone. The brothers Frederick and Alfred Burchett then took over St Germain's in April 1851, superseded by the dominant squatting family of the western Goulburn Valley, the Winters, initially the brothers John and James Winter and William Winter-Irving (to April 1870), then Irving Winter to March 1871. William Wilson and James MacBain succeeded Irving Winter, MacBain alone from January 1872.

Selectors moved in under the Land Act 1869, the 'selection before survey' Act which, by counting rents paid towards the final payment, finally succeeded in the State's aim of 'putting the small man on the land'.

It is unclear when eighteen year old John McLeod had selected or received the licence for the 38 acres [15.4 ha] of Allotment 78, Parish of Kyabram East, County of Rodney, as the selection file is missing, but much can be deduced from the files for his other selections.[1] The family had left Streatham near Skipton in the Western District, an unusual place of origin for selectors in the Goulburn Valley. Before he was nineteen, Donald McLeod held selections totalling 278 acres [113 ha]. He notes in his lease applications that his selections were devoted to 'cultivation and grass'; the McLeods with their joint acreage were becoming small graziers, although still producing wheat and other cereals. The family did not follow the pattern of many of the successful larger families, who by the late 1880s and early 1890s, were engaged in mixed farming, combining the cultivation of wheat, oats and barley with dairying and the raising of fat cattle, as historian Charles Fahey has pointed out.[2] Donald McLeod received freehold to Allotment 78 on 5 May 1885, and to his other three selections by early May 1887.

Descendants believe that the two log buildings (HO145, Hermes No 156136) on the site were purpose-built as farm buildings, the smaller as a fowl house, and the larger, of Murray or cypress pine, as a smithy, or blacksmith's shop, and that neither was ever lived in.[3] It seems that McLeod up until his marriage lived with his parents on an allotment about a mile away.

HERITAGE CITATION REPORT

At the time of his marriage in 1886, Donald McLeod built a small weatherboard dwelling on Allotment 78, Parish of Kyabram East.[4] This house, which he had clearly extended, is now part of the rear section of Valley Field homestead.

McLeod built the brick section of the homestead in 1904.[5]

From becoming 'boss cockies' (selectors who amassed large holdings by family co-operation, farm amalgamations, and buying out less successful selectors) in the late nineteenth century, the McLeod family at Merrigum became very successful graziers in the twentieth, producing wool, fat lambs and fat cattle. They also moved into dairying for a short period around 1915,[6] leaving the vernacular cow bails at Valley Field.

Descendants of Donald McLeod, his son Gordon followed by granddaughter Bessie and her husband Norm Grills, farmed the property until 2003. The house is now situated on a 16 acre [6.5 ha] allotment; the site includes the house, the log buildings (HO145, Hermes No 156136), the cow bails and a woolshed dating from the early twentieth century. A workman's hut of the same period may still be extant.

[1] PROV: Selection files for Donald McLeod: Allotment 56, Kyabram East (VPRS 625-570-44993), Allotment 52, Kyabram East (VPRS 626-834-3331), Allotment 77, Kyabram East (VPRS 626-834-3332). File for Allotment 78, Kyabram East is missing.

[2] Charles Fahey, 'The Wealth of Farmers: A Victorian Regional Study 1879-1901' in *Historical Studies*, Vol. 21, No.82, April 1984, p. 48 and passim.

[3] Una Miller, grand-daughter of Donald McLeod, phone conversation, 12 October 1997.

[4] Ibid.

[5] Ibid.

[6] Norm Grills, husband of Bessie, a grand-daughter of Donald McLeod, and proprietor of Valley Field c.1940-c.1980, conversation, 12 October 1997.

Description

Physical Description

The homestead at 745 Dunbar Road, Merrigum is a good representative example of a late Victorian vernacular building.

The typical late Victorian architectural features from this period are largely found on the facade. The symmetry of the

HERITAGE CITATION REPORT

facade is the overarching element, and this is supported by the central timber front door with side lights and highlights, the double hung timber sash windows, the hipped roof (clad with short sheets of corrugated metal), the brick chimneys (with polychromatic brickwork) and the return convex verandah and verandah posts. The verandah posts have retained a cornice at frieze height and this is evidence of an earlier decorative frieze and brackets. All of these architectural features support the Victorian character of this homestead.

At the rear of the homestead there are domestic structures that appear to be of an earlier period. These are also typical vernacular buildings. The stepped brickwork of the chimneys is particularly fine and this type of brick chimney finish while not common is more peculiar to earlier Victorian buildings.

Statement of Significance

What is Significant?

The late Victorian brick homestead at 745 Dunbar Road, Merrigum is significant. The additional structures to the rear are also of significance.

This includes all of the architectural features associated with its late Victorian architecture: the hipped roof (clad with corrugated metal), the convex verandah and the timber front door and flanking timber window joinery.

The fence, gate and garden setting contribute to the significance.

How is it Significant?

745 Dunbar Road, Merrigum is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The homestead is of historic significance as it provides tangible physical evidence of the character of rural and regional development during the late 19th century. The scale and design of the homestead contribute to an understanding of the extent of economic growth and prosperity of the region during this period. It assists in demonstrating the impact of the consolidation of farming and agricultural industries on the prosperity of the region.

As a group, homesteads, through their scale and design, contribute to an understanding of the extent of economic growth and success of particular agricultural districts. HERCON criterion A

The homestead is of aesthetic significance for its typical late Victorian architectural features. HERCON criterion D

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes The palm tree to the rear is of significance to the place.
Fences & Outbuildings	Yes Perimeter fence and entrance gates are of significance.
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 33-39 Judd Avenue MERRIGUM (former Carnation Company milk factory)
Address 33-39 Judd Avenue MERRIGUM **Significance Level** State
Place Type Other - Manufacturing & Processing
Citation Date 2014



33-39 Judd Avenue, Merrigum (former Carnation Company milk factory)

Recommended Heritage Protection VHR Yes HI No PS Yes

Architectural Style Postwar Period (1945-1965)

History and Historical Context

The Merrigum area was part of the lands of the Kailtheban group of the Bangerang peoples. The St Germain's pastoral run (76,910 acres or 32,217 ha) was established by Henry Walker in November 1844, the Merrigum locality being situated in the southern backblocks of this huge station. Other pastoral tenants followed, the longest tenure being that of the Burchett brothers, from April 1852 to February 1867, when the Winter family, who soon retained leases on the majority of the runs of the western Goulburn Valley, acquired the station. The last leaseholder was parliamentarian and absentee squatter James MacBain, later Sir James, and the lease was cancelled in 1884.

Selectors moved in under the Land Act 1869, the 'selection before survey' Act which, by counting rents paid towards the final payment, finally succeeded in the State's aim of 'putting the small man on the land'. Most selectors arrived in the Merrigum locality in 1873. John Stook applied for Allotment 83, Parish of Kyabram East, County of Rodney, comprising 159 acres, on 19 June 1873; after the initial three-year licence period, his lease was approved on 18 October 1876, but on

HERITAGE CITATION REPORT

7 March 1881, Stook successfully applied to transfer his allotment to John Murphy. Murphy received freehold on 11 June 1884.[1]

John Murphy's brother James had selected the 160 acre allotment to the east of his brother's, across what would become Merrigum's main street. No survey of the township was conducted; when it became clear in 1887 that a railway station would be sited at the crossroad and the town develop there, Tatura businessmen purchased allotments on James Murphy's selection, establishing Merrigum's first store and butcher's shop. Allotments on John Murphy's selection were progressively purchased by the Railways, local identities including the town's first blacksmith, and in 1912 by a Kyabram real estate dealer, Alexander McKenzie, who carried out a small subdivision.

An allotment of 12 acres in McKenzie's subdivision, on the north-west of the township, was purchased by the proprietor of one of Merrigum's two general stores, James P 'Percy' Judd, on 2 September 1913.[2] Judd held it until the property (which contained a number of huts, Judd having used it as a farm),[3] was purchased by the newly-created Australian subsidiary of the American milk-processing company Carnation Milk ('Milk from contented cows') in early 1949.[4]

The coming of the Carnation Company Pty Ltd has been aptly characterised by foundation historian of the western Goulburn Valley WH Bossence as 'the most momentous event Merrigum has ever seen'.[5] The Carnation Milk Products of the USA, following the huge sales of condensed milk during World War 2, had been searching for a year for a site for an Australian condensery to boost low winter intake in the northern hemisphere. Victoria had been the company's choice, but in late 1948 the Government refused to issue a new licence, either for the company's desired area, the Western District (where local dairy producers were in fact divided over the introduction of an American company and also the move away from cream production to whole milk),[6] or indeed anywhere in Victoria. A chance meeting with a company representative at a Melbourne conference in June 1948 led Butter Factory manager Robert Marshall and the board of directors to offer the Merrigum Butter Factory licence to the Carnation Company. An Australian offshoot of the American company, the Carnation Milk Coy. Pty. Ltd., was established in April 1949, with £100,000 capital in 20,000 shares of £5.[7] Ralph Wilson from the parent company's Canadian branch became the Managing Director, opening a Head Office in Melbourne. The Australian company officially took over the Merrigum Butter Factory on 1 July 1950.[8] The condensery it was to build on the new site was one of six large milk-processing plants being constructed at the time in Victoria by overseas companies or with overseas capital (USA, British and Swiss), looking to the emerging 'Eastern' (Asian) market.[9]

Lewis Constructions, an eminent construction firm, gained the contract for the new £425,000 condensery in July 1950, and preparatory work on the site commenced that month, supervised by a parent company engineer, Clarence Weekes of Wisconsin.[10] It was projected that the complete works would take eighteen months, depending on the availability of materials, particularly steel, in the difficult post-war period; the first hold-up in fact came as early as October 1950, with a shortage of both steel and cement.[11] A construction workforce of 40 men was foreseen, and it was hoped to use local labour, though the full number would not be locally available.[12] A railway siding was constructed to facilitate receipt of goods and dispatch of products. A bore 150 feet [45.7m] deep was producing 16,000 gallons [72,737.44 litres] of water per hour, although, as the factory's daily needs were 40,000 gallons [181,843.6 litres], another bore was being sunk to 300 feet [91.4m]. All the required 250,000 concrete bricks were to be made on the site.[13] Interestingly, the earliest position advertised, in March 1950 before any advertisements for tradesmen, was that of a stenographer-clerk, 'male or female, 19 to 25 years, with experience. Merrigum (Goulburn Valley district). First-class opportunities for advancement with

HERITAGE CITATION REPORT

American organisation.' [14]

Lewis Constructions brought with it some members of its current labour force, including Jack Davies, who became an invaluable member of the local football team. Word of mouth locally and migrant networks seems to have led to a construction labour force composed largely of migrants, a number of whom, like Jack Davies, remained in the town to work at the completed factory.

In early August 1950 top soil from the site was bulldozed to fill a depression on one end.[15] The central section of the factory-the receival area, the 'kitchen', the 'porch' on the east which contained the offices and laboratory-was constructed of the concrete bricks, the walls and roof of the large warehouse section, the engineering workshops on the northern end of the building, and the separate truck repair shed being of corrugated cement sheet (at this period containing asbestos). Bags of cement, much of it from China, arrived in Merrigum by rail, were held in a shed behind JP Judd's general store, and were transported around to the site, where large cement mixers were used to produce the mixture for the concrete bricks.[16] It is unclear whether the latter were produced by hand using simple moulds, or whether a machine was utilized, although the latter seems more likely, given the scale of this construction.

Construction continued through 1951 into 1952, and progress can be traced by the employment advertisements for the skilled tradesmen needed: carpenters were advertised for in August 1950 ('Long Job. Good conditions'), a plumber was needed by early April 1951 ('approx. nine months work'), more plumbers in September 1951, pipe fitters in October and November 1951 ('6 months' country work in new Condensery. Only Qualified Men Need Apply'), and the new condensery was ready for painting in November 1951 ('Foreman Painter ... To take Charge of Painting at new Condensery, Merrigum'). Pipe and mechanical fitters ('Overtime') were needed again in January 1952.[17] All advertisements assured respondents that accommodation was provided or available, initially 'Hotel accommodation provided', later 'Guest House Accomodation Arranged, Liberal Rates', the later referring to Merrigum's only two-storey house, which was conducted as a Coffee Palace/guest house.

A weatherboard Manager's residence was constructed to the east along School Road (now Judd Avenue), and between that and the factory, a simple two-room building known as the 'Guest House' for the visits of Carnation's Australian head, Ralph Wilson, or other company dignitaries. In the 1970s or 1980s this became the laboratory.[18]

Staff were brought in from overseas to fill certain positions. The Manager, Bert Palmer, experienced in the production of evaporated milk, arrived from Dumfries, Scotland in December 1951, and a Dutch chemist, John G Molenaar from Schoonhoven, was in charge of the laboratory.[19] Al Kingma from Holland came in as foreman,[20] and Eric Crowley, previously of the Warragul office of the Victorian Department of Agriculture, was appointed Field Officer. A Milk Grader was required in early September 1952, ('Must be Single').[21] Many of the semi-skilled and unskilled workers who took up positions in the factory were post-war migrants, coming particularly from Italy and Holland (a country with expertise in milk processing), but also from Germany and other European countries, and from Britain. Some of the Italian workers were in fact veterans of World War 2. A number of the single workers lived in 'The Cubicle', the former garage on the north corner of Pearce Street which the Carnation Company had purchased. With the immigrant orchard hands, farm labourers and aspiring orchardists and farmers who were also arriving in the locality, the workers at Carnation

HERITAGE CITATION REPORT

cemented Merrigum newly as a multicultural township, one of the rural localities experiencing European migrants in numbers for the first time.

During construction of the new condensery, butter production continued at the butter factory under Robert Marshall, while suppliers (whose herds averaged 34 cows) were being persuaded by Eric Crowley to change from cream and pig production to whole milk, and purchase 'ripple coolers' to ensure freshness for the once-a-day collection; as with the cream collection which preceded it, the new whole milk collection was initially still via eight-gallon [36.4 litre] cans, picked up by the company's trucks.[22]

On 12 May 1952, the new condensery came into operation, with approximately 30 suppliers,[23] manufacturing evaporated (unsweetened) milk along with the mooted condensed, which was becoming less important to the company as the world market was slowly becoming saturated.

The last butter at the old butter factory was made in early 1954, and the redundant butter-making equipment was sold in March that year.[24]

By 1954 most suppliers had added cooling towers to provide the coldest water possible to the ripple coolers, but in 1957 the company flagged with its suppliers the need to switch completely to bulk collection of milk by tanker and the upgrading of farm milk storage to refrigerated bulk vats within ten years: a 100% changeover was in fact achieved in 6 years, by 1963.[25] Eric Crowley's nurturing and productive relationship with dairy farmers supplying the company led to a high retention rate among suppliers.

The warehouse section was extended to the south in 1961, construction again being of corrugated cement sheeting.

The interiors of the factory and warehouse were continually repainted in white for cleanliness: Johnny Carson, a Pole with an Anglicised surname, was later joined in this task by 'Joe the Painter', a Czech. This (inadvertently) had the added benefit in the warehouse area of covering the asbestos-containing cement sheet walls and underside of the roof with layer upon layer of paint, reducing the chance of flaking or crumbling of the cement sheets.

After a time the Merrigum factory was directed to concentrate on evaporated milk and build up an Australian market for it, necessitating the appointment of additional sales representatives encouraging the use of Carnation evaporated milk for baby feeding, ice cream-making, coffee-creaming, etc.[26] The company also advertised for demonstrators ('Aged under 40 years') to give demonstrations in grocery stores and at agricultural Shows and exhibitions.[27] Evaporated skim milk production commenced in 1976, and packaging of externally-sourced skim milk powder in 1977 and 'Coffee-Mate' in 1980.[28]

HERITAGE CITATION REPORT

A separate large warehousing section was added to the west in 1979-80, of steel girders and concrete, with a gabled roof of corrugated iron; the section between the two warehouse areas where rail trucks entered on the spur line was covered with a simple flat roof.

The factory was the town's largest employer, with up to 140 people employed in the early years, reducing to around 70 (80-85 during peak production) as labour-saving equipment was introduced.[29]

In July 1985, the Swiss company Nestle took over Carnation in the largest non-oil merger in history up to that time.[30] At Merrigum, all powder operations (packaging of skim milk powder and Coffee Mate) were transferred to Nestle's plant at Dennington near Warnambool. Then in early May 1986, all remnant (liquid) production was transferred from Merrigum to Nestle's factory at Tongala, 21 kms to the north-west.[31]

During the period of the plant's operation from 1952 until 1986, export sales varied from 10 to 15 per cent of total sales. Peak sales had occurred in the early 1970s, with total sales of all products at 100,000 cases monthly, dropping to around 65,000 in 1985.[32]

The Carnation Company's factory had been the most important factor in Merrigum's boom years of the 1960s, 1970s and early 1980s. Besides being the town's biggest employer, attracting families and lifting enrolment at the Merrigum State School No 1874, the factory, under its astute and competent Manager Bert Palmer, became part of the fabric of the small town, participating fully in the life of the community. For a number of years the factory lawn, decked with stings of coloured light globes, was the venue for the town's annual Carols by Candlelight, with the words of carols sung with American accents flashed up on a large screen for the audience to sing along with, and Toppa ice creams, made with Carnation Milk, dispensed to the crowd. New Year's Eve celebrations at the Merrigum Hall were conducted for a decade or so by the Company, with the road closed off, and the annual Carnation Ball, organised by the Carnation Social Club, was taken very seriously and was a highlight of the town's social calendar for many employees, suppliers and others. Palmer also organized events for the town's children. In addition he instituted the practice of sending truckloads of fruit to the needy in Melbourne and elsewhere each year.[33] Although expecting a fair day's work from his employees, he was also philanthropic to them (as he was to the town in general) and often generous-spirited, offering extra overtime, for example, to an employee facing hardship,[34] and he received loyalty in return.

The factory and site were purchased by Murrayland Fruit Juices in 1989, and a subsidiary, Merrigum Fruit Processors, began producing pear, apple and citrus juices, although the only original equipment used was the refrigeration.[35] Juice operations ceased in 1989,[36] and the northern section of the factory was subsequently used for a short time as a pottery, and later as a private dwelling. The warehouse sections have been utilized for 'dry' storage, holding cans and other materials for local and regional food processors, but the entire factory complex now appears unused and is deteriorating. The Manager's house is occupied as a private dwelling, but the 'Guest House' is vacant.

[1] VPRS 625/464/34617

[2] Title: Vol 3627 Fol 725381;

HERITAGE CITATION REPORT

- [3] Bill Lawler, Map (watercolour) 'The Township of Merrigum and Inhabitants of Merrigum Circa. 1930', n.d.
- [4] *Riverine Herald*, 5 May 1949, p. 4
- [5] WH Bossence, *Tatura and the Shire of Rodney*, Melbourne, 1969, p.84
- [6] *Camperdown Chronicle*, 13 December 1948, p. 2
- [7] *Age*, 16 April 1949, p. 4
- [8] *Riverine Herald*, 5 May 1949, p. 4
- [9] *Weekly Times*, 2 August 1950, p. 20
- [10] Memories of Eric Crowley, first Field Officer at the factory, *Kyabram Free Press*, 7 May 2007, p. 7
- [11] *Riverine Herald*, 1 August 1950, p. 1; *Argus*, 6 October 1950, p. 15
- [12] Ibid.
- [13] Ibid.
- [14] *Argus*, 18 March 1950, p. 35
- [15] *Riverine Herald*, 1 August 1950, p. 1
- [16] Leo Cavicchiolo, former Carnation Company employee whose father was involved in the building of the factory, personal communication, 17 January 2017
- [17] *Argus*, 10 August 1950, p. 17; *Shepparton Advertiser*, 6 April 1951, p. 11, p. 7; *Shepparton Advertiser*, 7 September 1951, p. 7; *Argus*, 31 October 1951, p. 24; *Shepparton Advertiser*, 2 November 1951; Ibid; *Argus*, 26 January 1952, p.34
- [18] John Lawler, former employee, personal communication 17 January 2017
- [19] Memories of Eric Crowley, first Field Officer at the factory, *Kyabram Free Press*, 7 May 2007, p. 7
- [20] Ibid.
- [21] *Shepparton Advertiser*, 7 September 1951
- [22] Memories of Eric Crowley, op. cit.
- [23] Ibid.
- [24] *Age*, 20 March 1954, p. 20
- [25] Bill McCullagh (Manager of the Carnation Milk factory during its last year of operation) with Eric Crowley, letter dated 18 April 1986 to John Purdey, Shire of Rodney, containing a brief history of the Company's time at Merrigum, for

HERITAGE CITATION REPORT

inclusion in a publication celebrating the centenary of the Shire of Rodney.

[26] Memories of Eric Crowley, op. cit.

[27] *Argus*, 18 May 1955, p. 4

[28] Bill McCullagh, op. cit.

[29] Memories of Eric Crowley, op. cit.; Bill McCullagh, op. cit.

[30] *Los Angeles Times*, 5 January 1965, accessed on 15 January at http://articles.latimes.com/1985-01-05/business-fi-11646_1_ftc-approval

[31] Bill McCullagh, op. cit.

[32] Ibid.

[33] WH Bossence, op. cit.

[34] Leo Cavicchiolo, op. cit.

[35] *Kyabram Free Press*, 3 February 1989, p. 1

[36] Information from John Lawler (former employee) Collection.

Description

Physical Description

The northern end of the complex includes the original single and double-storeyed sections built from concrete block work. The advantage of this material was that it could be constructed on site, it has a good thermal performance and it is load bearing. This was important, as building materials were in poor supply during the post war period. This section included the receival area, the 'kitchen,' and the 'porch' on the east which contained the offices and laboratory.

The original gabled warehouse section, of corrugated cement sheet (at this period containing asbestos), is attached to the south of the concrete block section. The corrugated cement sheet was lightweight and easy to construct and this was also an important consideration as the work force was not highly skilled.

The further gabled warehousing section on the south, again of corrugated cement sheet, dates from 1961, and the separate warehouse on the west (1979-80), again gabled in form, is constructed of steel girders and concrete with a roof of corrugated iron. The section between these two later warehouse areas, where rail trucks entered on the spur line, is covered with a simple flat roof.

HERITAGE CITATION REPORT

The design of the factory is predicated on the type of construction materials - solid external walls with openings as required for functional purposes. The original primary facade is distinguished by the multi-paned windows, the signage and the single storey block to the front. Factories such as these in the immediate post war period were functional in their architecture with few resources available for architectural refinement. The austerity of the design is modern but this was more as a consequence of the types of buildings materials that were available and the varying skills of the labour force.

Statement of Significance

What is Significant?

The former Carnation Factory and all surviving evidence of the former use of this building are of significance. The railway siding, the former Manager's house and the former Guest House contribute to the significance of the complex.

How is it Significant?

The former factory complex is of significance to the State of Victoria and it is of local significance to the City of Greater Shepparton.

How is it Significant?

The former factory complex is of state historic significance for its association with the post war decentralisation of industry with an increasing emphasis on international trade. It is of significance as one of the first large scale industries that were developed in Victoria during the post war period and with its product destined for the international markets. HERCON criterion A

It is of local significance as the factory came into existence in response to a local initiative by the Merrigum Butter Factory manager where he offered the Merrigum Butter Factory licence to the Carnation Company. This was after unsuccessful negotiations with the State Government. The relationship between the American parent company, the local Australian Company and the Merrigum community had profound impact on the local economy during the 1960s - early 1980s. The factory also had an impact on the social and community life of Merrigum. The factory attracted families to the township, the school flourished and through astute management the factory was fully integrated into the life of the community. HERCON criteria A & G

The former factory has technical significance at a State level as it demonstrates the type of building construction that developed as a consequence of the post war shortages of building materials. HERCON criterion F

The design of the factory is of State and local significance as it demonstrates a typical post war architecture and one that was informed by the availability of materials, shortages of skilled labour and the construction of what was essentially a new building type within the genre of local manufacturing. It demonstrates a move away from local manufactured output and commensurate scaled buildings to an international industry with an unprecedented scale of production for Victoria. HERCON criteria A & E

The former factory is a rare manufacturing building type both at State and local level. HERCON criterion B

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	Yes The railway siding, former manager's house and former guest house are of significance.
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 50 Merrigum-Ardmona Road, MERRIGUM
Address 50 Merrigum-Ardmona Road MERRIGUM **Significance Level** State
Place Type Stables
Citation Date 2004



Stable building 1- This structure has been constructed using a variety of building techniques and materials. The structure is eclectic and cobbled together in a relatively ad hoc manner.

Recommended VHR Yes HI No PS Yes
Heritage Protection

History and Historical Context

Little is known of the history of these buildings. Anne Tyson has determined that they were built by David Cathcart and that they were constructed prior to September 1876.

Description

Physical Description

The collection of buildings known as Cathcarts is an idiosyncratic collection of building materials and construction techniques. There appear to be approximately three stages of development with these structures.

The first: . the 1870s log buildings and these include stable 2 and the barn.

The second . stable 2 and the barn were modified and it is during this period that stable 1 was either built or extensively

HERITAGE CITATION REPORT

modified. Many of these works appear to have occurred during the Depression era and they are typified by the use of: recycled materials, such as flattened out tins; galvanised sheeting; the re-use of worn railway sleepers; and recycled material from other log buildings.

The third . Later alterations are characterised by the use of more modern building materials and these mainly occurred in stable 1 and in particular with the internal arrangement of the horse stalls.

During these three periods there have also been other ongoing changes to the structure but these appear to be more maintenance based.

Physical Condition

Condition

The condition of the buildings varies from poor (stable 2) to moderate.

Intactness

Intactness

The Cathcart buildings represent an idiosyncratic collection of construction techniques, building materials and design. As representative log buildings from the Selection era they have not retained their integrity and intactness.

However, as a set of buildings from the Selection era that have been adapted and modified and in particular, during the Depression era they are of considerable interest and significance. They demonstrate adaptation, recycling and make-do that was typical of the 1930s and rural life.

Recommended Management

Recommended works to the structure

It is recommended that some remedial maintenance works be undertaken to stabilise the structures. This should give the buildings some further life but it should also be recognised that they will have a finite life.

That a complete documentation of the buildings be undertaken to record the buildings.

As with all earth fast timber buildings the main deterioration will occur if water or damp is allowed to attack the structure. Therefore it is necessary to ensure that the ground level slopes away from the buildings, that the roof, gutters and down-pipes are in good order and that storm-water is taken away from the building. This could include installing agricultural drains to the perimeter of the building. These should be well bedded in a mix of gravel and sand.

It is also strongly recommended that the buildings are not used to store items. If the structures are empty a good air flow/ventilation can be maintained and this will help prevent any decay due to moisture. It is also recommended that items are not stored against any of the external walls or in close proximity. Apart from preventing a good flow of air such items can

HERITAGE CITATION REPORT

harbour white ants.

It is also strongly recommended that any overhanging vegetation and or creepers on any of the buildings be removed.

Occupancy

Ownership Private

Physical Description

Stable 1

The structure is essentially earth fast posts, with some supplementary and rudimentary framing. The roof framing is perhaps the most standard in terms of design but its support system (the earth fast posts and ancillary structural items) vary. Some of the structural connections are tenuous at best and the quality of joints are wildly variable.

Loads from the roof are at times supported more by goodwill than any factual basis. However, this structure is still standing and this is most likely a testament to the massive nature of some of its integral supports and structural systems.

The walling system is predominantly recycled railway sleepers that have been propped and fastened in an adhoc manner. The walling is not cohesive and provides ample ventilation throughout the buildings. The flooring is a mixture of earth and concrete. The roof consists of sheets of corrugated iron. There is an internal arrangement of horse stalls.

Physical Description

Stable 2

The structure has been constructed using logs laid horizontally with notched ends. The workmanship is fairly crude and the joints have been roughly worked. The logs tend to have a deeper notch on the upper face - some displaying a saddle back (a U-shaped notch), while some have a half notch. There is a great variation in the degree and uniformity of the actual notching. The diameter of the logs also varies slightly. The length of most of the logs is distinctive and to consistently achieve this some logs have been joined. This type of joint is known as a scarf joint and it has been supported by a series of sawn timber sections. These have been inserted below the joint.

The type of timber is difficult to determine on a visual basis. However, it would be reasonable to surmise that it is some species of eucalyptus box tree. The logs appear to have been laid directly on the ground, although it is feasible that the base log was partially embedded in the earth. The gaps between the logs have been packed with a clay pug mortar and then some of the interstices have been covered with flat sheets of metal.

The gable roof truss system is fairly standard although it does display a similar rudimentary approach to design. The roof is clad with corrugated iron.

Stable 2 is the most dilapidated structure. One corner has failed. This is primarily due to moisture attacking the logs.

The source of moisture appears to be from failed gutters and downpipes and water being allowed to lie at the base of the

HERITAGE CITATION REPORT

building. It appears that the original opening in the wall was enlarged. This has also compromised the structural integrity of the failed corner, as the logs appear not to have been adequately supported. However, the opposing side of the opening (and this appears to be original) has retained its supports and these chocks are sections of small saplings.

The area between stable 2 and the barn has been roofed with corrugated iron sheeting. This iron is of interest as it the Gospel Oak Brand. This was manufactured by Walkers of Great Britain and was available from 1862 and through to the 1880s. This brand of iron has been found at a number of locations throughout Victoria and NSW.

Gospel Oak

G O

1st Quality

Galvanised Tinned

[Brand]

Physical Description

The Barn

The barn is similar in its construction to stable 2. However, it has a higher roof line and this appears to have accommodated a loft area. The logs have been laid horizontally and the ends have been notched. The workmanship and variability of joints is similar to that found in stable 1. A large opening has been cut into one gable end and there are double doors. The gable has been clad with square cut timber weatherboards and sheets of metal have been laid over the base of the gable. While the design and construction is similar to other log structures in the area there have been alterations and many of these appear to have occurred during the twentieth century and principally during the Depression era.

There is a lean-to off one side of the barn and this is of an indeterminate date.

These structures represent the only known (surviving) log stable building and barn/shed in Victoria.

Site Context

Description of the site generally

The group of buildings known as Cathcarts' stables and barn are located in a farmyard to the rear of the homestead

Statement of Significance

What is Significant?

The three log structures at 50 Merrigum-Ardmona Road, Merrigum are significant.

What is Significant?

The idiosyncratic collection of log buildings known as Cathcarts. These buildings were constructed from solid logs and have been added to over a period of time, or are the result of a cannibalisation of other structures. This evolution of building practices and the re-use of a variety of found or recycled building materials is of significance.

The building practices associated with the construction of solid log structure such as the use of lightly dressed logs, the variety of notching used on the ends of the logs, the primitive scarf joints with timber block supports, evidence of clay pugging and the rudimentary roof framing are of significance.

The building materials include solid logs, recycled materials such as flattened tins (kerosene and similar), galvanised sheeting, the re-use of worn railway sleepers and recycled materials from other log buildings are of significance.

How is it Significant?

The three log structures are of local historic, technical and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The log structures are of historic significance as they provide tangible physical evidence of the consequences of the Land Selection Acts, and in particular the 1869 Land Act, the 'selection before survey' Act. This Act counted the rents paid as contributing toward the final payment. This feature finally succeed in the State's aim of putting the small man on the land.

The physical evidence found in the changes to the built fabric is of historic significance as it demonstrates the changing economic conditions that occurred in rural regions and particularly the impact of the 1930s Depression. The use of recycled materials, such as flattened out kerosene tins and similar; recycled British galvanised sheeting; the re-use of worn railway sleepers; and recycled material from other log buildings demonstrates the conditions of the time and the limited resources available for many during the 1930s Depression. It also demonstrates the resilience and make-do attitude for many of the farmers from rural regions where nothing was wasted and anything useful was kept for another use. HERCON criterion A

The buildings are of technical significance as they represent an adaption of a traditional vernacular technique that became a typical built response, with particular reference to the conditions of the 1869 *Land Selection Act*, in the Goulburn Valley. In effect it was a brief flowering of a vernacular specific to this region. HERCON criterion F

The log buildings that were once relatively common have become an increasingly rare feature in the rural landscape. HERCON criterion B

The scale, structure and materials used in their structure contribute to the aesthetic qualities of these buildings. HERCON criterion E

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	No
Fences & Outbuildings	Yes The three log structures - two stables and barn/shed
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

Other Recommendations

That the structures be included as an item in the Planning Scheme. That the group of identified log buildings form a precinct and as such become listed as a group/precinct of log structures in the Goulburn Valley and be included in the Victorian State Heritage Register.

DRAFT

HERITAGE CITATION REPORT

Name 76 Morrissey Street, Merrigum (house)
Address 76 Morrissey Street MERRIGUM **Significance Level** B
Place Type House
Citation Date 2004



House at 76 Morrissey Street (Merrigum - Ardmona Road), Merrigum

**Recommended
Heritage Protection** VHR No HI No PS Yes

History and Historical Context

To date, no information has been sourced which reveals the names of the original or early owners of this property or when the house was constructed. Stylistically it appears to date from c. 1905.

Relevant Historical Australian Themes

Thematic Environmental History

15.2 Small Townships and Localities

Description

Physical Description

76 Morrissey Street, Merrigum (house)
Hermes No 156210 Place Citation Report

12-Apr-2019

08:33 AM

HERITAGE CITATION REPORT

The house at 76 Morrissey Street, Merrigum is a single-storey, double-fronted Edwardian villa of red face brick construction. The hipped roof is clad with corrugated galvanised steel, finished with non-original quad profile gutters and features a pair of prominent corbelled brick chimneys. The bullnose verandah features turned timber posts and carved brackets and has a non-original concrete floor. It appears to have been substantially reconstructed.

The symmetrical facade contains a central entry with 4-panel timber door and non-original security screen, flanked by a pair of tripartite timber-framed double-hung sash windows.

The front boundary fence is constructed of prefabricated steel mesh panels.

Physical Condition

GOOD

Intactness

GOOD

Australian Heritage Commission Criteria

Australian Heritage Commission

DRAFT

8.12 Living in and around Australian homes

Statement of Significance

The house at 76 Morrissey Street, Merrigum is of local aesthetic significance. Aesthetically, it is a good and intact example of a modest late Victorian/early Edwardian brick villa which makes an important contribution to the historic streetscape.

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

Other Recommendations

. Retain original unpainted finish to brickwork and otherwise investigate original external paint colours. . Replace front fence with more appropriate design, e.g. timber pickets.

DRAFT

HERITAGE CITATION REPORT

Name St Sebastians Roman Catholic Church
Address 78 - 84 Morrissey Street MERRIGUM **Significance Level** B
Place Type Church
Citation Date 2004



St Sebastians Roman Catholic Church

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

This Catholic Church was a gift of the first hotel-keeper in Merrigum, Mr John Sebastian Smith, who left land and £3,400 in his will to fund the construction of a Roman Catholic chapel for the local community. A notice announcing the acceptance of tenders for 'a Roman Catholic brick church at Merrigum' by prolific Melbourne architect, Augustus Andrew Fritsch, appeared on 30 August 1902 in the *Building, Engineering and Mining Journal*. The foundation stone was laid by Bishop Reville on 5 November 1902. The newly completed building was opened on 22 February 1903 by Father Mulqueen of Echuca parish. Mulqueen became the first priest to serve at the church. The contractor for the works was Messrs McBride and Nichols of Echuca. The stained glass was designed by Messrs Yencken and Co. of Melbourne, with a memorial window specially dedicated to the church's benefactor. Contract for church £852.

References

Stan Arnel. *Out Where the Dead Men Lie*, pp 97-98.

Michael Endicott. *Kyabram Catholic Heritage*, pp 23-24.

W H Bossence. *Tatura and the Shire of Rodney*, p. 83.

HERITAGE CITATION REPORT

Miles Lewis. *Australian Architectural Index*

Identified By

SOMA Design Partnership, June 2001

Statement of Significance

The church at 78-84 Morrissey Street, Merrigum, is of local historical and aesthetic significance. Constructed in 1902 it has served as a centre for Roman Catholic worship and community activity for 100 years.

Aesthetically, the building is a fine and substantially intact example of a rural brick church, of which there are many throughout the municipality. It is, however, distinguished by its association with prolific Melbourne-based ecclesiastical architect, Augustus Andrew Fritsch, and is probably one of his earliest works.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. Retain original unpainted finish to brickwork of building and otherwise investigate original external paint colours. . Repair damaged render and brickwork . Remove verandah over vestry entry . Lower concrete path around building

HERITAGE CITATION REPORT

Name War Memorial
Address 98 Morrissey Street MERRIGUM **Significance Level** B
Place Type War Memorial
Citation Date 2004



War Memorial

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

War Memorial
Hermes No 156010 Place Citation Report

12-Apr-2019

08:33 AM

HERITAGE CITATION REPORT

This memorial was erected to commemorate the ten local men who died during World War 1. First erected on a site in the south-east corner of the Recreation Reserve, it was officially unveiled on 29 May 1921. In 1965 it was removed to its present place in the Merrigum Hall Reserve

References

W H Bossence, *Tatura and the Shire of Rodney*, p. 80.

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

14.3 Tributes to the War Dead

DRAFT

Description

Physical Description

The war memorial, Morrissey Street, Merrigum is a Harcourt granite obelisk on rock face granite plinth and sawn bluestone block base. The obelisk features discreet fluted detail and bronze plaques listing, the fallen from the War, are fixed to two sides of the memorial. The site also includes an associated timber flagpole and two (possibly) memorial trees.

Physical Condition

GOOD

Intactness

GOOD

Recommended Management

HERITAGE CITATION REPORT

Curtilage

Maintain a nominal curtilage of 5 metres around the monument in order to preserve its visibility.

Australian Heritage Commission Criteria

Australian Heritage Commission

8.8 Remembering the fallen

8.9 Commemorating significant events and people

Statement of Significance

The war memorial, 98 Morrissey Street, Merrigum, is of local historical and social significance as a memorial to those killed in the First World War.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. Retain and conserve

HERITAGE CITATION REPORT

Name Merrigum Hall
Address 98-100 Morrissey Street MERRIGUM **Significance Level** B
Place Type School - Technical, Hall, Club/Hall, Social
Citation Date 2004



Merrigum Hall

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

In 1888 land was donated by Messrs W S Pearce and Cathcart for the erection of a Mechanics' Institute in Merrigum. A contract was let to Bishop & Co., Kyabram, in the same year, following public subscription. William Bray, an early president of the local Progress Association, was the first president of the Institute, with J S Smith as secretary. It was decided to enlarge the building in 1894, and the renovated building was officially opened with a formal banquet and ball on 13 March 1895. Plans for a memorial in the form of a 'Victory Hall' commenced at a public meeting in 1944. The new Memorial Hall in honour of Merrigum's World War Two fallen was not added to the complex until 1959, when it was opened by the Right Hon John McEwan on 30 March 1959.

References

Pam Baragwanath, *If These Walls Could Speak*, pp. 200-02.

W H Bossence, *Tatura and the Shire of Rodney*, p. 79.

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

16.1 Mechanics' Institutes

Description

Physical Description

The Merrigum Hall in Morrissey Street, Merrigum, is a single-storey hall building of brick (overpainted) construction consisting of two distinct yet interconnected wings and later additions at the rear. The hipped roof is clad with corrugated galvanised steel. The original building addresses the street with a symmetrical double-fronted facade with parapet which features pediment, scrolled consoles and dentilated entablature. The central entrance is surrounded by an aedicule which is supported by bold fluted pilasters and contains a pair of timber-framed 2-panelled doors with highlight. The door is flanked by a pair of timber-framed double-hung sash windows with segmented arch heads. The later wing is perpendicular in plan to the original and addresses the reserve. The double-fronted main elevation also features a distinctive parapeted form and contains a central entrance flanked by a pair of window openings, all of which have semi-circular arched heads. The non-original pair of doors are lined with V-jointed timber boards and the windows have timber-framed double-hung sashes. The buttressed side walls contain regular fenestration which matches the facade. Later additions consist of early brick and timber-framed construction to the south and a c. 1960s hall of rendered masonry construction to the east.

Physical Condition

GOOD

Intactness

GOOD

Occupancy

HERITAGE CITATION REPORT

Ownership City of Greater Shepparton

Australian Heritage Commission Criteria

Australian Heritage Commission

8.1 Organising recreation

8.5 Forming associations

Statement of Significance

The Merrigum Hall is of local historical, social and aesthetic significance. Constructed in 1889, the hall has served as a focus for local community social activity for over 110 years. Aesthetically, it is a good and substantially intact example of a rural Victorian-era mechanics institute, of which there are few in the municipality.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

- . Remove textured paint from brickwork and render by non-abrasive method . Reconstruct entrance door in 1895 wing
- . Investigate original external paint colours

HERITAGE CITATION REPORT

Name 102 Morrissey Street MERRIGUM (Blacksmith and Motor Garage)
Address 102 Morrissey Street MERRIGUM **Significance Level** Local
Place Type Garage
Citation Date 2014



102 Morrissey Street, Merrigum (Blacksmith and Motor Garage)

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Mathaus (Mat) Rosan opened a blacksmith shop in this building some time between 1911 and 1913. This was the second smithy in the township: the Pavey brothers, who had opened their smithy in Merrigum in 1887, were still operating next to the Post Office. Rosan had purchased the land from his father-in-law, William Pearce, who had married Mary Cathcart, widow of the selector of the original 320 acre selection.

Rosan carried out the normal range of smithy work: fashioning horseshoes and fitting them, working on gigs and other vehicles, and making and repairing farm tools, hardware and equipment. When cars became common in the 1920s, the business became a motor garage. Mat Rosan and his (second) wife left Merrigum in early 1936. Eddie Pederick took over the business, and successive owners included Len Doeke, Bob Crocker, and Athol Gale.

Description

Physical Description

102 Morrissey Street MERRIGUM (Blacksmith and Motor Garage)
Hermes No 197579 Place Citation Report

12-Apr-2019

08:33 AM

HERITAGE CITATION REPORT

A large, gabled shed of galvanised corrugated iron, with a skillion addition on the south-east, a wide opening on the north-west side and two doors of differing sizes on the street front. The gable is capped with a continuous ridge ventilator of corrugated iron, now in some disrepair.

Remnant painted signage is just visible in the gable end, including the words 'MOTOR GARAGE'.

Statement of Significance

What is Significant?

The former Blacksmith and Motor Garage at 102 Morrissey Street, Merrigum.

How is it Significant?

The former blacksmith's and garage is of local historic significance to the City of Greater Shepparton.

Why is it Significant?

The former blacksmith's shop and garage is of historic significance as the only surviving building that was used as a blacksmith when horses were an important feature of commercial and social life in Merrigum. HERCON criterion A

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 104-108 Morrissey Street MERRIGUM (Water Tower)
Address 104-108 Morrissey Street MERRIGUM **Significance Level** Local
Place Type Water Tower
Citation Date 2014



104-108 Morrissey Street, Merrigum (Water Tower)

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

The concrete tower was constructed by John Monash's Reinforced Concrete and Monier Pipe Construction Company in late 1923 to provide water for the 500 inhabitants of the small town, although the Merrigum Waterworks Trust, consisting of seven Commissioners, was not constituted until 1 July 1925. Previously, town water had been pumped by the Merrigum Butter Factory from the Bray Channel (Channel No 7) and distributed through a system of wooden piping. Water was now drawn from the Bray Channel adjacent to the tower, stored in a receiving dam, and treated with disinfection to remove pathogenic bacteria en route to storage in the tank and reticulation by the new piping system.

In 2003 water sourcing and treatment at Merrigum were discontinued, supply to the town being piped from Kyabram. The 1923 tank is still used to ensure adequate pressure for the town supply.

Shepparton Advertiser, 3 May 1923, p. 6; 27 September 1923, p. 8; 1 November 1923, p. 8; 3 January 1924, p. 6

Description

HERITAGE CITATION REPORT

Physical Description

A 4000 gallon (18,184 litre) shallow cylindrical water tank supported by four legs, all of reinforced concrete.

Statement of Significance

What is Significant?

The Water Tower at 104-108 Morrissey Street, Merrigum is significant.

How is it Significant?

It is of local historic, aesthetic and technical cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic significance for its association with the Merrigum Waterworks Trust and the provision of reticulated water to Merrigum. HERCON criterion A

It is of technical significance for the technologies used in the supply of water. HERCON criterion F

It is of aesthetic significance for its landmark qualities. HERCON criterion E

Recommendations 2014

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 113-117 Morrissey Street MERRIGUM (the former Merrigum Butter Factory)
Address 113-117 Morrissey Street MERRIGUM **Significance Level** Local
Place Type Factory/ Plant
Citation Date 2014



113-117 Morrissey Street, Merrigum (the former Merrigum Butter Factory)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)
Moderne

History and Historical Context

Beginnings: 1895

The Merrigum Butter Factory was the first cooperative butter factory in the western Goulburn Valley, preceding butter factories in the larger neighbouring towns of Tatura (1907) and Kyabram (1912). It was established by progressive farmers in this small town following their 1894 investigation of butter factories in the Euroa district, and the opening of Shepparton's butter factory in mid October that year.

The Merrigum Butter Factory and Farmers' Frozen Produce Company was registered on 18 March 1895, with the secondary aim of providing cool storage for milk, meat, fruit and other perishables. The first manager was Harold H Hobbs.

The first factory building was a simple wooden gabled structure, measuring 45 feet [12.8m] by 42 feet [13.7m], with a

HERITAGE CITATION REPORT

brick floor; the engine house was separate. It was located on the current site on land donated by the selector James Murphy. Water was supplied from the adjacent Bray Channel (Channel No.7) and also held in an underground tank. Total establishment costs were £1,260, including £345 for the building.

The factory was opened with a banquet and much fanfare on 11 September 1895. It took whole milk and cream at this time, the latter averaging 18 cans a day by November 1895. Buttermilk, the waste product, was to be disposed of on the site or sold. Unlike many other Victorian butter factories, it had no creameries supplying it (creameries simply separated the cream before transferring it to the nearest butter factory). On 11 October the first consignment of the factory's 'Curlew' brand - three and a half tons - were despatched to Melbourne. Half of all butter produced was to be sold on the domestic market, and half exported to London (advances in refrigeration now making export possible), although this position was not consistently held throughout the factory's history.

By late October 1895 the factory was producing four tons of butter a week, and early in 1896 Merrigum butter was receiving average prices in London, Western District factories gaining the highest prices, with Gippsland yet to come into its own.

1901 building

The original factory was totally destroyed by fire early in the morning of 9 November 1900, the wooden building and combustible materials such as ammonia burning with such ferocity that the flames were seen in Kyabram, 10 km distant. The replacement building, designed by the well-known Melbourne architectural firm of Sydney Smith and Ogg, was constructed by Merrigum builder BC Miller (whose timber yard was adjacent to the factory), and was opened on 25 July 1901 by Hon W Martin, the Secretary for Agriculture. At the inevitable banquet he praised the prospects for the butter industry, now under the factory system: the volume of butter produced in Victoria had increased eightfold since 1899.

The new building consisted of two square pyramidal-roofed adjoining sections lying parallel with the road, each surmounted by a ventilation lantern. The stout, square brick chimney rose from the north-west corner. Cream and milk collection was via a double-storey hoist section on the west facade, as had been the case with the 1895 building.

Early in 1905, the factory was enlarged, Peter Costello was now the secretary and manager, and from a debt of over £1000 in 1901, only £130 remained. Merrigum butter was realising 'a highly satisfactory price on the London market-within a few shillings per ton of the great Western District factories.' The balance sheet for the second six months of 1910 showed Merrigum with a profit of £339.11.10, compared to Rushworth's £6.6.0, and with Shepparton 'just able to hold its own'. District general stores were taking Merrigum butter.

The Merrigum Butter factory was instrumental in the establishment of the town's water supply, pumping from the Bray channel. Unlike the Kyabram and Tatura factories, which generated electricity and supplied those towns before the arrival of SEC power, the Merrigum Butter factory only moved to electricity some time after SEC power arrived in the town in 1927.

1931-32 building

In 1931 a large extension to the factory, 'on modern lines, for the economical and hygienic handling of cream,' was commenced on the west end of the factory, approximately doubling its size. Designed by AE Castles, architect and Shire of Deakin engineer, the new factory was of brick, the interior featuring 'walls of white and dados of jade green'. The receiving area for the cream cans was in the centre of the new street frontage, served by 'a semi-circular raised road'. The contiguous 1901 building now became a cool storage facility for fruit.

The new factory was opened on Friday 18 November 1932 by the Minister for Agriculture, ex-premier Hon John Allan, Kyabram farmer and Country Party politician. More than 200 attended. Merrigum founding father and Rodney Shire

HERITAGE CITATION REPORT

Council president John Lilford was just completing his thirty-fifth year as a director of the company, the last 26 years as Chairman: Lilford would retire two years later, to be succeeded by AJ Chapman. The company was still pumping water for the town supply, using a centrifugal pump with a capacity of 5000 gallons per hour.

The 1930s were years of quiet success and expansion for the company, particularly under the progressive management of dynamic manager/secretary, AL Graham, manager also from 1932 of the Gunbower butter factory. Graham became a key figure in the Victorian dairying industry, twice president of the Victorian Dairy Factory Managers' and Secretaries' Association, and an important member of many committees, known throughout Australia. Locally, he had earlier pioneered bottled pasteurised milk in Shepparton with his own company. At his death in March 1938, RW Marshall was appointed to the position.

1938 building

In 1938 the factory was remodelled and enlarged, substantially resulting in the building as it is currently (2014). The new 'moderne' facade was built approximately 2.5m [8 feet] forward of the 1931-32 building, which was largely retained, the former front wall and its pediment bearing the concrete plaque reading 'Merrigum Butter Factory 1931' remaining inside the new frontage, a feature possibly retained due to nostalgia. The plaque is now only visible from above. The gabled roof of the 1931-32 western section with its rows of ventilators was retained, but the weatherboard side walls and two pyramidal-roofed sections of the 1901 eastern building were replaced, the walls with galvanised corrugated iron.

The late 1930s and the 1940s were also successful years despite the intervention of WW2 and the resulting staff shortages, with butter output generally increasing, outdoing the factory in the larger neighbouring town of Kyabram most years.

Closure

The end came in the early 1950s. Carnation Milk Products of the USA had been searching for a site for a southern hemisphere condensery to process milk sourced in the northern winter. Victoria had been the company's choice, but the Government refused to issue a new licence. A chance meeting with a company representative at a Melbourne conference in June 1948 led manager Robert Marshall and the board of directors to offer the Merrigum Butter Factory licence to the Carnation Company. An Australian offshoot of the American company was established, the Carnation Milk Coy. Pty. Ltd., with £100,000 capital, and it set about building the new condensery in Merrigum on a separate site. It officially took over the Merrigum butter factory on 1 July 1950. During construction of the new condensery, butter production continued under Robert Marshall, while suppliers (whose herds averaged 34 cows) were being persuaded to change from cream and pig production to whole milk. On 12 May 1952, the new condensery came into operation, manufacturing evaporated milk rather than the mooted condensed, which had become economically unviable. The last butter at the old factory was made in 1954.

Subsequently, local orchardist Geoff Youlden took over the building as a cool store and packing shed, producing a vernacular coolroom in the 1932 building by lining the walls with stacked cork.

References

Minutes of the Merrigum Butter Factory and Farmers' Frozen Produce Company, 1895 and passim (held at Merrigum Historical Society).

The Argus, passim, including 16 November 1894 and 7 October 1904.

Kyabram Free Press, 1 December 1898.

HERITAGE CITATION REPORT

Riverine Herald, passim and Monday 19 August 1895.

Australasian, 27 July 1895, 19 October 1895, 26 September 1896, 10 October 1896.

Geelong Advertiser, 23 May 1896.

Broadford Courier and Reedy Creek Times, 26 May 1905.

Weekly Times, 5 August 1914.

Bossence, W.H., *Kyabram*, Melbourne, 1963.

Bossence, W.H., *Tatura*, Melbourne, 1969.

Description

Physical Description

A streamlined 'moderne' factory facade built in 1938 in the Inter-War Functionalist style fronts a composite 1901/1932/1938 butter factory building, part brick and part horizontal galvanised corrugated iron, with later metal additions.

This striking facade, with its smooth surface of flat brick, extends round to half the depth of the building on its eastern side, and for approximately 7.7m [25 feet] on the west. Horizontality is emphasised by a painted concrete string course which connects the tops of the metal-framed windows and the two receiving bays. Roof lines are concealed behind the upper courses of the facade.

A small, separate, gabled weatherboard office building is located at the south-east near the roadway, date of construction unknown.

The original 1895 underground tank survives in very good condition on the east of the factory.

Statement of Significance

What is Significant?

The former Merrigum Butter factory at 113-117 Morrissey Street, Merrigum is significant.

This includes the surviving physical evidence of the major development phases: 1895 - underground tank, 1931-32 factory and 1938 additions.

How is it Significant?

HERITAGE CITATION REPORT

The former Butter Factory is of local historic, technical and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic significance as the site of the first co-operative butter factory in the western Goulburn Valley. The first factory was constructed in 1895 and after it burnt down a new factory was constructed in 1931-2 and 1938. HERCON criterion A

It is of historic and technical significance for the use of the 1931-32 factory as a cool store, a local orchardist having lined the walls with stacked cork for insulation. HERCON criteria A & F

It is of historic significance for its association with the establishment of the town's water supply, pumping water from the Bray channel. HERCON criterion A

It is of historic and technical significance for the surviving evidence of early 20th century factory design. HERCON criteria A & F

It is of aesthetic significance for its streamlined moderne styling. The first factory was designed by Melbourne architects Sydney Smith and Ogg [1931-32] and a later addition by A E Castles, architect and Shire of Deakin engineer, although it is unclear who designed the moderne facade of 1938. HERCON criterion E

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

HERITAGE CITATION REPORT

Name 13 Pearce Street MERRIGUM (the Dutch House)
Address 13 Pearce Street MERRIGUM **Significance Level** State
Place Type House
Citation Date 2014



13 Pearce Street, Merrigum (Dutch House)

Recommended Heritage Protection VHR Yes HI No PS Yes

Architectural Style Mid-Twentieth Century (1940-60) Austerity

History and Historical Context

The 'Dutch House' was brought to Australia with the Wolbers family who migrated from the Netherlands in the 1950s, possibly on assisted passages after that nation's 1951 formal migration agreement with Australia. Post-war currency regulations limited the sum which could be taken out of Holland, and the Wolbers family decided to transfer some of its funds to Australia in the form of what would now be called a 'kit home'. Employment for the father and two sons at the Carnation Milk Company's new factory in Merrigum had been pre-arranged. Packed in large wooden crates (one of which still survives, addressed 'CP Wolbers, Carnation Comp, Merrigum, Vict, Australia'), the house was transported from the Melbourne wharf on a company truck, and erected in a sparsely-settled new street in the small town.

Each room of the pre-fabricated dwelling had double doors opening to the outside, these doorways now filled in or replaced with windows. Original external doors were of timber, the top half of each consisting of a large glass panel. All windows, originally wooden-framed casements, have been replaced, and some resized, although the generous dimensions of the wide living room window match the original. Flooring was of continuous cork, which has been replaced. Interior walls seem to be of cement sheet, ceilings possibly of plyboard or 'Swedish Wallboard'. The roofing iron is sarked

HERITAGE CITATION REPORT

internally with tongue and groove boards. The kitchen is equipped with the original simple sink cupboards and a taller cupboard; the shallow terrazzo-type sink, tile-lined, has been removed.

Seventy per cent of Dutch post war migration between 1949 and 1970, a time when the Netherlands government actively encouraged emigration to relieve housing shortages and economic distress, was to Australia. Here a housing shortage and restrictions on the availability of building materials during the 1950's forced many Dutch (and other) migrants to find temporary accommodation. Commonly this was in migrant hostels, boarding houses, tents, garages, caravans, flats or sheds. Migrants routinely brought household goods, especially items such as linen, to their new country: a small number came equipped, like the Wolbers family, with their own accommodation. Heritage consultant Meredith Walker has noted that:

Some of the Dutch families who migrated to Australia in the early 1950s were aware of the shortage of building materials, and arranged the shipment of prefabricated timber houses to Australia. This was not a common practice but it was not rare either. Prefabricated houses are known to have been built by Dutch migrants in the Sydney suburbs of Dundas and Engadine as well as in Wollongong. These houses were timber framed and clad with horizontal or vertical timber boards.

References

Personal communication, D Wolbers, 16 September 2015.

Conversation with owner, Marg Moore, 3 November 2014. Ms Moore lived at the neighbouring property when the house was erected.

Meredith Walker, 'First accommodation for Migrants arriving in Wollongong post World War 2', Migration Heritage Project, Wollongong Migration Heritage Thematic Study 'Places Project', 2007.

<http://www.wollongong.nsw.gov.au/services/artculture/Documents/Migration%20Public%20Art%202014/Essay%20-%20First%20accommodation%20for%20migrants%20arriving%20in%20Wollongong%20post%20WW2.pdf>

Description

Physical Condition

The Dutch house is a relatively small, square house clad with cement sheet, with a low pyramidal roof of corrugated metal. At the apex of the roof there is a square timber-louvred ventilator. The facade has a recessed porch with windows on either side of the recess. A shallow verandah has been added to the rear.

Statement of Significance

What is Significant?

The house at 13 Pearce Street Merrigum known as the Dutch House is significant. Its suburban setting contributes to its significance.

How is it Significant?

The Dutch House is of local historic, aesthetic and technical cultural heritage significance to the City of Greater Shepparton.

HERITAGE CITATION REPORT

Why is it Significant?

The Dutch House is of historic significance as it is a locally rare example of an imported pre-fabricated migrant house. Building material rationing and housing shortages in post war Victoria (c1950s), compounded in this case by post-war restrictions on the export of currency from a war-ravaged European nation, meant that some migrants brought their house with them when they migrated.

It is of historic significance as it demonstrates the demographic changes that were taking place in Merrigum (and the Goulburn Valley), as Dutch, Italian, Albanian, Greek and other migrants arrived seeking employment on the land or in processing factories. HERCON criteria A & B

It is of technical significance for its prefabrication techniques and the surviving building materials. HERCON Criterion F

It is of aesthetic significance for its restrained modernist architecture. This architectural expression was rare in the region during the post-war period. HERCON criteria E & B

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 82 Waverley Avenue MERRIGUM (Mud brick shed)
Address 82 Waverley Avenue MERRIGUM **Significance Level** Local
Place Type Fruit Shed/Apple store
Citation Date 2014



82 Waverley Avenue, Merrigum

Recommended Heritage Protection VHR No HI No PS Yes

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

History and Historical Context

Place History

The mud brick shed may date from around 1909 when Silas V Newnham purchased the property from pioneer Merrigum orchardist F H Greenwood. Newnham and subsequently his widow were involved in fruit production; this included currant-drying for a number of decades in the early twentieth century.

The Newnhams grew fruit on this site, and in 1913 purchased a one-acre township allotment across the road from William Pearce, where they planted grapes, mainly Zante currants, and established currant-drying racks and a small cannery; by 1930, only the ruins of both remained.

Orchard blocks, largely of forty acres, became available in Merrigum when Brown Brothers, F H Greenwood and others subdivided parts of selections in 1893. Brown Brothers, following the Chaffey and Ardmona examples, advertised blocks here as part of the 'irrigation colony of Ontario', a name lifted from the Chaffey brothers' irrigation colony of that name.

HERITAGE CITATION REPORT

in California, although locally Ontario came to signify not Merrigum but a locality just to the east of the present township of Lancaster.

Technical History

Early fruit drying industries in Australia relied on drying fruit on trays in the sun and the industry therefore tended to be confined to the dry inland areas such as Mildura and the Goulburn Valley. In 1898 a *Government Handbook of Victoria* [1] described the practice of fruit drying and particularly noted that areas with irrigation were needed for the production of these crops. This meant that the earliest dried fruit areas were chiefly found in Mildura and parts of the Goulburn Valley.

By 1893 the *Agricultural Gazette of New South Wales*[2] was praising the introduction of evaporation and drying kilns for fruits and raisins as they aided the expansion of the industry. The *Gazette* promoted the construction of a kiln/drying room with a furnace and heated flues to dry the fruit. The dimensions were 15.2m x 8.4m and 2.4m high. It proposed the construction of cob walls [450 mm thick]. Cob was not a popular earth construction technique; adobe (mud brick) or pise became the more prevalent earth construction in the 19th and 20th centuries. It is possible that this shed was influenced by government publications such as those mentioned. It is also possible that a primitive flue/heating system was used to finish off the drying process.

Mud brick construction, either for farm buildings or dwellings, was never widespread in the Goulburn Valley. It seems to have been utilised largely in the first three decades of the twentieth century, primarily as a cheap form of construction or for its thermal qualities. It was often used in the construction of dairies and coolrooms.

A number of publications such as immigrant handbooks, agricultural gazettes and periodicals carried instructions on earth construction, including adobe. Examples can be found from the mid 19th century onwards.

In this instance it is probable that the mud bricks were chosen for their thermal qualities, as there are no other outbuildings here that have been constructed from mud and this shed clearly demonstrates characteristics associated with fruit drying and /or fruit storage technologies.

The other advantage of mud brick if used in association with flues or other heating systems is that it is not flammable. Also by the late 19th /early 20th century, corrugated metal was cheap and readily available, and because of this was the most common material used in the construction of the all-purpose shed.

[1] *An Australian Colony, the Government Handbook of Victoria*, Melbourne, 1898, p 62

[2] *Agricultural Gazette of New South Wales*, 1893, Sydney, p 36

Description

Physical Description

A large mud brick shed with a corrugated and galvanised metal roof. The mud bricks have been laid as a single skin of stretcher bond. The gable ends are clad with timber weatherboards and each has a square window with three glazed panes. A large section of the east face is open, with a heavy externally-mounted sliding door constructed of vertical timbers. Immediately above the door is a single horizontal line of adjustable metal louvres used for ventilation; there is flywire to this opening. There is a framed section within south-west corner. This is possibly a later construction, and may have been used as a storage bay for fodder or implements.

HERITAGE CITATION REPORT

Statement of Significance

What is Significant?

The mud brick shed at 82 Waverley Avenue, Merrigum is significant.

How is it Significant?

The mud brick shed is of local historic and technical cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

This building is of historic significance for its association with early fruit and grape-growing in the Merrigum locality. It is representative of the pioneering phase of the industry - a period of experimentation with irrigation, crop varieties, cultivation, production and marketing. HERCON criterion A

It is of technical significance as a representative example of this locally rare form of construction.

Its use as a thermally responsive material for the production of dried fruits and its association with contemporary technical publications is technically and historically significant. HERCON criteria A & F

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

No

Fences & Outbuildings

Yes Mud-brick shed is of significance.

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 88-92 Waverley Avenue, Merrigum (house)
Address 88-92 Waverley Avenue MERRIGUM **Significance Level** B
Place Type House
Citation Date 2004



House at 88-92 Waverley Avenue, Merrigum

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

This residence was erected for the carpenter, Mr David Aubrey, in 1893. The house was constructed using clay from the site, which subsequently created a hole in the ground for a cellar. The land and house were valued at only £5 in 1893. It is interesting to note that the rateable value changed little up until the early years of the twentieth century - it had risen only to £15 by 1895 and remained rated at that value until 1908. The house remained within the Aubrey family, and in 1898 Mary Aubrey is listed as the owner and occupier.

By 1908 the Aubrey family had moved on, and the building possibly became a 'Coffee Palace', run and owned by George Webb, a baker of Merrigum. Situated next to Hanley's Railway Hotel, local speculation suggests the residence may have been used as a hotel or boarding house at some stage which would account for the name 'Coffee Palace', which in the late nineteenth century, also referred to hotels. The original building was made up of four rooms downstairs and six upstairs. The building also served as the local post office in 1906.

References

HERITAGE CITATION REPORT

W H Bossence, *Tatura and the Shire of Rodney*, p. 77, p. 86.

Mr M Potts, pers. comm.

Shire of Rodney Ratebooks, 1892-1908.

Identified By

SOMA Design Partnership, June 2001

Relevant Historical Australian Themes

Thematic Environmental History

15.2 Small Townships and Localities

Description

DRAFT

Physical Description

The residence at 88-92 Waverley Avenue, Merrigum, is a double-storey ruled ashlar finished rendered masonry building with hipped roof clad in corrugated galvanised steel, with a skillion-roofed weatherboard addition to the south and later fibro-cement sheet addition to the rear. The symmetrical double-fronted facade contains a central entrance with non-original 3-panelled timber door with highlight flanked by a pair of window openings at the ground floor and three window openings at first floor level.

All of which contain timber-framed double-hung sash windows with segmented arch heads. The side elevations contain irregular fenestration and some of the original windows have been replaced with aluminium-framed sliding sash windows. The weatherboard addition contains a single entrance with 4-panelled timber door flanked by a timber-framed double-hung sash window. The rear yard contains an early timber-framed corrugated galvanised steel shed with gabled roof. To the south of the house is a later painted concrete block building with aluminium-framed shopfront windows and timber-framed pergola. The front fence is a recent lapped treated pine construction.

Physical Condition

GOOD

Intactness

GOOD

HERITAGE CITATION REPORT

Australian Heritage Commission Criteria

Australian Heritage Commission

3.22 Lodging people

4.5 Making settlements to serve rural Australia

8.4 Eating and drinking

Statement of Significance

The residence at 88 Waverley Avenue, Merrigum is of local historical and aesthetic significance.

Erected in 1893, it demonstrates the growth of the township following the establishment of the railway in 1886. The possible use of the building as a coffee palace is also of interest.

Recommendations 2004

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Yes
No
Yes All mature trees
No
No
Greater Shepparton Heritage Incorporated Plan
No

Other Recommendations

. Carry out general conservation of the building . Remove pergola from south side . Reconstruct front door .
Reconstruct front fence with appropriate design . Investigate original external paint colours . Reconstruct verandah to
original or appropriate detail

HERITAGE CITATION REPORT

Name Railway Hotel
Address 94-96 Waverley Avenue MERRIGUM **Significance Level** C
Place Type Hotel
Citation Date 2004



Railway Hotel

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The railway reached Merrigum in 1886 and one of the nearby landholders, Mr John Sebastian Smith, purchased an adjoining site where he erected a brick hotel. Smith had also left a sum of money for the construction of the Roman Catholic Church behind the hotel in Morrissey Street. In 1906, a local farmer, T E Byrne of Byrneside, bought the Railway Hotel property from Mrs Hanley for £3,500. Byrne in turn sold it to Mr J Quirk three years later.

During the c.1970s a brick addition was constructed along the east side of the original building.

References

W H Bossence, *Tatura and the Shire of Rodney*, p. 77.

Identified By

Railway Hotel
Hermes No 156337

Place Citation Report

12-Apr-2019

08:33 AM

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

11.1 Eating, Drinking and More: the role of the country 'pub'

Description

Physical Description

The Railway Hotel, 94 Waverley Avenue, Merrigum is a single-storey corner face brick (overpainted) hotel with early weatherboard addition to the west and hipped roof clad in corrugated galvanised steel.

The weatherboard section has bracketed eaves and a corbelled brick chimney. The entire original east elevation is concealed by a c. 1970s brick facade of one room deep with flat roof and steel fascia.

The visible north elevation to the side street contains a single entrance with non-original glazed timber door flanked by a pair of timber-framed double-hung sash windows. A second entrance further west with non-original glazed door divides the brick building from the weatherboard addition. The addition contains 3 timber-framed double-hung sash windows with moulded timber architraves.

Physical Condition

FAIR

Intactness

FAIR

Australian Heritage Commission Criteria

Australian Heritage Commission

3.2.1 Lodging people

HERITAGE CITATION REPORT

4.5 Making towns to serve rural Australia

8.4 Eating and drinking

Statement of Significance

The Railway Hotel, Merrigum, is of local historical and social significance. Constructed in 1886, the hotel has served as the township's only hotel for almost 120 years and demonstrates the opportunities which developed in line with the construction of the railway through the district in 1886. The 1970s additions are intrusive and of no cultural significance.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. Preferably demolish c. 1970s brick additions and reinstate original facade. . Investigate original external paint colours.

HERITAGE CITATION REPORT

Name Former Commonwealth Bank Building
Address 97-99 Waverley Avenue MERRIGUM **Significance Level** B
Place Type Bank
Citation Date 2004



Bank Building

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The Merrigum Progress Association was successful in securing a banking agency for the town in 1902, through the Bank of Victoria. A permanent agency of the Kyabram Bank of Victoria was established in Merrigum in 1914, and Mr R Swale was appointed as agent. The agency became a branch when a new bank building was constructed to house the business in 1919. Rate books list the building in 1920 as valued at £50, with Francis James Parkinson the bank manager. By 1953 it was valued at only £42. The building became a branch of the Commercial Banking Company of Sydney, after the Bank of Victoria was taken over.

References

W H Bossence, *Tatura and the Shire of Rodney*, p. 79.

Shire of Rodney Ratebooks, 1920-1953.

Identified By

SOMA Design Partnership, June 2001

HERITAGE CITATION REPORT

Relevant Historical Australian Themes

Thematic Environmental History

15.2 Small towns and localities

Description

Physical Description

The former CBC branch, 97-99 Waverley Avenue, Merrigum, is a single-storey clinker brick inter-War commercial building with hipped roof clad in Marseilles pattern terracotta tiles and with boxed eaves and simple unadorned brick chimney. The building comprises the main banking chamber with offices and ancillary rooms to the rear and is constructed to the footpath with gardens at the sides and rear. Each corner of the building is defined by vertical bands of dog-toothed brickwork, three bricks wide and the plinth is defined by a soldier course. The rear and side elevations contain timber-framed double-hung sash windows and timber panelled doors. The symmetrical facade features a central entrance with pair of 4-panelled timber doors surrounded by rendered hood moulding and column motif to the reveal. It is flanked by a pair of steel-framed fixed and pivot sash windows (glass removed) which have rendered recessed panels below and surmounted by a rendered band at eaves line bearing the signage 'COMMERCIAL BANKING COMPANY OF SYDNEY LIMITED'.

Physical Condition

GOOD

Intactness

GOOD

Australian Heritage Commission Criteria

Australian Heritage Commission

3.18 Financing Australia

4.5 Making towns to serve rural Australia

Statement of Significance

HERITAGE CITATION REPORT

The former CBC branch, Merrigum is of local historical and aesthetic significance. Erected in 1919, it demonstrates the growth of the district as after World War One due to the availability of irrigation water and the Soldier Settlement scheme. Aesthetically the building is a typical example of a modest inter-War commercial building.

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

Other Recommendations

. Reinststate missing glazing . Repair entrance doors . Remove ivy from brickwork . Retain original unpainted finish to brickwork and otherwise investigate original external paint colours

DRAFT

HERITAGE CITATION REPORT

Name Merrigum District Historical Society Museum
Address 111-113 Waverley Avenue MERRIGUM **Significance Level** B
Place Type Community Objects,Shop
Citation Date 2004



Merrigum District Historical Society Museum

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

There was surge of commercial development in the centre of Merrigum in the first few decades of the twentieth century, with various new businesses opening to serve local residents and farmers. The first general store in the town had been opened by Mr F Williams in 1886 and the Rodney Store opened in 1905. It was built by Arthur Edgar Castles for the then Shire President and local farmer and fruit grower, Mr John Lilford. It was subsequently acquired by Messrs Salmon & Judd. James Percy Judd operated the store for around 60 years, and it remained in the Judd family until 1976, when it was acquired by the Farmer family. In 1989 the house and former Rodney Store and residence were acquired by the Shepparton Council who leased it and one room of the house to the Merrigum Historical Society.

References

W H Bossence, *Tatura and the Shire of Rodney*.

National Trust file.

HERITAGE CITATION REPORT

Mrs F Halliday, Merrigum Historical Society, pers. comm.

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

9.2 Small towns of the shire

Description

Physical Description

The former Rodney Store, Waverley Avenue, Merrigum, comprises an Edwardian single-storey tuckpointed red face brick shop and attached residence. The shop has a distinctive parapeted gabled roof clad with corrugated galvanised steel and reconstructed bullnosed verandah supported by timber posts. The parapet features a prominent pediment and rendered copings, fielded panels, fluted pilasters and signage, '1905' and 'RODNEY STORE' in pressed cement. The double-fronted timber-framed shopfront contains a recessed splayed entrance with pair of half-glazed panelled timber doors.

The cottage has a hipped roof clad in corrugated galvanised steel with a pair of corbelled brick chimneys and a bullnosed verandah supported by timber posts with cast iron valance and corner brackets. The symmetrical double-fronted facade contains a central entrance with 4 panelled timber door and later screen door, flanked by a pair of timber-framed double-hung sash windows. The cottage has a nonoriginal timber picket fence to Waverley Avenue and a pair of mature Cotton palms (*Washingtonia filifera*) and numerous small outbuildings in the rear garden.

Physical Condition

GOOD

Intactness

GOOD

Recommended Management

HERITAGE CITATION REPORT

Curtilage

A nominal curtilage should include the allotments on which the store and adjoining cottage is constructed, but need not include the paddocks at the rear containing the machinery.

Occupancy

Ownership City of Greater Shepparton

Australian Heritage Commission Criteria

Australian Heritage Commission

3.18 Marketing and retailing

DRAFT

Statement of Significance

The former Rodney Store and residence is of local historic and aesthetic significance. Constructed in 1905 it operated as a general store for more than eighty years and demonstrates the influx of small businesses to the town in the first two decades of the twentieth century. Aesthetically, the store and residence are good and substantially intact examples of a rural Edwardian shop and residence, of which there are few surviving examples in the municipality. Together they make a strong contribution to the historic streetscape, demonstrating the once prosperous nature of the town's retail sector.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees.

Fences & Outbuildings

Yes Residence

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. Repair cracking over cottage entrance door. . Retain original unpainted finish to brickwork and otherwise investigate original external paint colours

DRAFT

HERITAGE CITATION REPORT

Name 114-120 Waverley Avenue MERRIGUM (office)
Address 114-120 Waverley Avenue MERRIGUM **Significance Level** Local
Place Type Office building
Citation Date 2014



114-120 Waverley Avenue, Merrigum (office)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Postwar Period (1945-1965)

History and Historical Context

The Merrigum area was part of the lands of the Kailtheban group of the Bangerang peoples. The St Germain's pastoral run (76,910 acres or 32,217 ha) was established by Henry Walker in November 1844, the Merrigum locality being situated in the southern backblocks of this huge station. Other pastoral tenants followed, the longest tenure being that of the Burchett brothers, from April 1852 to February 1867, when the Winter family, who soon retained leases on the majority of the runs of the western Goulburn Valley, acquired the station. The last leaseholder was parliamentarian and absentee squatter James MacBain, later Sir James, and the lease was cancelled in 1884.

Selectors moved in under the Land Act 1869, the 'selection before survey' Act which, by counting rents paid towards the final payment, finally succeeded in the State's aim of 'putting the small man on the land'; most arrived in the Merrigum locality in 1873. John Stook applied for Allotment 83, Parish of Kyabram East, County of Rodney, comprising 159 acres, on 19 June 1873; after the initial three year licence period, his lease was approved on 18 October 1876. On 7 March 1881, Stook applied to transfer his allotment to John Murphy: two days earlier he had applied to transfer one acre at the

HERITAGE CITATION REPORT

north-east corner to the local Wesleyan Church, land he had apparently earlier informally donated, the Wesleyans having built their first church, a log building, on the site in 1875. This caused a problem, but Murphy received the lease on 15 August 1876, and freehold on 11 June 1884, transferring the one-acre site to the Wesleyans in April 1886.

John Murphy's brother James had selected the 160 acre allotment to the east of his brother's, across what would become Merrigum's main street. No survey of the township was conducted; when it became clear in 1887 that a railway station would be sited at the crossroads and the town develop there, Tatura businessmen purchased allotments on James Murphy's selection, establishing Merrigum's first store and butcher's shop. Allotments on John Murphy's selection were progressively purchased by the Railways, local identities including the town's first blacksmith, and in 1912 by a Kyabram real estate dealer, who carried out a small subdivision.

The first land purchased from John Murphy included the site of the former solicitor's office. Gerald Henry Byrne, son of local contract surveyor Lewis Byrne (who had surveyed almost all selections in the area and after whom the neighbouring locality of Byrneside is named) on 14 December 1888 acquired what had become the southern section of the property, a triangular block resulting from the Railway's acquisition in 1886 or 1887 of the south corner of Byrne's allotment. Hugh G Downing succeeded Byrne on 13 August 1901; he subdivided the property into three, the southern section being purchased by Andrew Thompson on 17 April 1902, followed by John Lancaster on 27 November 1903, who possibly established a business on the site. The property transferred to Richard E James on 13 May 1920, who further subdivided it into two. The northern section was acquired on 28 April 1921 by Madeline Curtis, who may have run a lolly shop on the site, and then by Thomas J Hargreaves on 11 March 1924; at the time Curtis and her husband were opening the new café they had built across the road. Hargreaves operated the Bon Ton Café and lolly shop on the site. He was succeeded by James Roberts on 23 April 1929, but on 24 September 1933 the building, the rear of which had been temporarily occupied as living quarters by employees of local orchardist W Foster, was destroyed by fire, along with the adjacent boarding house conducted by the Fullarton family. Two weeks later, on 9 October, the site was purchased by storekeeper JP 'Percy' Judd.

On 14 November 1935, John Sawers of Kyabram law practice Morrison and Sawers purchased the site to establish a branch office. The firm had already, according to a local newspaper, commenced construction of a building of concrete bricks or blocks, doubtless encouraged by the very public-spirited Percy Judd, who had earlier been instrumental in obtaining banking services for the town.

The concrete blocks were probably made using a hand-operated tamping machine utilising a rock-faced side plate, although blocks could also be produced in simple wooden or metal moulds. The machines were the Australian versions of the concrete block-making machines which had originated primarily in the USA, though also in the UK, creating hollow or solid blocks which farmers and other novices, along with builders, could easily produce. The Midget Giant Block Making Machine was marketed from 1906 by the Durable Cement Block Machine Co of Flinders Street, Melbourne, and the almost identical Emu block-making machine from 1909 by E H Jones and T W B Halliday, of the Emu Engineering Works. From soon after their inception in Australia around 1905, the machines were particularly directed towards farmers, the Midget Giant heavily advertised in the *Age* from September 1907, in the *Weekly Times*-with an illustration of the machine-from July 1908, and in some country newspapers, including those in Bendigo. It was also shown at the Melbourne Show. It was billed as 'the new Building Machine,' allowing users to produce 'their own Cement or Lime Bricks for Houses, Silos, Dairies, Cow Shed Floors, from sand, gravel &c, without skilled labour'.

HERITAGE CITATION REPORT

In the municipality, Roseneath on Pogue Road, Toolamba has an extension built with such blocks dating to around 1908 or 1909, and some houses at Zeerust are of this construction.

Miles Lewis has further detailed later machines, and the block sizes resulting from their use, but none he refers to accord with these blocks, which measure 18 inches [457 mm] by 6 inches [152 mm] on the face, and are 9 [229 mm] inches in depth: the mixture contains small pebbles. A rock-faced version has been used on the facade and the south wall, the two aspects which were going to be revealed, it being likely that another building almost abutted it on the north, and consequently that wall, not being seen, could be of flat-faced blocks. It is unclear whether the concrete blocks from which the building is constructed are hollow, interlocking, or which machine, mould or factory process produced them.

A representative of Morrison and Sawers visited weekly, it seems, though this is somewhat unclear, and how long it continued is unknown. The firm had originated in Kyabram in 1880, founded by Charles Argyle, solicitor of Murchison and Tatura. The practice was purchased by Donald C Morrison in 1899, who conducted business in Kyabram, Murchison, and Tatura. He was joined by John B Sawers in 1909, and the firm set up an office in Shepparton in 1912, and at Merrigum in 1935 in this building; by the mid twentieth century the practice had offices at Kyabram, Tongala, Stanhope, Merrigum, Rushworth, and at Richmond in the city.

Morrison and Sawers eventually ceased visiting Merrigum as transport improved: Stan Coldwell recalls a notice inserted in the *Kyabram Free Press* notifying clients that the practice would no longer operate from the Merrigum premises. Violet Sawers, widow of John Sawers, and the other executors of Sawers estate sold the property to Jeanne Borthwick on 16 January 1968; the building was used as a veterinary depot at one time, and later by a hairdresser. In 1998 the Youlden family, well-known Merrigum orchardists, purchased the property and adjoining allotment, and the building was used for storage. The amalgamated property subsequently changed hands, in 2011, and a non-denominational Christian group now conducts an opportunity shop and welfare service from the concrete building, and has repaired and repainted the exterior, conscious of retaining its heritage value.

References:

Selection file for Allotment 83, Parish of Kyabram East (John Stook): VPRS 625/464/34617

Map: Parish of Kyabram East

Title: Vol 2102 Fol 420205

Age, 22 May 1908, p.8

Argus, 16 July 1924, p. 10

Argus, 25 September 1933, p. 14

Goulburn Valley Stock and Property Journal, 13 November 1935, p. 6

HERITAGE CITATION REPORT

Miles Lewis, 'Australian Building: A Cultural Investigation', 7.06: Blocks, accessed via request from milesbl@unimelb.edu.au on 19 December 2016

<http://www.morsaw.com.au/about>, accessed on 1 January 2017

WH Bossence, *Kyabram*, Melbourne, 1963

WH Bossence, *Tatura and the Shire of Rodney*, Melbourne, 1969

WH Bossence, *Murchison: The J.G. Kenny Memorial History*, Melbourne, 1965

Felicity Reid, personal communication, 3 January 2017

Statement of Significance

What is Significant?

The office building at 114-120 Waverley Avenue, Merrigum is significant.

How is it Significant?

The office building is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The office is of historic significance for its association with the post war development of Merrigum. This period is characterised by growth and change that can be largely attributed to the construction and development of the Carnation Milk Factory. HERCON criterion A

It is of aesthetic and technical significance for its use of pressed cement blocks. The face plate of the press created the appearance of roughly dressed stone work. The blocks were a relatively common building material during the post war period because of the rationing of building materials. HERCON criteria E & F

The design of the building is utilitarian and appears to reflect the tenets of a relatively naïve interpretation of post-war regional modernism. It is an unusual and rare architectural expression in the region. HERCON criteria B & E

HERITAGE CITATION REPORT

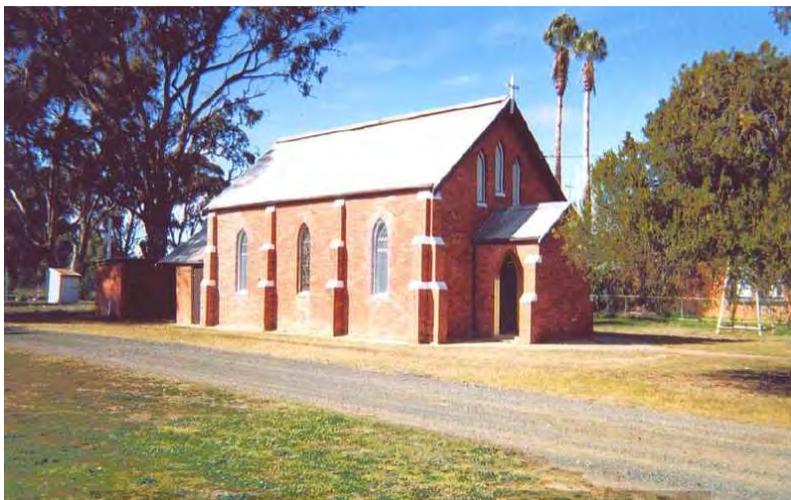
Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name St Matthews Anglican Church
Address 115 Waverley Avenue MERRIGUM **Significance Level** B
Place Type Church
Citation Date 2004



St Matthews Anglican Church

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

St Matthew's Anglican Church was originally built in the former village of Henley (north-west of Merrigum) as a Roman Catholic Church. The church was reputedly relocated to its present site in 1898 by the Hunt brothers, sons of early settler, Samuel Hunt of 'St Heuberts'. A tender notice by architects Inskip and Butler, dated 29 January 1898, for the erection of a brick church at Merrigum, probably relates to the reconstruction works. A new hall (demolished) and a bell (originally from St Stephen's Church, Barry's Reef), were dedicated in 1936. B C Miller contractor. Officially opened St Mathews Day 28 September 1898.

References

W H Bossence, *Tatura and the Shire of Rodney*.

Miles Lewis. *Australian Architectural Index*.

Identified By

St Matthews Anglican Church
Hermes No 156592 Place Citation Report

12-Apr-2019

08:33 AM

HERITAGE CITATION REPORT

SOMA Design Partnership, June 2001

Relevant Historical Australian Themes

Thematic Environmental History

10.0 Worshipping

Description

Physical Description

St Matthew's Anglican Church, 115 Waverley Avenue, Merrigum, is a Gothic Early English tuck-pointed red face brick building comprising nave with projecting porch, sanctuary and vestry, all of which have simple gabled roofs. The nave and porch roofs are clad in corrugated galvanised steel and the sanctuary and vestry in corrugated fibro-cement. The central, open porch contains a pair of side entrances with pointed arch heads which lead to the main entrance containing a pointed arch and beaded timber doors. The interior of the porch is rendered. Above the porch is a group of three lancet openings which appear to have been bricked in and rendered. The buttressed side walls contain regular and repetitive fenestration with timber-framed fixed sash lancet windows with leadlight glazing. In addition, the south elevation contains a single door opening with non-original timber door. To the south-west of the church is a steelframed bell tower and a later brick toilet block is located to the rear.

Physical Condition

GOOD

Intactness

GOOD

Occupancy

Ownership Anglican Church

Australian Heritage Commission Criteria

HERITAGE CITATION REPORT

Australian Heritage Commission

8.6 Worshipping

Statement of Significance

St Matthew's Anglican Church, Merrigum is of local historic and aesthetic significance. Originally constructed in nearby Henley in 1884 and relocated to Merrigum in 1898, the church is the oldest surviving building in the town. As such, the church has been the focus of Anglican worship in the area and a centre for community activity for over 100 years. Aesthetically, it is a substantially intact example of an simple rural church, of which there are a number of surviving examples in the municipality.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. Repair damaged tuck-pointing, porch ceiling. . Preferably replace screens on windows with more sympathetic protection. . Retain original unpainted finish to brickwork of building and otherwise investigate original external paint colours.

HERITAGE CITATION REPORT

Name 122 Waverley Avenue MERRIGUM (former Billiard Parlour)
Address 122 Waverley Avenue MERRIGUM **Significance Level** Local
Place Type Billiards Hall
Citation Date 2014



122 Waverley Avenue, Merrigum (former Billiard Parlour)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

History and Historical Context

The Merrigum area was part of the lands of the Kailtheban group of the Bangerang peoples. The St Germain's pastoral run (76,910 acres or 32,217 ha) was established by Henry Walker in November 1844, the Merrigum locality being situated in the southern backblocks of this huge station. Other pastoral tenants followed, the longest tenure being that of the Burchett brothers, from April 1852 to February 1867, when the Winter family, who soon retained leases on the majority of the runs of the western Goulburn Valley, acquired the station. The last leaseholder was parliamentarian and absentee squatter James MacBain, later Sir James, and the lease was cancelled in 1884.

Selectors moved in under the Land Act 1869, the 'selection before survey' Act which, by counting rents paid towards the final payment, finally succeeded in the State's aim of 'putting the small man on the land'; most arrived in the Merrigum locality in 1873. John Stook applied for Allotment 83, Parish of Kyabram East, County of Rodney, comprising 159 acres, on 19 June 1873; after the initial three-year licence period, his lease was approved on 18 October 1876. On 7 March

HERITAGE CITATION REPORT

1881, Stook applied to transfer his allotment to John Murphy: two days earlier he had applied to transfer one acre at the north-east corner to the local Wesleyan Church, land he had apparently earlier informally donated, the Wesleyans having built their first church, a log building, on the site in 1875. This caused a problem, but Murphy received the lease on 15 August 1876, and freehold on 11 June 1884, transferring the one-acre site to the Wesleyans in April 1886.

John Murphy's brother James had selected the 160 acre allotment to the east of his brother's, across what would become Merrigum's main street. No survey of the township was conducted; when it became clear in 1887 that a railway station would be sited at the crossroad and the town develop there, Tatura businessmen purchased allotments on James Murphy's selection, establishing Merrigum's first store and butcher's shop. Allotments on John Murphy's selection were progressively purchased by the Railways, local identities including the town's first blacksmith, and in 1912 by a Kyabram real estate dealer, who carried out a small subdivision.

The first land purchased from John Murphy included the site of the former solicitor's office. Gerald Henry Byrne, son of local contract surveyor Lewis Byrne (who had surveyed almost all selections in the area and after whom the neighbouring locality of Byrneside is named) on 14 December 1888 acquired what had become the southern section of the property, a triangular block resulting from the Railway's acquisition in 1886 or 1887 of the south corner of Byrne's allotment. Hugh G Downing succeeded Byrne on 13 August 1901; he subdivided the property into three, the northern section being purchased on 17 April 1902 by Charles Pavey, who with his father and brother had set up Merrigum's first smithy on the adjacent allotment.

Pavey disposed of the property to another blacksmith, John Davison Wilson, on 3 October 1913. Wilson, after years of conducting a smithy and a timber yard on the joint site, leased the building to George Arthur Jukes and John Ralph Jukes on 25 January 1927. The brothers had apparently established a tobacconists and billiard saloon in the premises months before, in August 1926. It seems likely the building had been purpose-built by Wilson in 1926 for this use. Local sisters Elizabeth and Agnes Hearn, daughters of an original selector, purchased the property soon after, on 4 April 1929, and continued letting it to the Jukes.

Stuart Wilson, then a small boy and reared in a strongly Methodist home, remembered the billiard saloon in the early 1930s:

Further along the street there was another dubious establishment, the billiards saloon. Run by a wiry little Scot [Lawrence George Clark], it was also an S.P. bookie haunt and illegal betting house. On the way home from school, boys lingered to gather the dead matches which littered the footpath outside, in order to make small models, and to collect the cards of cricketers and footballers that were inside cigarette packets, or to add different matchbox tops to their collections. Obviously a cloud of cigarette smoke enveloped the pool tables, as it was a place frequented by drifters and the unemployed who had found their way to this small town in the Depression time.

Stan Coldwell, who came to Merrigum in 1939, has slightly different memories of the 1940s:

Scotty Clark had a bad leg and used a walking stick; he was a good fellow. He ran a tight ship. There was no bashing the ball around on the table: he'd ban you from playing. The hairdresser was in the front room, and the billiard saloon behind it. The billiard table went to RSL clubrooms; they opened in 1959.

HERITAGE CITATION REPORT

The Jukes brothers may at one stage have sublet to, or co-run the business with, Albert Camm, who received a new billiard table licence for Merrigum in January 1935, and was listed in electoral rolls in 1936 and 1937 as a barber, although it is more likely that Camm briefly set up a competing business in other premises.

The property was acquired by James Lewis Vagg on 14 November 1944, who continued to operate the billiard saloon and a barber's shop in the premises; by now daily oversight was in the hands of one of the Vagg family ('the younger one', Nance Tyson recollected, but who that was is unclear). By February 1950 Vagg was advertising the property as 'Freehold business premises, Billiard Table, Barber's Chair, and 5-roomed Dwelling. Business Premises Suitable Conduct any Type of Business,' and on 1 October 1952 the property passed to local war widow, Grace Roberta 'Berta' Banfield. Her recently widowed sister Marjorie Pascoe established a haberdashery and clothing store in the building. Such a business would not have been profitable earlier, but this coincided with the period of Merrigum's highest population due to the establishment in the town of the Carnation Milk Company's condensery. At times a hairdresser conducted a business behind the shop, and the family lived in the residential section at the rear.

The property changed hands in 1965, and, having being used as a fast food outlet at one time, is now a dwelling.

References:

Selection file for Allotment 83, Parish of Kyabram East (John Stook): VPRS 625/464/34617.

Map: Parish of Kyabram East.

Titles: Vol 1676 Fol 335075; Vol 2102 Fol 420205; Vol 1826 Fol 365175.

Stuart Wilson, reminiscences entitled 'Highways, Byways and Pathways: A Family Story', 2006.

Stan Coldwell, personal communication, 5 January 2017.

Argus, 22 January 1935, p. 7.

Nance Tyson, personal communication, 7 August 2004.

Argus, 11 February 1950, p. 16.

Description

Physical Condition

The former Billiard Parlour is distinguished by its simple vernacular architecture. It is a rectangular building with a gable roof and a symmetrical facade and there is a transverse gable section to the rear. The walls are clad to dado height with timber weatherboards and the remaining wall area is clad with pressed fibre sheeting and timber battens. The roof is clad with corrugated metal.

HERITAGE CITATION REPORT

The symmetrical facade has a central door with timber framed windows on either side. The large windows would have provided natural light.

Statement of Significance

What is Significant?

The former Billiard Parlour at 161 Waverley Avenue, Merrigum is of significance.

How is it Significant?

The former Billiard Parlour is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The former Billiard Parlour is of local historic and social significance for its association with recreation and community activities in Merrigum. HERCON criteria A & G

It provides tangible physical evidence of the impact of the development of irrigation practices and the intensification of agricultural industries such as horticulture and dairying and how these industries resulted in an increased prosperity and development of the township. The former Billiard Parlour is of aesthetic significance for its simple vernacular architecture. The rectangular building with its gable roof, symmetrical facade and transverse gable section to the rear demonstrate a utility that is common for the period. HERCON criterion A

The design with its large windows at the front demonstrates a typical architectural and technical response to a period prior to the universal introduction of electricity. Buildings were often designed with large windows that would maximise natural light in order to limit a reliance on other alternative forms of lighting such as acetylene gas plants, kerosene lamps and similar.

The cladding with dado height timber weatherboards and the remaining wall clad with pressed fibre sheeting and timber battens is a design feature and also a pragmatic approach to utility. HERCON criteria D & F

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name Merrigum Uniting Church
Address 139 Waverley Avenue MERRIGUM **Significance Level** B
Place Type Church
Citation Date 2004



Merrigum Uniting Church

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

The existing Methodist Church in Merrigum dates from 1908. It was the third to be built in the town, earlier timber structures having been erected in 1876 and 1888. The Methodist Church was built by Mr Miller to the design of Mr Inches. The 1908 church was built from locally made bricks at a total cost of £656 and included an acetylene heating plant. It officially opened on 9 August 1908 with a service by Reverend T Watsford. The building was forty feet by twenty-two feet. A brick vestry was subsequently added. The church complex was further expanded in 1953 when the former Wyuna Methodist Church was relocated to the site to serve as a hall; and in 1959, a brick parsonage was added. Additions made to the buildings in 1966 were dedicated to the memory of local personality, John S Manley.

References

W H Bossence, *Tatura and the Shire of Rodney*.

W H Bossence, *Kyabram Methodism*, p. 64.

HERITAGE CITATION REPORT

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

10.0 Worshipping

Description

Physical Description

Merrigum Uniting Church, Waverley Avenue, Merrigum, is a red face brick building comprising nave, projecting porch, sanctuary and vestry with parapeted gabled roof clad in corrugated galvanised steel.

The roof is punctuated by regular roof ventilators along the ridge line and gabled louvered roof vents and the parapet is finished with rendered coping and terracotta finials. The porch has a parapeted skillion roof with Arts and Craft detail including distinctive rendered copings, banding, string courses, hood mouldings and roughcast rendered (unpainted) panels. It contains a pair of side entrances with timber doors and single window opening with pointed arch and timber-framed double-hung sash window. The porch is surmounted by a small bullseye window with leadlight glazing and louvered lancet gable vent.

The buttressed side walls contain regular and repetitive fenestration with pointed arches and timberframed double-hung sash windows with leadlight glazing. A non-original weatherboard hall with gable roof clad in corrugated galvanised steel is constructed directly behind the church and linked via a gable roofed structure. Constructed perpendicular to this is an attached single-storey brick Sunday school building.

Physical Condition

GOOD

Intactness

GOOD

Australian Heritage Commission Criteria

HERITAGE CITATION REPORT

Australian Heritage Commission

8.6 Worshipping

Statement of Significance

Merrigum Uniting Church is of local historical, social and aesthetic significance. Constructed in 1908, the church has been a place of Methodist and Uniting Church worship and focus of community activity for over 90 years. Aesthetically, it is a substantially intact example of a rural Gothic Revival church, of which there are numerous examples in the municipality. It is distinguished, however, by its distinctive Arts and Craft detail.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

- . Reconstruct porch door. . Preferably replace gutters with appropriate profile and PVC downpipes with galvanised steel.
- . Retain original unpainted finish to brickwork and otherwise investigate original external paint colours

HERITAGE CITATION REPORT

Name	35 Flynnns Road MOORILIM	
Address	35 Flynnns Road MOORILIM	Significance Level Local
Place Type	Homestead Complex	
Citation Date	2014	

Recommended Heritage Protection	VHR No HI No PS Yes
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History and Historical Context

The Moorilim locality was part of the lands of the Ngurraillam Aboriginal peoples, and subsequently within the Noorilim pastoral run, established in 1840 by Frederick Manton. The run was divided into two parts in 1858; the lease of the Noorilim run, within which section Moorilim fell, was cancelled in 1870, William Drayton Taylor being the last pastoral tenant. William Winter-Irving, one of the four Winter brothers who had held pastoral leases covering much of the western Goulburn Valley from 1867, was able to acquire freehold to much of the run.

Murchison, early gateway town to the Goulburn Valley, was surveyed in 1854, taking in the headquarters area of the former Aboriginal Protectorate: as a major crossing point from the central goldfields to the north-eastern fields, the location had been cemented as the site for the township by the punt, hotel and store established by vigneron Ludovic Marie in 1853.

Selectors had moved in to the south and east of Murchison under both the 1865 and 1869 Land Acts, and the hamlet of Moorilim to the east of Murchison on the crossing of Muddy Creek (now known as Pranjip Creek) grew up, centred on Michael Kearney's hotel and store (1871) and the State School, which opened in 1875.

James Donegan received the Crown Grant for Allotments 183A, 184 and 185, Parish of Dargalong, County of Moira, comprising '320 acres more or less' [129.5 ha] on 26 February 1879,[1] possibly having selected the allotments ten years earlier under the 1865 Act.

John Flynn of Dargalong (an area immediately to the south which had been selected earlier) purchased the property on 5 June 1884.[2] This move was following a typical pattern whereby farmers were moving north into the Goulburn Valley proper, which had opened up under the 1869 Act, even after the initial selection period of the early 1870s. Galway-born John Flynn had immigrated to Australia in 1871 at the age of 31 with his mother and younger brothers and sisters, travelling on the *Western Empire*. [3] At Noorilim he produced fat cattle.[4]

HERITAGE CITATION REPORT

The property passed to his brother Patrick Flynn on 3 December 1903,[5] and then four years later to Patrick's son Thomas Francis Flynn.[6]

Thomas Francis Flynn acquired the property on 19 October 1907, and it is he with whom this property and house are mainly identified, as he farmed and resided here until his death in 1961, probably assisted by his son Francis Joseph Flynn in later years. Thomas Flynn built the house he called Killarney some time between the purchase date and October 1911, when he is recorded as selling sheep from the property of that name.[7] The house may date to around September 1910, when he married.[8]

Part of a set of detailed building specifications for Killarney has been found, titled on the front page 'Specifications of work to be done and materials to be used in erection of Wooden Villa for Mr. T.F. Flynn, Moorililm.'[9] The hand-written and undated document, very informative about the eventual appearance of the house and about building practices then current, comprises sixteen pages of handwritten, detailed instructions covering every aspect of construction. Ten pages are directed to the carpenter and joiner, one to the bricklayer, and two each to the plumber and the painter.

Examples of directions include the following:

Timber: All timbers to be of the best of their respective kinds, dry and free from defects, and where not otherwise mentioned the word softwood shall be taken to mean red deal, yellow pine, kauri or californian redwood, which ever may be easiest obtainable for the purpose intended.

Plates: Ground plates and bearers under the joists to be of 4 [inch] x 3 red gum, the bearers for joists to be 2 in dining room and best bedroom, and one in centre of other rooms and verandah.

Rafters to be of 4 x 1 spaced about 3 ft C. to C. to rest on joints and birdsmouthed onto pole plate of 3 x 1 securely nailed to joists.

Hood: Construct hood over front window as shown on plan, brackets made of 6 x 2 oregon cut to shape and 4 x 2 oregon framing.

Chimneys: Build with good and sound hard bricks the three chimneys as shown with footings 9" wider than the fireplaces, to be on solid bottom, and carried up with 9" brackets to the height above arch, then to drop off to a 9 x 9 flue.

Roof: Cover roofs of house and verandahs with 26. gauge gal. cor. iron, Phoenix, Lysaugh [sic], or other approved brand to have not less than 6" lap at joints and double lap at sides.

Paint: Outside. Knot, prime, stop and paint with two coats the whole of the outside woodwork usually painted. Priming to have a good proportion of red lead, the remaining coats white lead and oil in colours to be selected.

Four additional pages of scribbled notes consist of one page about quantities, for example, of canvas needed for the walls of the passage, dining room and front bedroom, and three pages relating to the parts of a motor car, possibly the couple's new purchase.

HERITAGE CITATION REPORT

All ceilings, along with the walls of two back bedrooms and the bathroom, were lined with varnished tongue and groove boards of red deal (Scots Pine, *Pinus sylvestris*); passage, hall and dining room had timber dadoes. The walls of the parlour and the front bedroom were papered, and also the walls of the passage, hall and dining room above the dado. The front door had an openable transom light, and sidelights above lower timber panels. Windows in the parlour and dining room were to be 'casement sashes', the bottom section opening outwards, the top of Muraneze glass (coloured glass self-patterned with a daisy motif) in a colour chosen by the proprietor. All other windows were double-hung sashes. Doors had four inch [10 cm] architraves. The bathroom was internal.

Flynn was a successful sheep grazier, producing both meat and wool;[10] his brand was noted in one sales report as being 'TF over Killarney.'[11]

Thomas Flynn died on 12 June 1960 at Moorilim. The property passed to his son Francis Joseph Flynn on 21 November 1961,[12] and thence to a succession of other members of the Flynn family.

The house is little altered.

DRAFT

[1] Title: Vol 1096 Fol 075

[2] Title: Vol 1575 Fol 804

[3] <https://www.ancestry.com.au/family-tree/person/tree/88438280/person/30568460201/facts> accessed on 14 April 2017

[4] For example *Australasian*, 3 December 1898, p. 38

[5] Title: Vol 1575 Fol 804

[6] Title: Vol 2964 Fol 777

[7] *Australasian*, 28 October 1911 p. 15

[8] <https://www.ancestry.com.au/family-tree/person/tree/88438280/person/30568460201/facts> accessed on 14 April 2017

[9] 'Specifications of work to be done and materials to be used in erection of Wooden Villa for Mr. T.F. Flynn, Moorilim' and additional notes, undated, held by the Murchison Historical Society.

[10] For example, *Argus*, 4 February 1914, p. 3; *Goulburn Valley Stock and Property Journal*, 17 October 1923, p. 4

[11] *Murchison Advertiser*, 27 April 1917, p. 2

HERITAGE CITATION REPORT

[12] Title: Vol 8369 Fol 092

Statement of Significance

What is Significant?

The homestead at 35 Flynnns Road, Moorilim is significant.

How is it Significant?

The homestead is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The homestead is of local heritage significance as it provides tangible physical evidence of the character of rural and regional development during the late 19th and early 20th century. The scale and design of the homestead contributes to an understanding of the extent of economic growth and prosperity of the region during this period. It assists in demonstrating the impact of the consolidation of farming and agricultural industries on the prosperity of the region.

As a group, homesteads, through their scale and design, contribute to an understanding of the extent of economic growth and success of particular agricultural districts. HERCON criterion A

It is of aesthetic significance for its representative architecture. HERCON criterion D

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name Former St Patricks Roman Catholic Church
Address 5455-5465 Goulburn Valley Highway MOORILIM **Significance Level** Local
Place Type Church
Citation Date 2004



Former Church

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

A timber church and school existed on this site in 1872; the land had been donated by the local farmer, Michael Kearney. The existing St Patrick's Roman Catholic Church was erected in 1888, with the foundation stone laid by Dr Reville, Co-adjudicator and Bishop of Sandhurst, on 19 April 1888. The builder was a Mr McKenzie. The original church was reportedly relocated to the rear of the site at this time for use by the school, which continued to operate until 1903. The original church, however, was later sold and moved from the site in 1928. The current building on the site, St Patrick's Roman Catholic Church, ceased to be an active place of worship by the late 1990s and the building was sold in September 1998..

References

Bert Kearney, pers comm.

HERITAGE CITATION REPORT

St Patricks Centenary: A History of Moorlim, (cited by Marjorie Quirk, pers comm.)

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

10.0 Worshipping

Description

Physical Description

The Former Church, Goulburn Valley Highway, Moorilim, is a face red brick building comprising an entry porch, nave, sanctuary and vestry, each with a parapeted gabled slate roof. The nave roof has gablet vents and parapets with rendered copings and crosses. The main gable end contains three narrow louvered vents. The side elevations are buttressed and contain regular fenestration of lancet windows with rendered quoining. On the east elevation of both the porch and nave there are shallow arched doorways fitted with a non-original flush panel timber doors

Physical Condition

GOOD

Intactness

GOOD

Australian Heritage Commission Criteria

Australian Heritage Commission

8.6 Worshipping

HERITAGE CITATION REPORT

Statement of Significance

The Former Catholic Church, Goulburn Valley Highway, Moorilim, is of local historic and aesthetic significance. Constructed in 1888, the church was a centre for Catholic worship and activity for the local community for over 100 years. Aesthetically, the church is an intact and good example of a modest brick rural church in the Gothic Revival style, of which there are numerous examples throughout the municipality.

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

Other Recommendations

. Reconstruct doors to original detail. . Retain original unpainted finish to brickwork and otherwise investigate original external paint colours

DRAFT

HERITAGE CITATION REPORT

Name 5470 Goulburn Valley Highway MOORILIM (Muddy Creek subway under East Goulburn Main Channel)
Address 5470 Goulburn Valley Highway MOORILIM **Significance Level** Local
Place Type Irrigation Channel/Canal
Citation Date 2014

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The following information is taken from 'John Monash: Engineering enterprise prior to World War One' at <<http://www.aholgate.com/water/subways.html#recce1>>

In August 1906, after discussions with the Victorian Water Supply Department, John Monash was invited to design and build a subway entirely in reinforced concrete to carry the East Goulburn Main Channel beneath Muddy Creek (now largely known by its alternative name, Pranjip Creek) near Moorilim. This was a first for the Victorian Water Supply Department: the tube, or barrel, of a subway would normally have been built in cast-iron or steel, and the wing walls and apron in mass (unreinforced) concrete.

The required capacity was 20,000 cubic feet [566,000 litres] per minute, and the head of water above the floor of the subway would be 24 ft [7.32m]. The Department set the limit on leakage through the tube walls at 10 cubic feet per minute [283 litres]).

Stuart Murray, Chief Engineer of the Victorian Water Supply Department and soon to be Chairman of the new State Rivers and Water Supply Commission, was cautious about the 'new' material and demanded that the concrete tube be provided with a lining of brickwork or steel to ensure impermeability. This would have made it uncompetitive with traditional forms, and would have promoted the idea, contrary to Monash's interests, that reinforced concrete was inappropriate for the task. Monash countered with an offer on behalf of his company, the Reinforced Concrete and Monier Pipe Construction Co (RCMPC), to construct the tube without lining, to subject it to test, and to provide a brick lining at cost, should the permeability of the concrete exceed a level specified by the Department.

Monash made two visits to the site, locating sand and other materials, and sites for storage. The contract with the VWS was signed on 20 December 1906, and the foreman's reports from the site commence on 31 December. Tests were conducted at the end of May 1907, and permeability was found to be only half the limit specified. After the definitive test, Monash travelled back to Melbourne on the train with the senior VWS engineers who 'expressed themselves fully satisfied'.

The remaining nine subways needed to take the East Goulburn Main Channel from the Goulburn Weir under watercourses east of the Goulburn River, from north of Wahring to beyond the Broken River, were designed by the Victorian Water Supply Department and built by Monash's firm as General Contractor.

Description

HERITAGE CITATION REPORT

Physical Description

Goulburn-Murray Water easement, between 5470 Keady's Road and 1650 Shepparton-Longwood Road, Moorilim. A reinforced concrete subway or underground syphon constructed under the Muddy (or Pranjip) Creek at Moorilim to take the Goulburn Eastern Main Channel under the creek. The Channel conveys irrigation water from the Goulburn Weir to the eastern Goulburn Valley; subways were necessary to ensure that the Channel did not impede the natural drainage provided by the small local waterways.

The tube or barrel is approximately 231 feet [70.4m] in length, and approximately 10 to 12 feet [3.05 to 3.66m] in diameter. Wing walls at the entrance narrow the width of the Channel and direct the water into the subway. At the outlet, wing walls again smooth the flow as it spreads out to the full width of the Channel. At both ends, concrete aprons prevent the increased velocity of flow from scouring the bed of the Channel.

Statement of Significance

What is Significant?

The Muddy Creek subway as part of the East Goulburn Main Channel is significant.

This includes the wing walls at the entrance that direct the water into the subway, the wing walls at the outlet and the concrete aprons at both ends of the subway.

How is it Significant?

It is of local historic and technical cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic significance for its association with the early development of irrigation. HERCON criterion A

It is of historic and technical significance for its association with John Monash. HERCON criteria A & F

It is of technical significance as the first concrete subway (reinforced or otherwise) used by the Victorian Water Supply Department. HERCON criterion F

It is a rare construction type for its period of construction. HERCON criterion B

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 5475 Goulburn Valley Highway MOORILIM
(Moorilim Hotel)
Address 5475 Goulburn Valley Highway MOORILIM **Significance Level** Local
Place Type Hotel
Citation Date 2014



5475 Goulburn Valley Highway, Moorilim

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

Information on Michael Kearney is derived largely from the Arcadia & District Progress Association's website (see References):

The hotel on the west bank of Muddy (later Pranjip) Creek at Moorilim was conducted by the Kearney family for fifty-one years. Moorilim was originally known as Muddy Creek, the name being changed to Moorilim in 1892.

Irish-born Michael Kearney migrated to Australia aboard the ship *British Empire* in 1857 at the age of twenty one years. He disembarked at Moreton Bay, Brisbane, and subsequently settled at Kyneton in Victoria, where on April 22nd 1861 he married Jane Dunne, aged seventeen, who had migrated from Tipperary. Jane gave birth to ten children over the next fifteen years, but tragically only three survived to adulthood. On 27 July 1876 Jane died from health complications, leaving Michael to raise the four remaining children.

At Kyneton, Kearney was a licensed victualler or publican, running a hotel named The Woolpack. With land around

HERITAGE CITATION REPORT

Kyneton and central Victoria having been claimed by selectors following the gold rushes of the early 1850s, the Kearneys, like many others from the area, looked eastward and north to where land was still available for selection. Many journeyed across from the Kyneton area to take up land in the Goulburn Valley.

Kearney was one of the first to select in the Arcadia area, choosing some of the best land in the north west corner of the parish, which assured him at most times of a plentiful supply of water from the Goulburn River. He named his selection Castle Bend.

Journeying from Kyneton to Castle Bend at Arcadia, Kearney saw an opportunity to conduct a business at the crossing of the Muddy Creek at Moorilim, this road being one of the main routes for travellers from the goldfields of Ballarat and Bendigo to the goldfields of north-eastern Victoria. He erected a hotel and general store on the west side of the creek, and opened for business around 10 June 1871. In time, the business came to include a butcher's shop and ironmongery. It was also, local historian Joyce Hammond claims, a Cobb and Co stopping point. Earlier, in 1867, a contract had been let to John Greaves to build a bridge over Muddy Creek at a cost of £710.

In 1879, at 43, Michael Kearney married nineteen year-old Arcadia school teacher Louisa Pistoria, and they raised the three children from Kearney's first marriage. Two, Gus (Augustus Daniel) and Bert (Michael Joseph), also distinguished themselves in the sporting arena at State level, both in tennis, and Gus in Australian Rules football. Michael and Louisa also raised ten children of their own.

Following the opening of the Murchison-Shepparton rail line in 1880, Kearney established a timber mill on his property Castle Bend, where a plentiful supply of redgum was available for milling. To facilitate the transport of the milled timber he built a rail siding and a short rail line from the main line to the mill.

A map of the Parishes of Dargalong, Molka and Arcadia dated 1866 shows Kearney having 148 ha [361 acres] in the Arcadia Parish, which formed part of Castle Bend. By 1875 he is listed in the Benalla Shire rate book as having 523 ha [1276 acres], and by the year 1900 was listed in the Euroa Shire rate book as having 700.7 ha [1709 acres]. He had extended his farming interests into the Molka area as well.

Kearney was one of the local landowners who in 1897 met to vehemently oppose the proposed Eastern Goulburn Irrigation Scheme (to bring irrigation to the east of the Goulburn River, including to Shepparton), believing it to be 'inimical to the best interests of this part of the Euroa and Goulburn shires.' Here he was not on the side of history.

Four years later the prevailing drought may have been part of the reason that the Castle Bend property was advertised for sale, held on 21 October 1901. The sale advertisement showed that Kearney had an extensive acreage there under crop, amounting to 287 ha [700 acres], a huge achievement. The oral history of the Kearney family suggests that Michael employed up to eighty people at times.

In 1909 Kearney again sold a large parcel of land extending from the Arcadia Parish into the Molka Parish; 698.23ha [1703 acres] were auctioned, this land being of poorer quality than the land at Castle Bend. Access to water was not as assured, although one allotment had access to the new East Goulburn Main Channel which Kearney had earlier so strongly opposed.

Following the sales of his extensive property in 1901 and 1909, Kearney concentrated on the running of his hotel and store, known as the Commercial Hotel, or Kearney's Hotel. However he suffered ill health in the latter part of his life, and died at his home at Moorilim on 15 June 1915, aged seventy-nine.

Following his death, his wife Louisa and daughter Nora continued to run the hotel, store and post office at Muddy Creek. In 1922 a telephone exchange was established there.

HERITAGE CITATION REPORT

In 1924 the Kearneys sold the business. It was purchased by Edith Grace Rainford. Licensee from 6 August 1924 was James Edward Darby, and from 13 October 1926, Alice Trease. The licence ceased on 31 December 1928 under the provisions of the Licensing Reduction Board, and the hotel was closed. The Kearney family sold the hotel and the separate house on 24 November 1928. The hotel building was advertised as consisting of '11 rooms, also kitchen, pantry, scullery, Post Office, large store rooms, splendid stables, sheds and numerous outbuildings.' The house, offered as Lot 2, was a 'weatherboard Villa residence (in very good order), containing 4 good rooms, Lathe and plaster, and kitchen, bathroom, store room.' Kearney Brothers, the family's Murchison real estate company conducted by sons Leo and Bert, handled the sale.

Engineer and pioneer of concrete in Australia, John Monash (later war hero and Sir John), stayed at this hotel for one night in late October 1906 when he was supervising his ground-breaking concrete subway for the East Goulburn Main Channel under the Muddy Creek half a mile south of the hotel. Mrs Louisa Kearney later rented out a shed at the hotel for the storage of concrete for the subway. Monash's notes at the time included the following, which gives us some sense of life at the hotel/store/post office:

Mrs Louisa Kearney of the Moorilim Hotel would be willing to receive mail for the foreman. Regular mails left Melbourne at 6:15 a.m. on Tuesdays, Thursdays, and Saturdays, and reached Moorilim at 12.15 p.m. the same day. Despite this, Mrs Kearney said she received mail most days "as a rule". Telegrams, if sent on mail days before 11 a.m., would be brought to Moorilim with the mail. On other days they could be sent care of Mrs Barry at Murchison East. Mrs Kearney had a large iron shed that she was willing to rent for storage of cement, and could lend the use of a dray whenever required.

References:

Register of Defunct Hotel Licences, PROV

Hammond, Joyce, *Bridging the Gap: Shire of Goulburn 1871-1971*, Shepparton, 1971

Euroa Advertiser, 25 June 1897

Victorian Government Gazette, 3 September 1867

<http://arcadia.org.au/default.asp?ID=59>

<http://www.aholgate.com/water/subways.html#recce1>

Description

Physical Description

The former hotel is a low slung building with a hipped corrugated metal roof with brick chimneys. The verandah has regularly spaced posts. The windows are regularly spaced and do not all have the same proportions. The walls have been rendered.

Statement of Significance

What is Significant?

HERITAGE CITATION REPORT

Former Kearney's Hotel (also known originally as the Muddy Creek Hotel, and later as the Commercial Hotel), Moorilim.

How is it Significant?

It is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic and social significance as it is one of the few largely unaltered early wayside inns of the municipality. HERCON criteria A & G

It is of aesthetic significance for its vernacular architecture. The utilitarian Victorian vernacular architecture is an unusual example in this region for this building type. HERCON criterion E

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees.

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name St Andrews Uniting Church and Hall
Address 2 Alexandra Street MOORoopNA **Significance Level** B
Place Type Church, Church Hall
Citation Date 2004



St Andrews Uniting Church and Hall

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Presbyterian services in Mooroopna commenced in the newly opened primary school in 1876. St Andrew's Church was then built for the local Presbyterian congregation in 1882, including an adjacent manse. The manse was relocated in 1919 to the corner of Park and O'Brien Streets, following extensive damage from the 1916 flood. A Sunday School hall was erected adjacent to the church in 1928 at a cost of £1516.2.0. Renovations were carried out to the church and hall in 1935, and the McLennan Memorial Porch was added to the front of the church in 1952. Since 1977 the church has served the local Uniting Church congregation. More recent alterations have included the construction of additions at the rear and the interconnection of the church and hall.

References

The Historical Society of Mooroopna Inc, *Mooroopna to 1988*, p. 59.

Donald McLennan, *History of Mooroopna, Ardmona and District*.

HERITAGE CITATION REPORT

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

10.0 Worshipping

Description

Physical Description

St Andrew's Uniting Church, Alexandra Street, Mooroopna, is a small tuck-pointed red face brick building consisting of a nave with later porch and vestry. The parapeted gabled nave and skillion vestry roofs are clad with corrugated galvanised steel and the gabled porch roof is clad with concrete tiles. The main gable contains a group of three lancet openings with rendered drip moulds which are flanked by pinnacles featuring rendered mouldings and recessed panels. The porch contains a side entrance with double-leaf timber doors and single pointed arch opening and the buttressed side walls contain regular pointed arch fenestration. All window openings contain timber-framed fixed sash windows with leadlight glazing. The adjacent church hall is a single-storey double-fronted red face brick building consisting of hall and rear kitchen wing on a T-shaped plan, linked to the church via a later flat roofed addition. The hipped roof is clad with corrugated galvanised steel and finished with timber lined boxed eaves. The symmetrical parapeted facade contains a central pair of glazed timber doors, flanked by a pair of steel-framed fixed sash windows which are surmounted by a rendered pediment with consoled cornice and pilaster motif. The buttressed side elevation contains regular steel-framed multi-paned fixed sash windows

Physical Condition

GOOD

Intactness

FAIR

Occupancy

HERITAGE CITATION REPORT

Ownership Uniting Church

Australian Heritage Commission Criteria

Australian Heritage Commission

8.6 Worshipping

Statement of Significance

St Andrew's Uniting Church, Alexandra Street, Mooroopna, is of local historic and aesthetic significance.

Constructed in 1882, the church has served as a focus for Presbyterian / Uniting Church worship and community activity for 120 years. Aesthetically, the building is a good and largely intact example of a Gothic Revival church, albeit altered by the construction of later additions. The church hall is also a good example of an inter-War brick hall of which there are numerous examples throughout the municipality.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

Yes All mature trees.

Fences & Outbuildings

Yes The hall is of significance.

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. Repair damaged brickwork. . Retain original unpainted finish to brickwork of building and otherwise investigate original external paint colours.

HERITAGE CITATION REPORT

Name Pepper Tree (*Schinus molle*) (St Andrews Uniting Church)
Address 2 Alexandra Street (St Andrew's Uniting Church) MOOROOPNA **Significance Level** B
Place Type Tree
Citation Date 2004



Pepper Tree (*Schinus molle*)

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The Pepper tree (*Schinus molle*) is native to South America, and was introduced for cultivation in Victoria in 1873 by St. Kilda nurseryman George Brunning. The specimen at St Andrew's Uniting Church, Mooroopna is estimated to be 60 - 80 years old.

References

Margaret Brookes and Richard Barley. *Plants Listed in Nursery Catalogues of Victoria 1855-1889*. p. 283.

John Patrick, pers comm.

HERITAGE CITATION REPORT

Identified By

SOMA Design Partnership, June 2001.

Description

Physical Description

The single specimen Pepper tree (*Schinus molle*) on the corner of Mill and O'Brien Streets, Mooroopna is located behind St Andrew's Uniting Church. It is approximately 12 metres tall with a trunk of approximately 1.5 metres in diameter.

Physical Condition

good

Intactness

good

Recommended Management

DRAFT

Curtilage

A nominal curtilage extending to at least the diameter of the canopy plus five metres be established all round to maintain the setting of the tree and protect the root system

Occupancy

Ownership Uniting Church

Australian Heritage Commission Criteria

Australian Heritage Commission

HERITAGE CITATION REPORT

1.4 Appreciating the natural wonders of Australia

Statement of Significance

The Pepper tree (*Schinus molle*) on the corner of Mill and O'Brien Streets, Mooroopna is of some scientific (botanical) and aesthetic interest. It is a moderately sized example of the species and forms a prominent marker in the streetscape.

Recommendations 2004

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes Pepper Tree (<i>Schinus molle</i>)
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

Other Recommendations

. The tree should be assessed on a 1 to 2 year basis by a qualified arborist

DRAFT

HERITAGE CITATION REPORT

Name 4 Alexandra Street MOORoopNA
Address 4 Alexandra Street MOORoopNA **Significance Level** Local
Place Type House
Citation Date 2014



4 Alexandra Street, Mooroopna

Recommended Heritage Protection VHR No HI No PS Yes

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

History and Historical Context

The township of Mooroopna did not arise from a government survey, but was sold as private allotments by WS Archer, who had settled on a small farm there in about 1860. The subdivision of pastoral runs for farm selections in the early 1870s was stimulus for the sale of town lots by Archer in 1874. Mooroopna drew ahead of Shepparton until the railway line was taken through the latter.

Schools were opened at Mooroopna (1873), Mooroopna North (1874) and Mooroopna North West (1878). Mooroopna farm selections were used for vineyards and orchards (Darveniza's Excelsior Winery dates from 1871), but the district supported a strong wheat industry until irrigation became more widespread after the Waranga Basin (1909) was completed. The Mooroopna Flour Mill (1878) continued until the 1970s and was converted for the production of animal feed products. Mooroopna was the first township in the Goulburn Valley to have reticulated water, supplied privately in

1876.

In 1893 the 'Ardmona Irrigation Colony' west of Mooroopna was promoted, utilising water from the Goulburn River. This was provided by the Rodney Irrigation Trust until the establishment of the State Rivers and Water Supply Commission in 1905. A colonial government bonus for the planting of vines and fruit trees stimulated orcharding, and bonuses were offered for fruit production and mechanisation. West Brothers nursery at Mooroopna supplied varieties of stone fruit, pome and citrus trees, and grape vines for wine and dried fruit.

During the interwar period Mooroopna's population growth was modest, the main growth factor being the opening of the Ardmona fruit cannery in 1925. Timber milling gradually declined, ending in 1988.

(Derived in part from Victorian Places, <http://www.victorianplaces.com.au/mooroopna>, accessed 2 May 2017.)

Description

Physical Description

The Edwardian house at 4 Alexandra Street, Mooroopna demonstrates most of the features associated with the vernacular expression of this style. The Edwardian architecture is characterised by the asymmetrical layout, the projecting gable and recessed hipped roof section with verandah. This includes features such as the recessed verandah and the cast metal frieze, timber sash windows and the corrugated metal cladding and face brick chimney.

Statement of Significance

What is Significant?

The house at 4 Alexandra Street, Mooroopna is significant.

This includes all the architectural features associated with the Edwardian period. The asymmetrical facade with the projecting gable front and recessed hipped roof section is integral to its significance. Features found on the gable front such as the timber finial, the timber bracketed pediment to the sash window and the coloured glass sidelights contribute to the significance. The verandah and cast metal frieze and brackets and the timber sash windows are of significance.

How is it Significant?

The house is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

4 Alexandra Street is of historic significance as it provides tangible physical evidence of the establishment of Mooroopna. This period is characterised by an increasing prosperity as a consequence of the development of irrigation and agricultural industries. HERCON criterion A

HERITAGE CITATION REPORT

The house demonstrates most of the features associated with the vernacular expression of this style. Its regional generic architecture is representative of a period of growth that has left a readily identifiable character within the township. HERCON criterion D

These cultural values have been identified in the following group of houses 4, 10 and 13 Alexandra Street, and 10 Morrell Street, Mooroopna.

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name 10 Alexandra Street MOORoopNA
Address 10 Alexandra Street MOORoopNA **Significance Level** Local
Place Type House
Citation Date 2014



10 Alexandra Street, Mooroopna

Recommended Heritage Protection VHR No HI No PS Yes

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

Description

Physical Description

The turn of the 20th century house at 10 Alexandra Street, Mooroopna demonstrates most of the features associated with the vernacular expression of this style. The house has a symmetrical facade with a central door with timber-framed sash windows. The hipped roof has transverse gablet vents. The roof is clad with corrugated metal roofing and the walls are clad with timber weatherboards.

Statement of Significance

What is Significant?

10 Alexandra Street, Mooroopna is significant.

HERITAGE CITATION REPORT

This includes all of the architectural features associated with its turn of the century architecture. Features such as the symmetrical facade and timber sash windows and the hipped roof with transverse gablet vents contribute to its significance.

How is it Significant?

10 Alexandra Street is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

10 Alexandra Street is of historic significance as it provides tangible physical evidence of the establishment of Mooroopna. This period is characterised by an increasing prosperity as a consequence of the development of irrigation and agricultural industries. HERCON criterion A

The house demonstrates many of the features associated with the vernacular expression of this style. Its regional generic architecture is representative of a period of growth that has left a readily identifiable character within the township. HERCON criterion D

These cultural values have been identified in the following group of houses 4, 10 and 13 Alexandra Street, and 10 Morrell Street, Mooroopna.

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 13 Alexandra Street MOORoopNA
Address 13 Alexandra Street MOORoopNA **Significance Level** Local
Place Type House
Citation Date 2014



13 Alexandra Street, Mooroopna

Recommended Heritage Protection VHR No HI No PS Yes

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

Description

Physical Description

The turn of the 20th century architecture demonstrates most of the features associated with the vernacular expression of this style. The house has a symmetrical facade with a central door with sidelights and this is flanked by timber framed sash windows. The hipped roof is clad with galvanized corrugated short roofing sheets and has transverse gablet vents. The walls are clad with timber weatherboards.

Statement of Significance

What is Significant?

13 Alexandra Street, Mooroopna is significant.

HERITAGE CITATION REPORT

This includes all of the architectural features associated with its turn of the century architecture, such as the symmetrical facade, timber sash windows and the hipped roof with transverse gable vents.

How is it Significant?

13 Alexandra Street is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

13 Alexandra Street is of historic significance as it provides tangible physical evidence of the establishment of Mooroopna. This period is characterised by an increasing prosperity as a consequence of the development of irrigation and agricultural industries. HERCON criterion A

The house demonstrates many of the features associated with the vernacular expression of this style and period. Its regional generic architecture is representative of a period of growth that has left a readily identifiable character within the township. HERCON criterion D

These cultural values have been identified in the following group of houses 4, 10 and 13 Alexandra Street, and 10 Morrell Street, Mooroopna.

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 14 Alexandra Street MOORoopNA (former Methodist Church)
Address 14 Alexandra Street MOORoopNA **Significance Level** Local
Place Type Church
Citation Date 2014



14 Alexandra Street, Mooroopna (former Methodist Church)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)
Gothic Revival

History and Historical Context

The Mooroopna Methodist church was constructed in 1879 by the local United Free Methodist congregation.

The earliest Non-Conformist services in Mooroopna were conducted by laymen, often farmers and blacksmiths, in the homes of settlers, sometimes in the homes of Presbyterians. In 1872 Rev. JH Law conducted the first recorded Methodist service by a minister, in Russell's barn in Echuca Road (near the site of the current Mooroopna Secondary College), with the congregation sitting on wheat bags. Russell rode from Toolamba, which was the first centre of Methodism in the area, being settled earlier than Mooroopna. Interestingly, it was not the more mainstream Wesleyans but the small United Free Methodist branch of Methodism which established the denomination locally, and which was dominant here until the union of the four Methodist groups in 1902. Services were sometimes held at James Martin's house five miles out of Mooroopna at Ardmona, and at the Athenaeum Hall. As foundation historian of Mooroopna DM McLennan noted, the ministers received a warm welcome in all Protestant homes as they travelled around.

HERITAGE CITATION REPORT

A Catholic chapel and the Presbyterian church were built in the town in 1877, and the Anglican church building followed that of the Methodists in 1879.

Land for the Methodist church building was purchased on 29 August 1878. The bricks were fired locally by a Mr Clarkson. The new church was opened by its first minister, Rev. Isaacs. Other early ministers were Revs Richards, RJ Garde, F Clemens, D Porteus, T Reid and JH Cain.

Methodism has always empowered and depended on lay people, including, unlike other Christian denominations, relying on them as preachers. 'The strength of Mooroopna Methodists lay in the years of work of several stalwarts, especially the lay preachers and businessmen FJ Camp and HR Stevens', the author of *Mooroopna to 1988* noted. The former, newspaper proprietor, Councillor and President of the Shire of Rodney, and a man described in *Mooroopna to 1988* as being 'associated with all public movements for the advancement of Mooroopna and district', was Circuit Steward, representative at Synod, local preacher and Sunday School Superintendent. HR Stevens, with his wife, contributed for many decades, she as church organist, he also as Sunday School Superintendent and local preacher. Other prominent early members of the church included John Knight, John Kittle, J Anselmi and W Hill and family.

Initially a house at the corner of Park and Elizabeth Street was built or purchased as a parsonage, but in 1914, as historian of Methodism in the Goulburn Valley Myrtle Ford quotes from church documents, 'it was determined that a new parsonage be built on land adjoining the church at a cost not exceeding £400; that the present parsonage be sold for not less than £125; and that steps be taken to raise £125 throughout the circuit.' Nevertheless it was necessary to borrow £100 from the Methodist Conference loan fund. The parsonage was built that year by J and JE Kittle, the first residents being Rev and Mrs H Palmer. It is now in private hands.

In common with much of Mooroopna, the church was subject to flooding, and the building and furnishings were considerably damaged in 1916 and also in 1974, although flood mitigation work had been undertaken on the site in 1917.

A major renovation was undertaken in 1936 or 1937, made possible by a bequest from the estate of John Knight. In 1941, when Rev Pearce Barber took up a military chaplaincy, his wife Doreen, who unusually for a woman was a fully accredited local preacher, ran the pastorate. Doreen Barber was the first woman to apply for entry into the Methodist ministry in Victoria.

A Sunday School Hall was erected behind the Church in around 1919, although Sunday School had been conducted from the inception of the church; that building was destroyed by fire in 1961. The church porch was remodelled in 1967 in memory of Clive and Ellen Hill, and a new floor laid in 1964, donated by John MacKenzie Taylor.

Centenary celebrations were held in April 1972, a simple plaque being erected to commemorate the event. Church attendance across society was declining, and in 1975 the Mooroopna Methodists and Presbyterians joined in a united parish. The Methodist church buildings, smaller than the Vahland-designed Presbyterian Church and its associated buildings, were now used only for meetings, youth gatherings, child care, etc. In June 1977, with the union of the Methodist, Presbyterian and Congregational Churches, Mooroopna Methodists and Presbyterians became a congregation of the Uniting Church of Australia, based at the Presbyterian Church and hall.

The former Mooroopna Methodist church was sold in 1987 and is now a private home.

References:

The Australasian, 28 June 1879, p. 24

D M McLennan, *History of Mooroopna, Ardmona and District 1841-1936*, Mooroopna 1936

HERITAGE CITATION REPORT

Myrtle Ford, *Methodist Church in the Goulburn Valley 1873-1977*, Shepparton, 1977

Historical Society of Mooroopna, *Mooroopna to 1988*, Shepparton, 1989

Description

Physical Description

Brief description

Originally a red face brick building it has since been painted. The church is a Gothic Revival building - albeit with basic Gothic styling. This includes the lancet windows, the pointed oculus, the drip moulds, brick buttresses and the steeply pitched gable roofs.

Statement of Significance

What is Significant?

The former Methodist Church, 14 Alexandra Street, Mooroopna is significant.

How is it Significant?

The former Methodist Church is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The former Methodist church of historic and social significance for its association with the establishment of Methodism in Mooroopna.

It is of historic significance as it was the United Free Methodist branch of Methodism which established the denomination locally, and not the more mainstream Wesleyan branch. The United Free Methodist branch remained dominant until the union of the four Methodist groups in 1902.

It is of historic significance as one of the earliest surviving buildings in Mooroopna. HERCON criterion A

It is of aesthetic significance for its representative Gothic Revival architecture. HERCON criterion D

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 16 Alexandra Street MOOROOPNA (former parsonage)
Address 16 Alexandra Street MOOROOPNA **Significance Level** Local
Place Type Presbytery/Rectory/ Vicarage/Manse
Citation Date 2014



16 Alexandra Street, Mooroopna (former Methodist Parsonage)

Recommended Heritage Protection VHR No HI No PS Yes

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

History and Historical Context

The former Methodist parsonage in Mooroopna was built in 1914 by local builders and devoted Methodists J and JE Kittle; this family business constructed many of the early Wesleyan and Methodist churches of the Goulburn Valley. The parsonage replaced a house at the corner of Park and Elizabeth Streets which had earlier been purpose-built or purchased to serve that purpose.

The Methodist church, adjacent to the parsonage on the east, was constructed in 1879 by the local United Free Methodist congregation.

The earliest Non-Conformist services in Mooroopna were conducted by laymen, often farmers and blacksmiths, in the homes of settlers, sometimes in the homes of Presbyterians. In 1872 Rev. JH Law conducted the first recorded Methodist service by a minister, in Russell's barn in Echuca Road (near the site of the current Mooroopna Secondary College), with the congregation sitting on wheat bags. Russell rode from Toolamba, which was the first centre of Methodism in the area,

HERITAGE CITATION REPORT

being settled earlier than Mooroopna. Interestingly, it was not the more mainstream Wesleyans but the small United Free Methodist branch of Methodism which established the denomination locally, and which was dominant here until the union of the four Methodist groups in 1902. Services were sometimes held at James Martin's house five miles out of Mooroopna at Ardmona, and at the Athenaeum Hall. As foundation historian of Mooroopna DM McLennan noted, the ministers received a warm welcome in all Protestant homes as they travelled around.

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In 1914, as historian of Methodism in the Goulburn Valley Myrtle Ford quotes from church documents, 'it was determined that a new parsonage be built on land adjoining the church at a cost not exceeding £400; that the present parsonage be sold for not less than £125; and that steps be taken to raise £125 throughout the circuit.' Nevertheless it was necessary to borrow £100 from the Methodist Conference loan fund. The first residents were Rev and Mrs H Palmer.

In common with much of Mooroopna, the church and parsonage were subject to flooding, and the church building and furnishings were considerably damaged in 1916 and also in 1974, although flood mitigation work had been undertaken on the site in 1917.

From the late 1960s, church attendance across society was declining, and in 1975 the Mooroopna Methodists and Presbyterians joined in a united parish. The Methodist church buildings, smaller than the Vahland-designed Presbyterian Church and its associated buildings, were now used only for meetings, youth gatherings, child care, etc. In June 1977, with the union of the Methodist, Presbyterian and Congregational Churches, Mooroopna Methodists and Presbyterians became a congregation of the Uniting Church of Australia, based at the Presbyterian church and hall.

The former parsonage is now in private hands, and the former Mooroopna Methodist church is also a private home, having been sold in 1987.

References:

The Australasian, 28 June 1879, p. 24

DM McLennan, *History of Mooroopna, Ardmona and District 1841-1936*, Mooroopna 1936

Myrtle Ford, *Methodist Church in the Goulburn Valley 1873-1977*, Shepparton, 1977

Historical Society of Mooroopna, *Mooroopna to 1988*, Shepparton, 1989

HERITAGE CITATION REPORT

Description

Physical Description

The house at 16 Alexandra Street, Mooroopna demonstrates most of the built characteristics associated with regional housing from the early 20th century.

The design relies on its asymmetry, with a projecting front and a pair of double-hung sash windows with window hoods. The recessed section has a bullnosed verandah with a front door with sidelights and highlights, and a single timber-framed double-hung sash window. The roof to the main section is hipped and has a gablet; the projecting front has a hipped roof clad with corrugated galvanised metal. The brick chimneys have brick cornices. The timber picket fence was built later but is sympathetic to the period.

The building has been restored by the current owner.

Statement of Significance

What is Significant?

The former Methodist parsonage is of significance.

The architectural features associated with the early 20th century building such as the timber fretwork and timber joinery details, the timber weatherboard cladding and the corrugated metal cladding, all contribute to the significance of the place. The setting with setback from the front boundary is of significance.

How is it Significant?

The former parsonage is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic and social significance for its association with the establishment of Methodism in Mooroopna. HERCON criterion A

It is of aesthetic significance for its early 20th century architecture. Its architectural expression relies on the asymmetrical facade with the projecting front and recessed bullnosed verandah. The decorative timber joinery (timber fretwork, timber verandah posts, timber detailing to the window hood and timber window and door frames) are also typical for the period and region. HERCON criterion D

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 2 Archer Street, Mooroopna (house)
Address 2 Archer Street MOORoopna **Significance Level** B
Place Type House
Citation Date 2004



Residence at 2 Archer Street, Mooroopna

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The Ridley Agri Products factory was a former flour mill - McLennan & Co Pty Ltd. Much of the original factory building is extant and there is some photographic evidence to support this. Anecdotal evidence indicates that the house at 2 Archer Street was constructed for the manager (or similar) of the flour mill. It appears that the house was constructed prior to c.1916 and this could possibly correspond with physical changes at the mill - as suggested by surviving photographic evidence.

The McLennan flour mill and the Jas Minifie & Co Mill merged in 1969 with Kimptons to form Kimpton Minifie McLennan Ltd and this became a public company in 1973. The merger was described as 'a useful rationalization in the face of the dwindling flour market and the tough competition for trade in the stockfeed industry.'¹ McLennans stock feed operation 'Acme Feeds' was small but had competitive significance because of its proximity to Barastoc's Echuca plant.

Since the merger flour milling has ceased and stockfeed manufacture has taken precedence.

HERITAGE CITATION REPORT

References

W Lewis Jones. *Where have all the Flour Mills Gone?*

Identified By

City of Greater Shepparton

Relevant Historical Australian Themes

Thematic History

7.0 Developing Primary Industries - Grazing and Agriculture

7.1 Wheat and flour mills

Description

Physical Description

DRAFT

No. 2 Archer Street, Mooroopna is a single storey red brick house which is typical of the Edwardian, or Federation, style. It is T-shaped in plan with a projecting gable wing and a skillion roofed, timber-framed verandah in the recess on the front and the back. The front gable is infilled with stucco, contains an oculus vent and is covered by a timber screen fixed between decorative bargeboards with shaped ends.

Beneath the screen is a double casement with coloured glass highlights beneath brick header course voussoirs. The rear gable is similar above a pair of timber-framed double hung sash windows, with coloured glass highlights, below header course voussoirs which is typical for the period. A third similar gable is located on a side elevation. The front verandah has been enclosed with a timber screen lined with shade cloth. The verandah is timber-framed with a timber floor and a galvanized corrugated steel bullnose profile roof. The wall facing the verandah contains a single timber-framed double-hung sash window. The rear verandah is a timber-framed skillion with a galvanized corrugated steel. The wall behind contains a small window. The main roof is galvanized corrugated steel and is penetrated by three chimneys with rendered, moulded and corbelled caps.

Internally the building contains timber fretwork screens; decorative timber mantels; pressed metal ceilings and timber skirtings and architraves.

The physical condition of 2 Archer Street is generally good. The most major defect is the failure of the damp proof course (dpc). It appears that the dpc was bituminous based and as is commonly found after 100 years or so the bitumen has failed. However, the brickwork is still in relatively good condition despite various inappropriate repairs which have been undertaken over the last few years. The mortar is showing the most signs of distress. It is a relatively straightforward procedure to introduce a new dpc (chemical injections) and this should prevent any further decay. Once the source of damp has been addressed the mortar can be re-pointed.

HERITAGE CITATION REPORT

Physical Condition

fair

Intactness

good

Australian Heritage Commission Criteria

Australian Heritage Commission

Developing local, regional and national economies.

Statement of Significance

2 Archer Street, Mooroopna is of local aesthetic and historical significance. It is notable in the area as a good example of a substantial Edwardian residence which is demonstrative of the development of Mooroopna up until the early decades of the twentieth century. Historically it is demonstrative of the approach by business management of the day and the necessity to provide housing for employees, similarly to many banks, mining and other commercial activities and towns in accord with the enterprise hierarchy. It is also of historical significance because of its association with early flour milling activities of the area which still continue today.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

Recommended that remedial maintenance is undertaken and that an effective damp proof course is reinstated.

HERITAGE CITATION REPORT

Name 23 Camp Street MOORoopNA
Address 23 Camp Street MOORoopNA **Significance Level** Local
Place Type Cottage
Citation Date 2014



23 Camp Street, Mooroopna

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

The residential development of Camp Street, Mooroopna is associated with the growth of the Cannery. 23 Camp Street is a representative example of the type of housing associated with the early 20th century development of the factory.

Description

Physical Description

The cottage at 23 Camp Street, Mooroopna demonstrates the critical features associated with turn of the 20th century vernacular architecture. The cottage has a symmetrical facade with a central door, flanked on either side by timber sash windows. It has a hipped roof clad with short sheets of corrugated metal and has a face brick chimney with brick cornice. The walls are clad with timber weatherboards. The front yard is defined by a low hedge and a timber gate.

HERITAGE CITATION REPORT

Statement of Significance

What is Significant?

The cottage at 23 Camp Street, Mooroopna is significant.

This includes all of the architectural features associated with this building such as the vernacular expression seen in the symmetrical facade with central door and timber sash windows on either side of the door, the straight profile verandah with timber posts and stylish timber brackets, the hipped roof clad with short sheets of corrugated metal, the brick chimneys with brick cornice and the weatherboard cladding.

How is it Significant?

The cottage is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The cottage is of historic significance as it provides tangible physical evidence of the type of residential development that occurred in the vicinity of the Ardmona Cannery during the turn of the 20th century. It assists in understanding the pattern of settlement associated with the industrial development in conjunction with the railway line and the access it provided to markets. HERCON criterion A

The cottage is of aesthetic significance for its representative turn of the 20th century vernacular residential architecture. Its integrity contributes to its significance. HERCON criterion D

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 24 Camp Street MOOROOPNA (former Ardmona Cannery Managers house)
Address 24 Camp Street MOOROOPNA **Significance Level** Local
Place Type House
Citation Date 2014



24 Camp Street, Mooroopna (former Ardmona Cannery Managers house)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)
American Bungalow

History and Historical Context

The Interwar Bungalow was the former manager's house at the Ardmona Cannery. It was built during a development phase of the factory which was driven by the development of irrigation and horticultural industries in the region and the expansion of overseas and local markets.

Description

Physical Description

The former manager's house is representative of a regional version of Interwar Bungalow architecture. It is a relatively large timber house clad with timber weatherboards. The facade is distinguished by multiple gables with a large and dominant gable as the main roof area. The gable has timber strapping. The minor gable has paired timber sash windows and the main recessed gable has triplet timber sash windows with multi-paned upper sashes. The front porch area has

HERITAGE CITATION REPORT

substantial face brick columns.

Statement of Significance

What is Significant?

The former Ardmona Cannery manager's house at 24 Camp Street, Mooroopna.

This includes all of the architectural features associated with its Interwar Bungalow styling, such as the double gabled facade, the porch with its face brick pillars, the paired timber sash windows and window hoods, the band of triple timber sash window with the multi-paned upper sash, the timber strapping to the gable, the weatherboard cladding and the corrugated metal roof.

How is it Significant?

The former manager's house is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The former manager's house is of historic significance for its association with the development of the Ardmona Cannery. It illustrates the scale and type of house that was associated with this significant industry during the early 20th century. This period is associated with a development phase of the factory which was driven by the expansion of irrigation and horticultural industries in the region and the development of overseas and local markets. HERCON criterion A

The former manager's house is of aesthetic significance for its representative Interwar Bungalow architecture. It is good representative example for the region. This period was a time of growth, development and prosperity in the region and there are many examples (ranging in scale and extent of architectural finesse) throughout the townships and rural areas. This house is demonstrative of the mid-range group of houses from this period; its scale and illustration of representative detailing, such as the paired windows, the triplet windows, the change of glazing (multi-paned on the triplet windows) and the use of substantial masonry columns, contribute to its significance. HERCON criterion D

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 440 Echuca Road MOORoopna (Mooroopna Cemetery)
Address 440 Echuca Road MOORoopna **Significance Level** Local
Place Type Cemetery/Graveyard/Burial Ground
Citation Date 2014



440 Echuca Road, Mooroopna (Mooroopna Cemetery)

Recommended Heritage Protection VHR No HI Yes PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

Four hectares [ten acres] of land was temporarily reserved on 10 July 1876 in the Parish of Mooroopna, County of Rodney, for cemetery purposes; this was on the outskirts of the township on the Echuca road, across the Goulburn River from the Shepparton cemetery.

It is clear, however, that the cemetery site was in use in 1875 before this formal gazetting, the earliest burial being that of Robert George Crawford, a young boy of five years and seven months, on 17 October 1875. His family lived in Pine Lodge east of Shepparton, and it might be conjectured that the child had been a patient at the fledgling Mooroopna

HERITAGE CITATION REPORT

Hospital when he died. Two other burials took place in 1875, those of Rose Augusta Mills, 28 years, on 11 November, and John Clancy, 55 years, on 4 December. The fourth burial at the cemetery was that of Samuel Smith, 42 years, on 3 January 1876.

The process of having land officially reserved for a cemetery had been initially interrupted when it was found that the application had been for land reserved under Section 110 of the Land Act 1869, which protected a range of improvements, often dams, carried out by squatters. This had meant that Mooroopna had failed to receive any of the funds available for cemeteries in 1875, as MLA Duncan Gillies pointed out in November 1876, when asked the cause of the delay in appointing trustees, which had only taken place on 2 October 1876. It is probable that the current site was already in use as the cemetery in 1875 and was that described as being under Section 110, as a dam existed on the site, doubtless one of the dams of the Ardpatrick squatting run (the Pre-emptive Right or home block of this run was to the north-east of the cemetery site), and that the Section 110 was removed, allowing the site to be gazetted for the cemetery on 10 July 1876. The inaugural Trustees were Michael Kavanagh, James Martin, Anthony Dockery, William Davis and William Russell, a Trustee of the relevant faith for each section.

The first regulations, in the *Government Gazette* of 16 February 1877, included the necessity to pay when ordering a grave or 'before the ground or vault is open', and the need for 'a drawing of every stone, font, pedestal, and plan of every monument or tablet, and a copy of every epitaph or inscription, to be submitted to the trustees for approval, who are to determine and fix the position of any unobjectional monument according to the description, size, and character thereof, having reference to the general plan of ornamenting the said cemetery in an appropriate manner'.

In April 1877 Simon Fraser and Duncan Gillies, local MLAs for Rodney, were boasting of the cemetery grant of £50 gained for Mooroopna, along with £25 for Toolamba.

William Meaklim and Daniel Murray replaced Russell and Dockery in September 1880 after the latter two resigned. Prominent Mooroopna pioneer Frederick Young joined his friend Michael Kavanagh as a trustee in February 1886 at D Murray's resignation.

In 1876 14 burials took place, 52 in 1877, 51 in 1878 and 70 in 1895. Most in this period were of children, usually dying from infectious diseases such as diphtheria or scarlet fever. The first known 'pauper' or 'public' burial took place in 1880. These were always at the east end of the cemetery until 1903, when a section was set aside in each denominational sector. In 1974, the number of such burials was twenty-four, but numbers fell to eight in 1979 with the opening of the Pine Lodge lawn cemetery.

A further 2.05 ha (five acres) adjoining the cemetery were reserved on 21 February 1881.

The north-eastern area contains the unmarked graves of 937 persons of many nationalities who died between 1881 and 1944 in the Mooroopna Base Hospital. This area is now marked by a plaque installed in 1997 carrying the inscription, 'And they carried their swag outback'.

In the same area there are graves of ethnic Chinese dating from the 19th century, many marked with Chinese inscriptions. Some were doubtless miners from Rushworth or Whroo who had come to the fledgling Mooroopna Hospital for treatment. By contrast, the graves of the Wongs, an extensive and well-known Chinese family of long standing in Mooroopna, and long integrated in the community, are largely located in the Methodist section.

Until the coming of the lawn cemetery, local Aboriginal people also chose the Methodist section, which was shared with the Church of Christ. Many Aboriginals who had walked off the Cummerangunja settlement in 1939 and settled on the river flats between Shepparton and Mooroopna were later buried in that section, although the body of leader William Cooper was returned to Cummerangunja for burial.

HERITAGE CITATION REPORT

By the 1970s the cemetery had become rundown, facing possible closure by the Health Department, and the opening of the new lawn section at the Pine Lodge cemetery east of Shepparton was drawing custom away. A new Trust was formed, and a continuing commitment of finance and hundreds of hours of voluntary labour from local service clubs, including the Lions branch, resulted in a rejuvenated Mooroopna cemetery.

A lawn section, where ashes are also interred, followed in 1981, the first burial there being that of well-known and respected local identity Max Connors. Burials in this section in the first ten years numbered over 5000.

By the early 1990s all areas had been beautified, with some 200 shrubs and trees being planted; particularly notable has been the contribution of Bill Ferrari. A rose garden was established in the Lawn section by local Guides and Brownies.

In July 2015 Mooroopna CWA and the Mooroopna Men's Shed placed two seats overlooking the lawn cemetery for women who have lost children.

The large number of burials at Mooroopna in relation to the size of the town reflects the presence locally of the Mooroopna Hospital, the region's Base Hospital for a century from the 1870s.

References:

Historical Society of Mooroopna, *Mooroopna Memories 1993*, Mooroopna 1993

Historical Society of Mooroopna, *Mooroopna to 1988*, Shepparton, 1989

Argus, 3 November 1876, p. 6

Riverine Herald, 5 April 1877, p. 2

Australasian, 19 May 1877, p. 21

Victorian Government Gazette, No. 48, Jul 14, 1876

Victorian Government Gazette, No. 72, Oct 06, 1876

Victorian Government Gazette, No. 19, Feb 16, 1877

Victorian Government Gazette, No. 110, Sep 24, 1880

Victorian Government Gazette, No. 17, Feb 25, 1881

Victorian Government Gazette, No. 26, Feb 26, 1886

Bill Ferrari, Mooroopna Cemetery Trust, personal communication, 31 May, 21 July 2015

Val and Geoff Hill, Mooroopna Historical Society, personal communication, 31 May, 15 July 2015

Carol Judkins (grave photos), <http://www.rootsweb.ancestry.com/~ausvsac/Mooroopna.htm>

<http://www.mmg.com.au/local-news/shepparton/mooroopna-cemetery-seats-for-reflection-1.95961>

HERITAGE CITATION REPORT

Description

Physical Description

The cemetery is located on a flat site with a number of substantial stone memorials. Of these many have retained their original cast iron railings. The eucalypt backdrop to the cemetery contributes to its aesthetic significance. The cotton palms (*Washingtonia robusta*) are a distinctive element within the layout of the cemetery. This is due to their size and the regularity of their planting.

Statement of Significance

What is Significant?

The Mooroopna Cemetery is of significance. The cotton palm (*Washingtonia robusta*) avenue at the southern end of the cemetery grounds contributes to its significance.

How is it Significant?

It is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic and social significance for its role as the primary place of burial since 1877.

It is of historic and social significance for the unmarked graves of 937 persons who died between 1881 and 1944 whilst patients at the Mooroopna Base Hospital. HERCON criteria A & G

It is of historic significance for the surviving graves of ethnic Chinese. HERCON criterion A

It is of aesthetic significance for its grave stones, cast iron fencing, memorials and the landscaping including the cotton palms (*Washingtonian robusta*). HERCON criterion D

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes The cotton palms (<i>Washingtonia robusta</i>) contribute to the significance of the cemetery.
Fences & Outbuildings	Yes The cast iron fence is of significance.
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

HERITAGE CITATION REPORT

Name 90 McFarlane Road MOORoopNA (Howes Paddock)
Address 90 McFarlane Road MOORoopNA **Significance Level** Local
Place Type Historic Landscape
Citation Date 2014



90 McFarlane Road, Mooroopna (Howes Paddock)

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Howe's Paddock has had a number of uses during the late 19th and early 20th century. Perhaps the most significant was as a place that was used for small business to develop industries associated with the fruit industry and as a place that could tap into the resident population at Mooroopna Flats.

Description

Physical Description

The paddock contains remnant features such as fences, earthworks, exotic trees and a pattern of use associated with some industrial uses.

Statement of Significance

What is Significant?

HERITAGE CITATION REPORT

Howe's Paddock at Mooroopna Flats is significant.

How is it Significant?

Howe's Paddock is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

Howe's Paddock is of historic and social significance for its association with the Mooroopna Flats occupation. Many of the residents (and former residents) from Mooroopna Flats gained some form of seasonal work from a number of small businesses that were located in the paddock. HERCON criteria A & G

Howe's Paddock of aesthetic significance for its contribution to the cultural landscape values found within this immediate area. HERCON criterion D

Recommendations 2014

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

Yes All timber fences

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

Yes

HERITAGE CITATION REPORT

Name Mooroopna War Memorials
Address McLennan Street MOOROOPNA **Significance Level** B
Place Type War Memorial
Citation Date 2004



Mooroopna War Memorial

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

Mooroopna's Boer War Memorial commemorates Mooroopna's first casualty, Private George Stratton, who died at Wilmansrust, South Africa, on 12 June 1901. The memorial was erected by public subscription. The Mooroopna community also contributed £1,100 to erect a memorial to those locals who served in World War One. This included 145

Mooroopna War Memorials
Hermes No 156000 **Place Citation Report**

12-Apr-2019

08:33 AM

HERITAGE CITATION REPORT

men and 21 nurses, all of whom trained at the Mooroopna Hospital. This Mooroopna War Memorial was dedicated on 25 April 1928.

References

Donald McLennan. *The History of Mooroopna, Ardmona & District*.

The Historical Society of Mooroopna Inc, *Mooroopna to 1988*.

Identified By

SOMA Design Partnership, June 2001

Relevant Historical Australian Themes

Thematic Environmental History

DRAFT

14.0 Commemorating the Dead - Cemeteries and Memorials

Description

Physical Description

The Mooroopna Boer War Memorial consists of a white marble colonette and base on a rock-faced bluestone plinth and concrete footing. The marble base bears a carved inscription in memory of Private George Stratton.

The Mooroopna War Memorial, McLennan Street, Mooroopna, is a Classical rotunda of reinforced concrete construction. A domed roof with octagonal plan is supported by plain Ionic columns on square bases. The octagonal frieze contains moulded panels with the pressed cement lettering 'FRANCE', 'BELGIUM', 'PALESTINE' and 'GALLIPOLI' alternating with blank panels, all of which are moulded. The structure is raised on an octagonal concrete base which is stepped on all sides. A marble-faced cenotaph, bearing the names of those who served, is located in the centre of the rotunda on a bluestone (overpainted) plinth. The plinth is surrounded on three sides by a non-original galvanised steel rack for floral wreaths.

Physical Condition

HERITAGE CITATION REPORT

GOOD

Intactness

GOOD

Recommended Management

Curtilage

Maintain a nominal curtilage of 15 metres around each memorial structure, preferably to the extent of the garden reserve.

Australian Heritage Commission Criteria

Australian Heritage Commission

8.8 Remembering the fallen

8.9 Commemorating significant events and people

DRAFT

Statement of Significance

The Boer War Memorial and Mooroopna War Memorial are of local historic and aesthetic significance. Erected in 1901 and 1928 respectively, the memorials are an important focus for the collective remembrance of the fallen, and the local people who served in the conflicts. Aesthetically, the rotunda is a distinctive landmark in the park landscape at the gateway to the township, and is a good example of an inter-War rotunda in the Classical style, of which there are no other known examples in the municipality.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

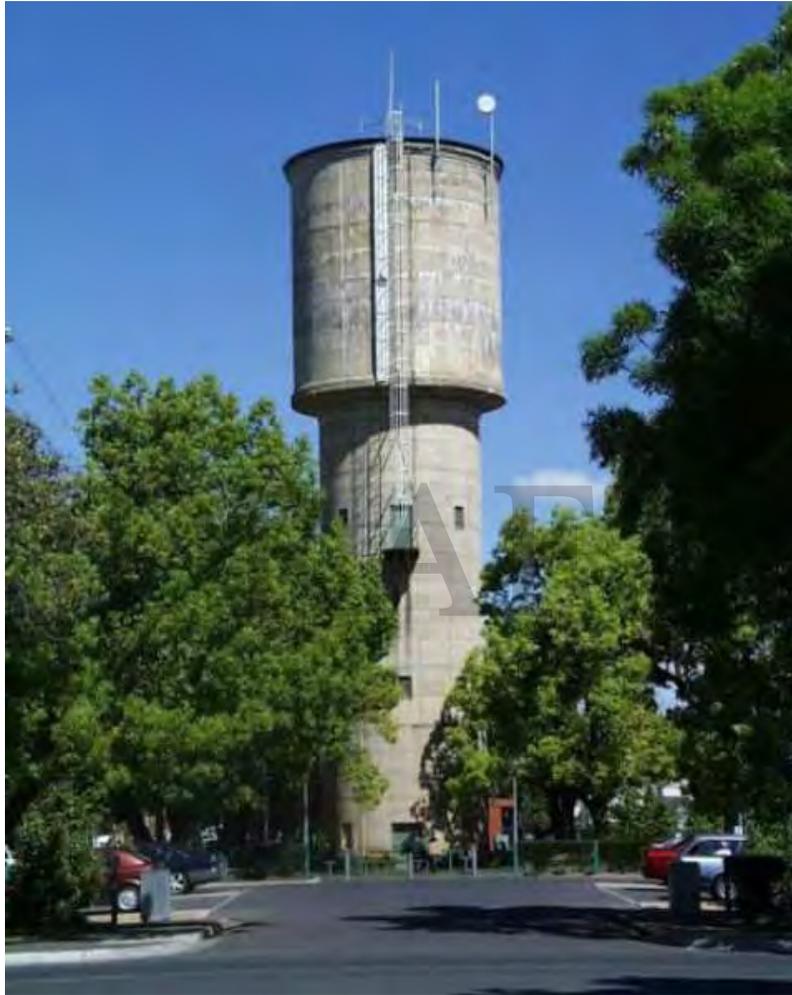
Aboriginal Heritage Place

No

Other Recommendations

HERITAGE CITATION REPORT

Name Water Tower
Address McLennan Street MOORoopna **Significance Level** B
Place Type Water Tower
Citation Date 2004



Water Tower

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Mooroopna was the first township in the Goulburn Valley to be supplied with reticulated water in 1876.

At this time it was provided by a private company which pumped the water from the river to a storage tank on top of the

Water Tower **Hermes No 156764** **Place Citation Report** **12-Apr-2019** **08:33 AM**

HERITAGE CITATION REPORT

O'Farrell's brewery. In 1880 the same company constructed a 10,000 gallon tank on a timber stand adjacent to the river bank. The Mooroopna Waterworks Trust was constituted on 12 October 1885 and constructed their first water tank and tower of brick, which is still standing at the corner of McLennan and O'Brien Streets, that same year.

The *Water Act* 1905 constituted the State Rivers and Water Supply Commission which became the principal water supply authority in rural areas. Demand for water continued to grow with the three major industries operating in town including the Ardmona cannery, McLennan's flour mill and the Mooroopna Base Hospital, and the present tank was erected in 1927 at a cost of £3,727.

References

The Historical Society of Mooroopna Inc, *Mooroopna to 1988*.

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

5.3 Reticulated water in the townships

Description

Physical Description

The Mooroopna Water Tower consists of a cylindrical reinforced concrete 100,000 gallon (454,609 litre) tank and tower located in the centre of the McLennan Street plantation. The tower contains three bands of timber-framed multi-paned fixed sash windows and those at the lowest level have been filled in with steel plate. A single non-original steel door provides access to the structure and an external steel ladder provides access to the roof.

Physical Condition

GOOD

HERITAGE CITATION REPORT

Intactness

GOOD

Recommended Management

Curtilage

Maintain a nominal curtilage for the width of the street plantation for at least the length of the adjoining carparking areas.

Occupancy

Ownership Goulburn Valley Water

Australian Heritage Commission Criteria

DRAFT

Australian Heritage Commission

4.2 Supplying urban services (power, transport, fire prevention, roads, water, lights & sewerage)

Statement of Significance

The Mooroopna Water Tower is of local historic and aesthetic significance. Constructed in 1927, the tower is predated by other examples in the municipality, however, it is demonstrative of the rapid growth of the township during the 1920s and '30s and the demand for water associated with the establishment of the cannery and continuing growth of the mill and hospital. Aesthetically, the tower has been a prominent landmark in the streetscape for over 70 years.

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	-
Aboriginal Heritage Place	No

Other Recommendations

. Retain the original unpainted finish to concrete.

DRAFT

. Clean and repaint painted finishes . Remove paint from bluestone base by non-abrasive method . The memorials should remain unobstructed by other structures or plantings in an open park setting.

DRAFT

HERITAGE CITATION REPORT

Name 1 and 1A McLennan Street MOORROOPNA
(Chinamans Garden)

Address 1 and 1A McLennan Street MOORROOPNA **Significance Level** Local

Place Type Market Garden

Citation Date 2014



1 and 1A McLennan Street, Moorroopna (Chinamans Garden)

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

This site is named in memory of Ah Wong (1840-1930), also known as Chan Wong, Chan Ah Wong and Wong Ah Tat. Wong signed himself 'Ah Wong': official registration of his death records him as 'Chan Wong'. With his wife (or partner), Lancashire-born widow Mary Yates, and family, Wong conducted a successful market garden here from at least 1877, having that year been granted a garden licence for one acre under Section 47 of the Land Act of 1869. Wong died in 1930, aged 87. Numbers of his descendants still live in Moorroopna and district, the only Chinese family to settle permanently in the town. Along with Chinese families in Shepparton, the Wong family has been part of a larger Chinese community in the Goulburn Valley.

It had been believed by some that Ah Wong had arrived in Moorroopna, like those others representing many nationalities, when travelling from the goldfields of central Victoria across to the new finds in the Ovens Valley centred on Beechworth. In fact the family tells how he migrated to Australia around 1860, journeying to the Bendigo goldfields and becoming the Chinese cook at one of the town's hotels. The couple moved to Moorroopna by 1877, possibly via a stay at the Whroo goldfield, finally obtaining the one-acre site freehold on 31 May 1904. Two houses eventuated on the site, built, it seems, in 1906: the four-roomed house in which the family lived, and a second on piles or stilts, occupied by Mary's son Frank Yates and his wife Lottie Colliver of Shepparton. One of the houses was subsequently moved to 26 Morrell Street, Moorroopna, where it may still exist, much extended.

HERITAGE CITATION REPORT

The area Ah Wong cultivated was sheltered, and he grew excellent vegetables, possibly giving advice to or sharing tips with John West, irrigation and orchard pioneer and agricultural journalist, who lived next door for a time in the 1880s. Laurie Wong remembered accompanying his grandfather on the regular vegetable deliveries to customers as far away as Undera and Ardmona.

The site was subject to flooding, although Wong protected it by creating levees such as that separating the property from that of a Mr MacFarlane. A letter dating from the last two decades of the nineteenth century, day and month indecipherable, survives, in which 'Ah Wong, Gardener' offers the Council £1.5.0 for an apparently superseded pump from a Shire dam.

The family moved to Ardmona before the flood of 1916, then to the Midland Highway west of Mooroopna (here setting up another market garden), and subsequently to Morrell Street in the town. The Crown resumed the market garden land.

Rich soil from the site was later carted to the 'public street gardens of Mooroopna', according to the author of Mooroopna's foundation history, D M McLennan.

The area is still referred to as Chinaman's Garden, its upkeep being a project of the Mooroopna Rotary Club; it is popular for passive recreation and wedding photos. A rotunda sits in the centre of the area.

It is from this location that water first enters the town in significant river flooding.

Ah Wong is also celebrated in the nearby infrastructure of the Peter Ross-Edwards Causeway (the Midland Highway 'high road' connecting Mooroopna and Shepparton), the second bridge east from Mooroopna bearing his name.

Because of the proximity to the Goulburn River, the gardens were frequently inundated, and the 1916 record flood virtually wiped the plots away.

References:

Births, Deaths and Marriages, Historical Index Detailed Results 1930, Deaths 1930, registration number 11002

Births, Deaths and Marriages, Historical Index, Victoria Deaths 1836-1985 Transcriptions, 1883, registration number 12024

Ah Wong, letter, late nineteenth century, held by Mooroopna Historical Society

Notes, typed, 'The Wong Family of Mooroopna' held by Mooroopna Historical Society

Notes, handwritten, 'The Chinese Garden 1906' held by Mooroopna Historical Society

Notes, handwritten, no title, re. Ah Chan's houses, held by Mooroopna Historical Society

'The House from the Chinese Gardens', typed notes held by Mooroopna Historical Society

D M McLennan, *History of Mooroopna, Ardmona and District 1841-1936*, Mooroopna 1936, p. 54

Map, Mooroopna Township, VPRS 16171, Mooroopna(Tp)LOImp5549.pdf

Tape, Laurie Wong and 'Chick' Hall, Mooroopna Historical Society Oral History Tape No 3, registration No 90002

HERITAGE CITATION REPORT

Photo (early C20th) of 'Chinaman's Garden's' under flood and the Wong family's two houses, held by Mooroopna Historical Society

Shepparton News, 12 November 1985, p. 2

Riverine Herald, 20 November 1877, p. 3

City of Greater Shepparton Heritage Study Stage II,

Thematic Environmental History Vol 2 pp 22 - 60

Description

Physical Description

A lightly treed area on the banks of the Goulburn River.

Statement of Significance

What is Significant?

The site and any archaeology associated with the former market garden as established by Ah Wong c1877. None of the later 20th century structures are of cultural heritage significance.

How is it Significant?

It is of local historic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic significance for its association with early Mooroopna identity Chinese marker gardener Ah Wong and the market garden he established around 1877. Wong migrated to Australia c1860. He went first to Bendigo where he worked as a cook and then in 1877 he moved to Mooroopna. Wong grew and delivered vegetables to many customers in Mooroopna and district. The Wong family were the only Chinese family who settled permanently in Mooroopna.

Wong is also associated with John West, the irrigation and orchard pioneer. Wong and West were neighbours during the 1880s and it is possible that both shared early irrigation techniques. HERCON criterion A

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name Former Mooroopna Hospital
Address 2-6 McLennan Street MOORoopNA **Significance Level** Local
Place Type Hospital
Citation Date 2004



1936 Nurses Home Wing, Mooroopna Hospital, Mooroopna

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The land on which the hospital stands was donated by local businessman, William S Archer; fundraising began, and construction of the hospital commenced in 1876. In 1880, additions made to the main building comprised a board room, waiting room and additional ward, as well as a wash house and underground tank. In June 1882 a new isolation ward was constructed and alterations and additions were made to the existing buildings, and in 1883 an additional 3¼ acres of land was purchased from Archer.

In August 1884 a brick laundry was erected and in 1885 a new ward was constructed and improvements to the existing were completed. In August of the same year a refractory ward and ambulance shed were built which were followed in May 1886 by an operating room and dispensary. In July 1887 a contagious ward was constructed.

The next phase of building did not occur until 1893, when the No. 2 Male Ward was built to the design of notable Melbourne architects, Beswicke & Coote; this was followed in 1901 by the Victoria Ward for women. In 1906 a new laundry was opened and in July 1912 the west wing of the nurses' home was opened; it was later extended in 1925. In response to the prevalence of diphtheria in 1916, an infectious ward was desperately needed. It was constructed adjacent to McLennan Street by J & J E Kittle but was later relocated to the rear of the site. Ancillary works continued throughout

HERITAGE CITATION REPORT

the 1920s, following establishment of a "Peace Appeal" and included extensions to the nurses' home and kitchen, underground drainage and sanitary works, maids' home, covered ways, Sternberg Ward verandahs, a steam and hot water reticulation system, telephone system, boilers and general alterations.

In 1921 the committee engaged Melbourne architects, Henderson, Alsop and Martin to prepare plans for a master plan; as a result, the infectious ward was relocated and in 1924 work commenced on additions to the nurses' home, a children's ward, resident doctors' quarters, maternity ward, administrative building and sewerage system over the period 1924-1929. Around this time the mortuary and attached chapel were constructed.

In 1934 the largest hospital building program commenced, under the direction of prominent Melbourne architects, A & K Henderson, at which time a number of the smaller older buildings were removed to make way for the current main hospital building. Concurrent alterations were also made to the infectious diseases block. The landscaped front garden was planted and memorial gates were constructed in 1938, however the centrepiece, a large tree in front of the main entrance, was struck by lightning and died in the late 1950s. It was replaced with the present Pin Oak (*Quercus pilustrus*), planted by Shepparton Parks and Gardens curator, Harry Tonkin. Construction of the present central laundry commenced in 1962.

References

J M (Bunty) Corbet. *The Growth of a Caring Community*.

Donald McLennan. *History of Mooroopna, Ardmona & District*.

Geoffrey Nice. *Hospitals are People*.

Geoffrey Nice. *Not Bricks and Mortar and Paint - But People*.

Identified By

SOMA Design Partnership, June 2001.

REVIEW OF HISTORY 2016 prepared by Deborah Kemp (Heritage Advisor, Greater Shepparton City)

Mooroopna was surveyed by Alfred Leahy in 1876.[1] William Simmonds Archer (a former hotel and punt keeper of Shepparton) had purchased 45 acres (18.5ha), Crown Allotment 1 in the Parish of Mooroopna, in 1860. The other significant township landowner was W H Morrell. Archer sold lots for the development of the township and by 1880 Mooroopna had two banks, a Presbyterian church, six hotels, a brewery and a state school. Shepparton's growth was less rapid and it was not until 1880 that the population of Shepparton surpassed that of Mooroopna. The area prospered, and as the population continued to grow there was a clear need for health services.

In 1876 the Mooroopna community resolved to build a hospital, and established a committee for this purpose. The first hospital was a two-bed wooden building on the bank of the Goulburn River near the pumping station. This was in operation by June 1876,[2] with four patients in the first year, but quickly proved inadequate, and fundraising efforts accelerated. W S Archer donated land, part of the current site, and construction of a larger building was completed in October or November 1877. The community continued to support the development of the hospital with successful

fundraising campaigns throughout much of the hospital's life. This was particularly evident during the 19th century and the early years of the 20th century. For instance, in 1892 local state schools raised Â£201.9.0, the largest amount raised by schools in Victoria for any district hospital. The massive community financial support for this facility during most of its lifetime demonstrates the strength and the commitment of the local community. For most of its century of operation, the Mooroopna Hospital was central to the provision of general and specialist medical services for a huge area of northern Victoria and part of southern NSW. The area it served covered over 10,000 square kilometers or 3,892 square miles, stretching from Tocumwal north of the Murray River to Nagambie in the south, and from Rushworth across to Euroa. This included the local shires of Shepparton, Nurmurkah, Rodney, Euroa, Goulburn, Waranga, Dookie, Tungamah.

Hospital History

Sequence of Building

The first hospital was a rudimentary two-bed wooden building on the bank of the Goulburn River near the pumping station, across Finsborough (now McLennan) Street from the current site. The sole surviving evidence is a sketch (Figure 1). The building was funded by the community.

The Mooroopna Hospital was incorporated on 26 February 1877, and on 19 October 1877 a larger hospital building opened on the present site with a ball in the new building.[3] The Mooroopna Hospital received its first Government Grant in Aid (Â£200) in November 1977.[4]

1880 Additions to the hospital were undertaken; this included a board room, waitingroom and an additional ward. A wash house and an underground tank were also constructed.

1882 A new isolation ward was constructed and further alterations and additions were made to the existing buildings.

1883 A further 1.4 ha (3.5 acres) was purchased from W S Archer; this brought the total land area to 2.1 ha.

1884 A brick laundry was constructed. A newspaper report of the period described the hospital as '*the only institution of the kind from Kilmore to Echuca . and from Sandhurst (Bendigo) to Wangaratta...*'[5] The hospital was a '*commodious institution, on the cottage principle.*' [6]

1885 A new ward was constructed with modifications to existing buildings, and an ambulance shed erected. The brick refractory ward was built, and it was reported that all new buildings in the future were to be built from brick.[7]

1886 A new building with an operating room, a dispensary and an underground cellar was constructed (Building 5). The operating room was used until the 1930s. Also constructed were wardsmen's quarters, outpatients' consulting and waiting rooms, fumigating rooms and a dead-house (morgue).

1888 An Infectious Diseases Ward - a small brick building - was constructed. A verandah was added to the Men's Ward, Ward 3.

1889 On 25 July, Arbour Day, orange and lemon trees were planted in the grounds for 'acidulated drinks.' The kitchen garden also supplied vegetables, and contained other fruit trees such as apples and pears.

1893 A new male ward (No 2 Male Ward, also known as the Sternberg Ward) was designed by the architects Beswicke & Coote. This ward measured 26m x 8.3m and provided 20 beds. This meant that the hospital now had 70 beds. (This wing was incorporated into the 1936 hospital building, Building 3).

1906 A new laundry was constructed, designed by prominent Shepparton architect J A K Clarke.

HERITAGE CITATION REPORT

1911 The Nurses' Home was under construction.

1912 The north and west wings of the Nurses' Home were opened. This building was extended in 1925 and is now part of a social housing redevelopment.

1916 - 17 A new Infectious Diseases Ward was constructed adjacent to McLennan Street, later relocated to the rear of the site (1925). It was critical to the management of the Influenza epidemic of 1917 and the Diphtheria epidemic of 1918.

1921 A master plan for the development of the hospital into a 200-bed facility, utilizing where possible the existing buildings, was developed by prominent Melbourne architects Henderson, Alsop and Martin, engaged by the Committee in 1921.[8] A laboratory was constructed.

1924 Work commenced on additions to the Nurses' Home, and a septic sewerage system was installed.

1925 The Infectious Diseases Ward was moved to the rear of the site and a small nurses' home built adjacent to it.

1927 A new two-storey administration building with offices, board room, lecture hall and resident doctors' quarters was constructed; also a maids' and nurses' dining room wing, and a maids' home. These were all part of the overall plan developed by Henderson, Alsop and Martin. The kitchens were also renovated and covered ways constructed.

1928 A boiler house and smoke stack (with 2 steam boilers) was constructed.

1934 A contract was let for a further two-storey building which was to include a male ward, children's ward, outpatients, X-ray department, dispensary, offices, board room, lecture rooms, male and female surgical wards, operating theatres and maternity ward: this became known as the Main Building.

A & K Henderson were the architects of this, the largest building program in the hospital's history. A number of the smaller older buildings were removed to make way for the current main hospital building. Concurrent alterations were also made to the infectious diseases.

1936 The work commenced in 1934 was completed, including the long main building, its commanding presence defining the site.

1938 Apolio aftercare ward was constructed. The memorial gates were erected.

1939 The front gardens were planned and developed.

1941 The Nurses' Home was extended.

1943 The hospital changed its name to the Mooroopna and District Base hospital.

1944 The decision was made that a new hospital be built on another site.

1948 A TB Chalet was constructed. A former Bonegilla P hut was used for this purpose.

1949 A site for the new hospital was chosen in north Shepparton.

Residences for the manager and medical superintendent were constructed opposite the hospital, and a number of

HERITAGE CITATION REPORT

modifications and additions made to hospital buildings.

1950 The chapel and mortuary building was completed.

1952 The kitchen was remodelled, and a bulk store created from the 1886 mortuary .

1953 Part of the infectious diseases ward was re-modelled as the Childrens' Ward and the former Childrens' Ward was incorporated into the Victoria Ward.

1956 An additional staff nurses' home (Rushworth House) was constructed.

1963 A new group laundry was built.

The adjoining Athenaeum Hall was purchased to become the Nurses' Training School.

1964 The Athenaeum Hall opened as the Elsie Jones School of Nursing, and work on the new Goulburn Valley Base Hospital commenced at the Shepparton site.

1967 Ward 6 (Midwifery) was re-modelled as a women's surgical ward. A new building was constructed to house a medical records department and medical superintendent's office.

1969 A post-operative recovery room at the rear of operating theatre was constructed and this was also used as a Intensive Care Unit.

1971 An Occupational Therapy department was established.

1972 A two-bed coronary unit was established.

1973 A nursing home (F W Grutzner House) at the rear of the site was completed and occupied by December 1973.

1974 A new boilerhouse was erected.

There is surviving fabric from most of the landmark development periods with the exception of the initial hospital building which was demolished. The following section provides an analysis of the surviving fabric.

The former Operating Theatre, Sterilising Room and Dispensary

Building 5 contained the first purpose-built operating theatre on this site. The building was constructed in 1886 and the theatre functioned as the hospital's operating theatre until the 1930s. The building included the operating room, a sterilizing room, dispensary and an underground cellar. During the 1936 modifications to the hospital site the operating theatre wing was converted into two laboratories, sewing room, and storage rooms.

Brief History of Development of Purpose-Built Operating Theatres

The earliest operating theatres were places of learning and were designed so students could watch and learn. Operations in the 19th century (and particularly in regional areas) were more often performed in the patient's home or in the hospital wards and not in specific theatres.

The mid - late 19th century saw many changes in medical methods. The most significant was the control of infection. By 1867 Lister was promoting the danger of infection, and there was a move to design hospitals (and operating theatres) so

HERITAGE CITATION REPORT

that the spread of infection was minimised. Theatres were designed to have access to the wards, but not any direct contact, as this was seen to prevent contamination through shared air. The introduction of steam sterilization in 1886 meant that rooms and their contents could be cleaned.

Lighting was one of the major challenges in the design of early operating theatres. It was recommended that daylight was better than lamps, as mechanical lights threw shadows. This meant that natural light had to be captured, and theatres either had light from large windows, bay windows and/or skylights or lanterns; for many years this provided the best source of 'directionless' light.

Even in 1902 at St Vincent's Hospital, Sydney, lighting remained problematical:

In 1902 the new modern operating theatre was opened. It was a large room and windowed at one end and it had a ceiling window. The ceiling light was very important as no satisfactory artificial lights were as yet devised, and light had to be concentrated into an operation field by manoeuvring dark and light blinds on side and ceiling windows . About 20 years later a large circle of electric globes with reflectors was hung above the table. This gave a very bright diffuse light which could not be focused in depth and was exceedingly hot. The more modern type of shadowless lamp devised with a system of mirrors was not installed for about another ten years.[10]

There are a number of Victorian and interstate examples of the use of bay window design or larger octagonal bays or rotundas, for instance, at the Melbourne Homeopathic Hospital (figure 15), Sydney's St Vincent's Hospital (figure 17) and a fine example from the Brisbane Hospital (figure 16).

The octagon or variations thereof was also a common feature of many hospitals in the 19th and early 20th centuries, as the building could be surrounded by light, air and sun, and this would help prevent the spread of infection. Operating theatres were also often designed with this principle in mind.

The Mooroopna Hospital demonstrates many of the contemporaneous attitudes to the design of operating theatres. Its location is well away from the wards as it was essentially isolated. As noted previously the form of the bay window is linked to other similar hospital lighting designs. A report on the Geelong Hospital in 1895 describes a design that is very similar to that found at Mooroopna.[11] The theatre there relied on light from the east and west while the Mooroopna theatre had natural light from the north-facing bay window. At Mooroopna Tobin tubes were used to 'purify' the air, and the chimney is a ventilating shaft. It is also possible that the cellar at Mooroopna was constructed to provide a flow of air underneath the theatre complex. A similar feature was found at the Melbourne Hospital theatre (built in 1896) where the sub-floor was designed with archways so that there was a free flow of air underneath the building.[12] The location of a separate sterilizing room is very advanced for the period, and would clearly place Mooroopna at the cutting edge of theatre design.

Comparative Examples (all demolished)

Geelong Hospital (*Geelong Advertiser*, 3.08.1895, p 3)

The Operating Theatre is described as follows:

The operating theatre is 20ft by 20ft (6.6m x 6.6m) with a 15ft (5m) ceiling, and it is lighted from the east with a 3ft 6in (approx. 1.1m) window, and from the west with a 9ft (3m) light plate glass window in three divisions, whilst a skylight is placed over the operating table, thus preventing the casting of any shadows over the table, a very important matter in operations. Large open fireplaces, with white tiled hearths, have been provided in the operating theatre . the chimneys serve as ventilating shafts, each having a separate extract flue connected with an adjustable ventilator to open and shut.

HERITAGE CITATION REPORT

Tobin ventilators are placed along the walls at the height of 6ft. 6in (2m) . The system of ventilation on the floor level is the most modern. The ventilators may be adjusted to cause cross currents to sweep over the floors and purify the air, and the whole of the space under the floor is made vermin proof and left open for ventilation.

Melbourne Hospital (*The Age*, 28.05.1896, p 6)

The foundation had archways so that there was a free flow of air underneath. The theatre was octagonal in shape with a lantern for light. It was 27 feet (9m) in diameter and was 'fully lighted by windows'.

Homeopathic Hospital, Melbourne (*The Age*, 7.10.1904, p5)

The theatre here was constructed on the rotunda principle.

Physical Description

The theatre wing is constructed from face brickwork with pressed red bricks. The brickwork is cavity and this is associated with the ventilation system. The hipped roof is clad with corrugated galvanised metal. The north elevation has a canted bay window. The brickwork at this point is in poor condition with the partial demolition of sections of external brick walling. There is a verandah to the south.

The original windows were timber double-hung sash windows. The windows had relieving brick arches with soldier course brickwork and tuck pointing. A number of windows are not original to the 19th century. Elevations held by the Mooroopna Historical Society illustrate the proposed changes to the facade (above).

[1] Shepparton was first surveyed in 1855 and by 1872 there was a punt-house, police station, a hotel and the population was approximately 30.

[2] *Geelong Advertiser*, 6 June 1876,p 3

[3] G Nice, *Hospitals are people, The History of the Mooroopna and District Base Hospital*, 1976, p 8

[4] *Age*, 30 November 1877, p 2

[5] G Nice, *Hospitals are people, The History of the Mooroopna and District Base Hospital*, 1976, p 25

[6] G Nice, *Hospitals are people, The History of the Mooroopna and District Base Hospital*, 1976, p 25

[7] G Nice, *Hospitals are people, The History of the Mooroopna and District Base Hospital*, 1976, p 30

[8] Rodney Alsop and Marcus Martin were partners at this time in the increasingly prestigious architectural practice of Anketell and Kingsley Henderson, but both had left the firm by the mid 1930s, and it had reverted to its original name of A and K Henderson. Thus the Mooroopna Hospital Rebuilding plans of the 1930s are under that name.

[9] G Nice, *Not Bricks and Mortar and Paint - but People*, 1982, p vi

[10] D Miller, *Earlier Days: a story of St Vincent's Hospital, Sydney*, Sydney 1969, p. 50

[11] *Geelong Advertiser* 3.08.1895, p 3

[12] *The Age*, 28.05.1896, p 6

[13] *Bendigo Advertiser*, 25 May 1886, p 4

[14] Geoffrey Nice, *Not Bricks and Mortar and Paint-but People*, 1982, p 41

Relevant Historical Australian Themes

Thematic Environmental History

15.1 Medium-sized Towns

Description

Physical Description

Nineteenth Century Wards

The earliest remaining hospital buildings on the site are the former wards which comprise 2 single-storey red face brick buildings on a rectangular plan, sited parallel to each other. The northern building has a gable roof clad in corrugated galvanised steel with circular louvered gable vents, corbelled brick chimney and skillion roofed verandah along the southern elevation. The north elevation has a canted bay with timber-framed double-hung sash windows with segmented arched heads and irregular fenestration elsewhere. Alterations to the building include non-original openings in the northern elevation and a bricked-in window in the east elevation. The southern building has a hipped roof clad in corrugated galvanised steel with skillion verandahs supported by timber posts to both long elevations. Both elevations contain regular fenestration with timber-framed double-hung sash windows and panelled timber doors. Both buildings contain Tobin tubes (ventilation vents).

The Victoria Ward

The Victoria Ward (1901) is an Edwardian single-storey face brick (over-painted) hospital wing with hipped and gabled roof clad with corrugated galvanised steel and bracketed eaves. The original entrance is surmounted by a pair of gablets with half-timbered pressed metal gable ends. The symmetrical facade is screened by a timber skillion roofed verandah (now infilled with aluminium-framed windows) and contains regular segmented arched openings containing 4-panelled timber doors and timber-framed casement sash windows. Above the verandah level each ward is ventilated by small segmented arch openings containing non-original louvered windows.

Former Residence (?)

The building comprises a single-storey rendered brick building on an L-shaped plan with gabled roof clad in corrugated galvanised steel. Each gable end contains a small louvered vent and the facade is largely obscured by a red brick addition in place of the original verandah. Openings appear to have been largely altered and a steel framed awning has been fixed above the non-original main entrance.

1912 Nurse' Home wing

HERITAGE CITATION REPORT

The Nurses' Home wing (1912) consists of a central double-storey wing of red face brick construction to the ground floor and weatherboard to the attic level with hipped roof clad in Marseilles pattern terracotta tile. The roofline includes prominent chimneys with roughcast rendered caps and dormer windows. The symmetrical facade features three canted bay windows with timber-framed double-hung sash windows with leadlight glazing and a recessed entrance with half-glazed timber door at ground floor level and timber-framed double-hung sash windows at attic level. The central wing is flanked by a pair of singlestorey red face brick wings, forming a U-shaped plan. The west elevation of the western wing is screened by a wide belcast roofed verandah supported on brick piers with paired timber posts and arched timber valance. Single half-glazed timber doors flanked by timber-framed double-hung sash windows, provide direct access to the wards. The east wing verandah is more utilitarian in nature. The gabled south elevation of each wing features a canted bay which is roofed with timber shingles and incorporates a chimney breast flanked by narrow timber-framed double-hung sash windows. The weatherboard gable ends contain a pair of louvered vents.

Boiler House

The Boiler House (1928-29) comprises a single-storey red face brick building on a rectangular plan with parapeted gable roof clad in corrugated galvanised steel. The gable end is finished with rendered copings and contains a circular louvered vent. The symmetrical double-fronted facade is divided into three bays by a central breakfront, which contains a pair of openings with non-original steel roller shutters with steel-framed multi-paned pivot sash fanlights. The flanking bays contain single steel-framed multi-paned fixed windows. Both side elevations have been altered by the construction of later corrugated galvanised steel and brick annexes. The original brick chimney has been demolished and the rear of the building has been incorporated into the 1960s laundry building.

1936 Nurses Home Wing

The Nurses Home (1936) is a large double-storey red face wing on an L-shaped plan which matches the main wing in style, construction and detail. The main entrance is via a central pair of multi-paned timber doors with rendered hood moulding which are surrounded by timber-framed double-hung multi-paned sash windows. The side and rear elevations are more utilitarian in nature and include regular and repetitive fenestration at ground and first floor levels with timber-framed double-hung sash windows.

Main Wing

The main wing (1936) fronting McLennan Street is a double-storey red face brick institutional building in the inter-War Stripped Classical style with hipped roof clad with Marseilles pattern terracotta tiles. The boxed bracketed eaves are lined with timber and the roofline is broken by a widow's walk with wrought iron balustrade. The symmetrical break-fronted facade features rusticated brick quoins and a central projecting bay, in front of which is a single-storey porte-cochère supported by brick piers with rendered parapet and capitals and roof-top balcony with a wrought iron balustrade. Three pairs of timber-framed French doors access the balcony and are flanked by timber-framed double-hung multi-paned sash windows. The recessed entrance contains a pair of glazed timber-framed doors flanked by a narrow pair of timber-framed double-hung sash windows. The remaining fenestration is regular and repetitive with largely intact timber-framed double-hung multi-paned sash windows.

Mortuary & Chapel

The former mortuary (1929) comprises a single-storey double-fronted red face brick building with hipped and gabled roof clad with terracotta tiles. The Georgian Revival facade is break-fronted with a central projecting entrance containing a pair of four-panel timber doors with arched fanlight above. Flanking bays contain pairs of timber-framed double-hung multi-paned sash windows. Rendered dressings define the openings and eaves line. A second projecting bay at the north end of the facade contains a wide opening with non-original steel roller shutter surmounted by a small timber-framed multi-paned highlight.

HERITAGE CITATION REPORT

The south elevation is partially screened by a wide bellcast verandah supported on brick piers. Recent steel-framed canopies have been erected over each entrance.

Memorial Gates & Landscape

The McLennan Street entrance to the hospital is via a pair of low wrought iron gates (1938) which are flanked by a low red face brick and wrought iron fence and are marked by a white marble plaque bearing the inscription, 'MEMORIAL GATES 1938, ERECTED BY C W NORTON IN MEMORY OF HIS FATHER AND MOTHER, EARLY PIONEERS'. The landscape is designed around a circular driveway in front of the main entrance which contains a mature Pin Oak (*Quercus pilustrus*).

Physical Condition

GOOD

Intactness

GOOD

Previous Statement Significance

The Mooroopna Hospital is of regional historic and aesthetic significance. First established on the site in 1876, the complex grew rapidly to become one of the largest country hospitals in the state by the 1920s.

It remained the Goulburn Valley's main hospital until its closure in 1974 and was one of the town's major sources of employment. Aesthetically, the complex is architecturally distinguished by the consistent use of red brick, creating a landmark complex in the main street. In addition the association with notable architects, Beswicke & Coote and also Henderson, Alsop and Martin is significant. The main entry wing by Melbourne architects, Henderson, Alsop and Martin, is an individually notable institutional building in the inter-War Stripped Classical style.

Occupancy

Ownership Various private

Australian Heritage Commission Criteria

Australian Heritage Commission

3.25 Treating what ails Australians

4.3 Developing urban institutions

Statement of Significance

What is Significant?

The Mooroopna Hospital at 2 - 6 McLennan Street, Mooroopna is of local cultural heritage significance.

The pavilion/cottage ward design which consists of individual wards placed across the site and connected by walkways is significant.

The former late 19th century Operating Theatre, the 19th century wards, the Victoria Ward (1901), Nurses Home Wing (1912), the Boiler House, the Nurses Home Wing (1936), the main wing (1936), the Mortuary (1929) and Chapel, the residence and the low fence and wrought iron gates (1938) are of significance. Landscape features such as the circular driveway and mature pin oak, the Jacarandas and *Brachychitons* all contribute to the significance of the hospital.

How is it Significant?

The Mooroopna Hospital is of local social, historic, technical and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The Mooroopna Hospital is of social and historic significance for its role as one of the first public hospitals in the Goulburn Valley. It was established in 1876 and grew to become one of the largest country hospitals in the state by the 1920s. HERCON criterion A

The 19th century and early 20th century wards and associated buildings are of historic, aesthetic and technical significance as they demonstrate through their fabric and layout many of the 19th century medical theories. These include the construction of individual wards placed across the site. This design was promoted by Florence Nightingale after she identified the need for the isolation of infectious patients after nursing in the Crimean War. This type of hospital complex is a rare surviving example as it demonstrates contemporaneous attitudes to hospital design and in particular the prevention of the spread of disease. HERCON criteria A, B, D, E & F

It is of historic significance for its association with the early practice of blood transfusions. HERCON criterion A

The operating ward (constructed in 1886) is of historic significance as the only surviving 19th century operating ward in Victoria and possibly Australia. The ward has retained a high degree of integrity and this includes the original room configuration with the operating room, a dispensary and an underground cellar, all of which are extant. It continued to function as an operating theatre until the 1930s.

The hospital is of social significance for its long association with the community. The hospital was significantly funded by the community. The extent of fund raising was accompanied by a sense of responsibility for the welfare of the hospital and this support continued up until it was closed.

It is of aesthetic and architectural significance for its association with the notable architects, Beswicke & Coote and Henderson, Alsop and Martin. HERCON criterion E

HERITAGE CITATION REPORT

The 1927 portico and the former entrance to the hospital is of historic and architectural significance. The design demonstrates many classically inspired features as was common during this period. The entrance portico was superseded by the 1936 additions. It is of historic significance as it provides evidence of this earlier layout of the hospital. HERCON criteria A & E

The 1936 main entrance wing was designed by the Melbourne architects, Henderson, Alsop and Martin and is an individually notable institutional building in the inter-War Stripped Classical style. This is a finely executed design and is of note for its architectural detailing. HERCON criterion E

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes The oak tree, jacarandas and brachychitons contribute to the landscape setting of the hospital.
Fences & Outbuildings	Yes The former late 19th century Operating Theatre, the 19th century wards, the Victoria Ward (1901), Nurses Home Wing (1912), the Boiler House, the Nurses Home Wing (1936), the main wing (1936), the Mortuary (1929) and Chapel, the residence, fence and gates.
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

Other Recommendations

. Remove verandah to Victoria Ward . Retain original unpainted finish to brickwork and otherwise investigate original external paint colours

HERITAGE CITATION REPORT

Name Former Athenaeum Hall
Address 10 McLennan Street MOORoopna **Significance Level** B
Place Type Hall Masonic ,Other - Health Services
Citation Date 2004



Former Athenaeum Hall

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

William Simmonds Archer, Mooroopna's first selector, purchased, amongst other land, the 45 acre Crown Allotment 1 in the Parish of Mooroopna for £45 in 1860. The Crown Grant is dated 1866. The Athenaeum Hall was constructed on this site in 1875 by Archer; it was Mooroopna's first hall and was used for all types of entertainment and social functions. It was purchased by the Mooroopna Masonic Lodge in 1911 and then by the Mooroopna Hospital in 1963, at which time it became known as the Elsie Jones School of Nursing.

References

Donald McLennan. *History of Mooroopna, Ardmona & District*.

Geoffrey Nice. *Hospitals are People*.

HERITAGE CITATION REPORT

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

11.0 Recreation and Leisure

15.1.1 Medium-sized Towns

Description

Physical Description

The former Athenaeum Hall, Mooroopna Hospital, comprises a single-storey double-fronted red face brick building with gable roof clad with corrugated galvanised steel and single-storey 1960s additions to the north (rear), east and west. The parapeted facade has a circular louvered gable vent and originally contained a central entrance flanked by a pair of window openings, which had semi-circular arched heads which have since been bricked in. The buttressed side walls contain regular and repetitive non-original highlight level fenestration with timber-framed hopper sash windows, below which original openings have been bricked in. The east elevation is partly obscured by a single-storey timber-framed 1960s addition which is flanked by a non-original opening with timber door.

Physical Condition

GOOD

Intactness

FAIR

Australian Heritage Commission Criteria

Australian Heritage Commission

HERITAGE CITATION REPORT

4.5 Making towns to serve rural Australia

8.1 Organising recreation

Statement of Significance

The Athenaeum Hall, Mooroopna Hospital, is of local historical, social and aesthetic significance.

Constructed in 1875, the hall is associated with William Archer, Mooroopna's first selector. As Mooroopna's first hall, the building was a focus for local social life and significant events for almost 90 years, until it became the Elsie Jones School of Nursing. The latter was also a significant function of the adjacent Mooroopna Hospital, renowned for its teaching program. Aesthetically, it is a fair, albeit altered example of a local brick hall, of which there are no known examples in the municipality of comparable age.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

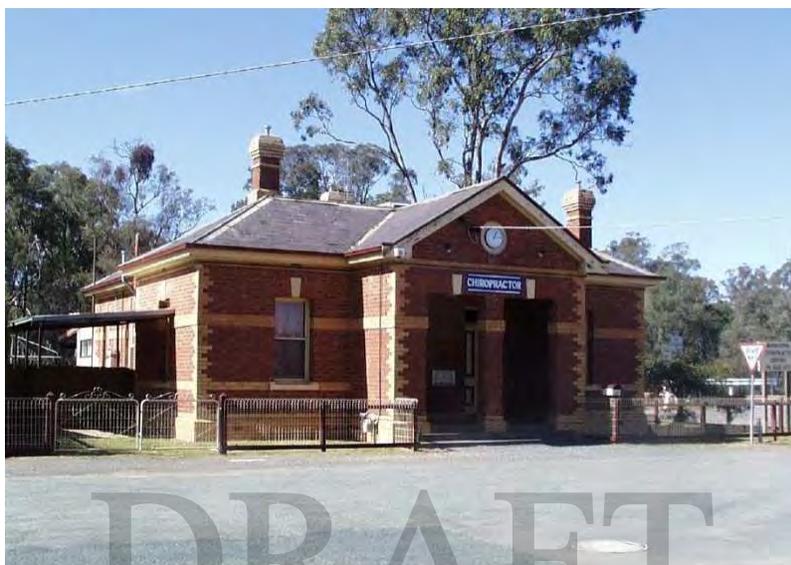
No

Other Recommendations

. The presentation of the building would be greatly improved by the reinstatement of the original fenestration and entrance and the removal of the 1960s additions to the east. . Retain original unpainted finish to brickwork of building and otherwise investigate original external paint colours.

HERITAGE CITATION REPORT

Name Mooroopna Chiropractic Centre
Address 33 McLennan Street MOORoopna **Significance Level** B
Place Type Other - Health Services,Post Office
Citation Date 2004



Mooroopna Chiropractic Centre

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Mooroopna's first post office operated from 1873 in the private home of selector, William Archer at 19 McLennan Street. Two years later it moved to Egbert Florence's 'Medical Hall'. The mail began to arrive by train in 1881 and at this time the post office received official status and was relocated to the new McLennan Street premises. Four years later the substantial brick building was built at 33 McLennan Street to the design of the Public Works Department. The post office operated from this site until 1921, when the rear of the site was undermined by the 1916 floods. The service was then relocated to a new post office in Camp Street.

References

Donald McLennan. *The History of Mooroopna, Ardmona & District*.

The Historical Society of Mooroopna Inc, *Mooroopna to 1988*, p. 152.

HERITAGE CITATION REPORT

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

16.0 Public Buildings

Description

Physical Description

The former Mooroopna Post Office, McLennan Street, Mooroopna, is a single-storey tuck-pointed bichrome face brick building with brick quoining and a hipped roof clad in slate, penetrated by prominent chimneys with rendered banding and caps. The symmetrical facade features a central projecting entrance porch with gabled roof supported by brick piers, beyond which is a 4-panelled timber door and single timber-framed double-hung sash window. The gable vent contains a clock face, below which is a recent signage panel. The porch is flanked by two timber-framed double-hung sash windows with rendered sills and keystones. The west elevation, visible from O'Brien Street, is screened by a wide skillion roofed carport supported on timber posts and contains timber-framed double-hung sash windows. The property is defined by a recent woven wire and timber post and rail fence.

Physical Condition

GOOD

Intactness

GOOD

Australian Heritage Commission Criteria

Australian Heritage Commission

HERITAGE CITATION REPORT

4.3 Developing urban institutions

4.4 Establishing lines and networks of communication

Statement of Significance

The former Mooroopna Post Office, McLennan Street, Mooroopna, is of local historical and aesthetic significance. Constructed in 1884, it demonstrates a period of expansion and prosperity in the town, in line with the arrival of the railway. Its change in use following the 1916 floods, is also evidence of the impact of local flooding in shaping the towns of the municipality. Aesthetically, it is a fine and substantially intact example of a Victorian post office and attached residence, of which there are no other surviving examples in the municipality. The building makes a strong contribution to the historic streetscape.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

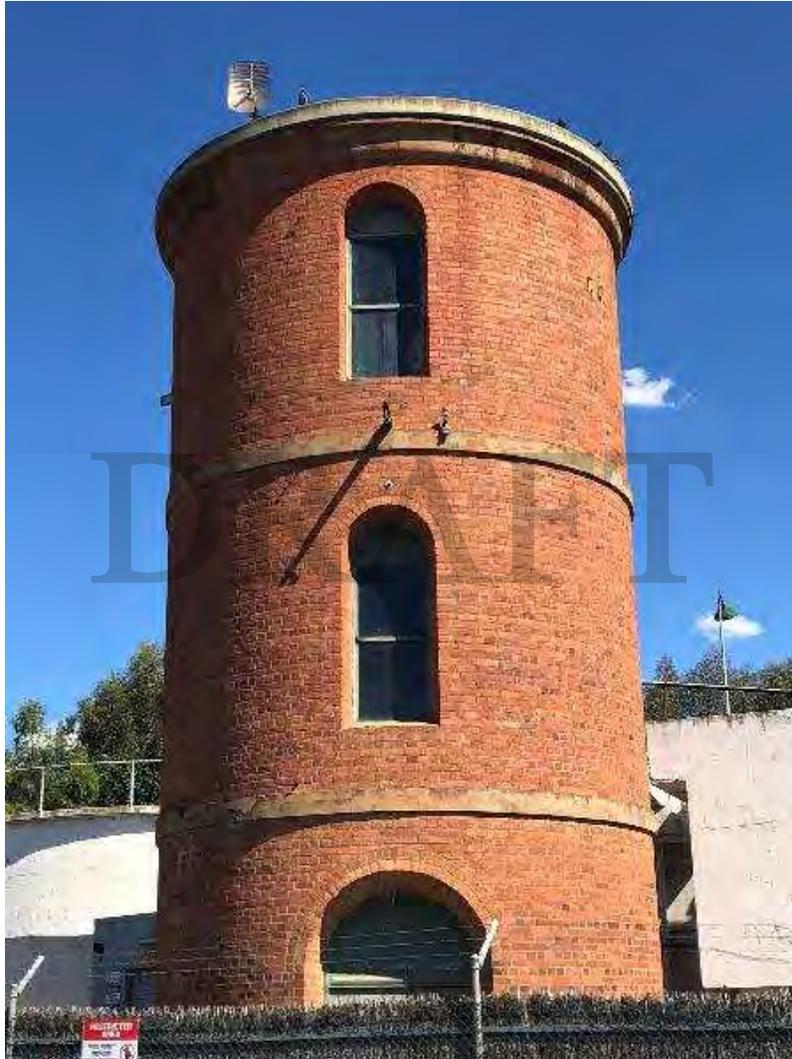
No

Other Recommendations

. Retain original unpainted finish to brickwork of building and otherwise investigate original external paint colours

HERITAGE CITATION REPORT

Name 35 McLennan Street MOORoopNA (Brick Water Tower)
Address 35 McLennan Street MOORoopNA **Significance Level** Local
Place Type Water Tower
Citation Date 2014



35 McLennan Street, Mooroopna (Brick Water Tower)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

35 McLennan Street MOORoopNA (Brick Water Tower)
Hermes No 197760 Place Citation Report

12-Apr-2019

08:34 AM

HERITAGE CITATION REPORT

The water tower, precursor to the larger one currently in use, was erected in 1886 by the Mooroopna Waterworks Trust, which had been constituted on 12 October 1885, application having been made to set up a Waterworks Trust for Mooroopna in November the previous year.

Even before this, Mooroopna had been the first township in the Goulburn Valley to have reticulated water. From around 1876 a private company, the Mooroopna Water Works Company Limited, had pumped water from the Goulburn River to a large tank on top of O'Farrell's Brewery, from where water was reticulated in pipes, possibly of wood. In around 1880 the company replaced the tank with a larger 10,000 gallon tank on a 60 ft timber stand near the river bank, between the bridge to Kialla and the punt cutting. Cost of supply to residents in 1884 was from £3 to £10 per annum.

The Mooroopna Waterworks Trust of 1885 was established to supply the Township area, a total of 300 acres, which was excised from the area covered by the United Echuca and Waranga Water Trust, the early water trust controlling stock and domestic supply and the fledgling irrigation supply over a huge area to the west of the Goulburn River.

The new Trust constructed the brick water tower and iron storage tank on the banks of the Goulburn River in 1886 at a cost of £988: capacity was 28,500 gallons. The next year, after some wrangling, the new Trust also purchased the plant and equipment of the previous supplier.

The Water Supply Loans Bill of November 1887, allocating funds across Victoria for town supplies and irrigation to the increasingly financially challenged local water trusts (the irrigation trusts were replaced by the State Rivers and Water Supply Commission in 1905), allotted the Mooroopna Waterworks Trust a loan for £1000, the Waterworks Trust of the Shire of Shepparton receiving £12,000. The Mooroopna Waterworks Trust was looking for a further loan in 1894, and in 1896 required £500 'for the purpose of renewing the reticulation pipes and improving general supply'.

The Trust Commissioners were initially appointed by the Government, the first being D M McLennan junior, Fred Brown, J C Anselmi, J Moss, Mark Phillips, and Colin McKenzie. From October 1888 the Trust comprised the Councillors for the Mooroopna riding of the Rodney Shire and two other persons, later changed to three other persons. By the end of that year, Martin Cussen and F J Young, two of Mooroopna's most dynamic community leaders of the period, were Commissioners.

In 1912 a steam pump replaced the Kynock gas engine.

The demands of the Hospital, cannery and flour mill, along with an increase in housing, ensured that water consumption continued to rise. In 1926, with well-known Mooroopna identities DM McLennan and JC Anselmi into their fourth decade of service on the Mooroopna Waterworks Trust, the Commissioners had their preferred tender for a larger facility accepted by the SRWSC. (Sir) John Monash's Reinforced Concrete and Monier Pipe Construction Co. Pty. Ltd. erected the new, taller, concrete tower and tank, at a cost of £3,727; it commenced operation in late 1927.

Subsequently, the chemical treatment of the town's water supply took place in the old brick tower. Bags of Limil (a brand of hydrated lime) and dry alum were hoisted into the top floor and fed into two cylindrical chemical feeders. These took the chemicals down through the landing to be mixed with water pumped from the river. The treated water was conveyed to the metal sedimentation tanks on the site, where flocculation took place; the water was then piped to the new concrete tower.

For a period, the old tank was used to hold 'raw' (untreated) water used by Council workers to water street trees, Council parks and gardens, the golf club, some ovals, etc.; at times, to fill the lake west of Ferrari Park; and (at least once) fed into Craigmuir Lake.

The old iron tank was later removed.

HERITAGE CITATION REPORT

References:

D M McLennan, *History of Mooroopna, Ardmona and District 1841-1936*, Mooroopna, 1936 (reprint 1984, Mooroopna Historical Society)

Riverine Herald, 12 September 1884, p. 2

Riverine Herald, 24 November 1884, p. 3

Riverine Herald, 10 December 1884

The Argus, 18 January 1887, p. 13

The Argus, 28 April 1888, p. 7

The Australasian, 3 November 1888, p. 57

Victorian Government Gazette, No. 116, 13 February 1891, p. 846

Kyabram Union, 16 February 1894, p. 4

Numurkah Leader, 30 July 1896, p. 2

Herb Haigh, personal communication, 23 June 2015

Water Supply Loans Application Act 1926

Water Supply Loans Application Act 1927

Shepparton Advertiser, 21 April 1927, p. 4

Shepparton Advertiser, 7 November 1927, p. 6

Description

Physical Description

The Mooroopna tower is a cylindrical brick tower once topped by a riveted wrought-iron water tank.

There is a deeply-recessed arched entrance at ground level facing the street, and two other similar but narrower entrances around the base. Each level has arched windows aligned with the ground floor door. The lower two levels of the tower are marked by string courses, the third or top level by a wide cornice-like rim. The tower is now capped by a concrete lid.

The walls of the tower taper from a thickness of two bricks at the base, to one and a half bricks at the first level, and one brick on the top level.

A small hoist beam protrudes on the front at the floor level of the top floor, and a longer one from higher up above one of the other entrances.

The interior has timber floors supported by timber framing and linked at each level by a timber staircase with handrail.

The tower site includes an office building and sedimentation tanks.

The tower is now used irregularly for storage.

Statement of Significance

What is Significant?

The 1886 cylindrical brick water tower and the remnant features such as the hoists and the internal floors and the timber staircases are significant.

How is it Significant?

The water tower is of local historic, technical and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

The water tower is of historic significance as it provides tangible physical evidence of the development of Mooroopna. It provides evidence as to the type of water systems that were developed during the establishment of Mooroopna. HERCON criterion A

It is of technical significance for the technologies associated with the brick construction methodology. These technologies are now no longer common practice. HERCON criterion F

It is a rare surviving type as one of six surviving brick water towers in Victoria. HERCON criterion B

It is of aesthetic significance for its landmark qualities and its fine brickwork. HERCON criterion E

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name Mooroopna and M G OBrien Halls
Address 41-43 McLennan Street MOORROOPNA **Significance Level** B
Place Type School - Technical,Hall, Club/Hall, Social
Citation Date 2004



Mooroopna and M G OBrien Halls

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The first Mooroopna Mechanics' Institute was built of timber and erected on the river bank, behind the present Hall, in about 1875. It was moved to the present site in 1906, at which time a small timber hall was purchased from C Norton and erected alongside it. In 1932 it was decided to rebuild the hall, which could not accommodate the requirements of a town, enlarged by the establishment of the cannery in 1925.

Plans were drawn up by Melbourne architects Twentyman & Askew for a concrete building, which was completed in January 1933 at a cost of £1,300. The adjoining hall was rebuilt in 1953 and renamed the M G O'Brien Hall in 1959, in memory of local businessman Martin O'Brien. The hall was fully renovated in 1974 following flooding in the same year.

References

Donald McLennan. *The History of Mooroopna, Ardmona & District.*

HERITAGE CITATION REPORT

The Historical Society of Mooroopna Inc, *Mooroopna to 1988*, pp. 249-50.

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

16.1 Mechanics' Institutes

Description

Physical Description

DRAFT

The 1932 hall building is a single-storey double-fronted reinforced concrete building with parapeted gabled roof clad with corrugated galvanised steel punctuated by steel ventilators. The symmetrical facade features a stepped parapet with louvered vent, moulded copings and Stripped Classical pilasters and entablature. A central pair of timber doors is flanked by two steel-framed fixed sash multi-paned windows with rendered dressings. An earlier entrance canopy has been removed and the entrance is surmounted by raised lettering 'MOOROOPNA HALL'. The side elevation is divided by pilasters and contains highlight level steel-framed fixed multi-paned windows and non-original timber two-leaf doors.

The adjoining M G O'Brien Hall is a smaller single-storey double-fronted rendered masonry building with parapeted gambrel roof clad with corrugated galvanised steel. The symmetrical facade contains a central recessed entrance with glazed timber doors flanked by two small steel-framed fixed sash windows.

The building has been linked to the earlier hall by a covered link which is accessed via a full width opening with wrought iron gates.

Physical Condition

GOOD

Intactness

GOOD

HERITAGE CITATION REPORT

Australian Heritage Commission Criteria

Australian Heritage Commission

8.2 Organising recreation

8.5 Forming associations

Statement of Significance

The Mooroopna and M G O'Brien Halls are of local historic and social significance, with the Mooroopna Hall also being of aesthetic (architectural) significance. Replacing the original Mechanics Institute on the same site in 1933 and 1955 respectively, the halls have provided a continuing focus for community and social life for almost 70 and 50 years. Aesthetically, the Mooroopna Hall is of additional significance for its association with prominent Melbourne architects, Twentyman & Askew, and for its construction in off-form concrete, a relatively unusual construction material in the municipality.

Recommendations 2004

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

DRAFT

Yes
Yes
No
Yes The halls are of significance.
No
Greater Shepparton Heritage Incorporated Plan
No

Other Recommendations

. Reconstruct entrance awning to match historic photographs. . Investigate original external paint colours

HERITAGE CITATION REPORT

Name Royal Mail Hotel
Address 47-51 McLennan Street MOORoopNA **Significance Level** B
Place Type Hotel
Citation Date 2004



Royal Mail Hotel

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

The Royal Mail Hotel was constructed in 1877 by John Hardy, an enterprising local citizen who also established the Coach and Horses Hotel and the store opposite the hotel. Hardy also operated the punt and was connected with a number of early public movements to benefit the early township. He died in 1879 and the hotel was later run by Mr Lean (1885), Tom Lovelock, Mrs Smith, Mrs Elder (1894), Mrs J Randall (1895) and Angus Miller (1897). Ratebooks indicate that by 1900 the hotel was valued at £90 and was owned by the Shepparton brewers Bryant & Shiel, who also owned other hotels in the district, including the Hotel Australia and Terminus Hotel (both in Shepparton). Over the following years publicans included Ernest Burch and Harry James Jennings. By the 1920s ownership had been transferred to publican J McKay, and the building's value had increased to £200. Modern brick additions have been erected on both sides of the building along the street.

References

Donald McLennan. *The History of Moorooopna*, p. 51

HERITAGE CITATION REPORT

The Historical Society of Mooroopna Inc, *Mooroopna to 1988*, p. 111;

Shire of Rodney Ratebooks

Identified By

SOMA Design Partnership, June 2001

Relevant Historical Australian Themes

Thematic Environmental History

11.1 Eating, Drinking and More: the role of the country 'pub'

Description

Physical Description

The Royal Mail Hotel, 47 McLennan Street, Mooroopna, is a double-storey red face brick building with hipped roof clad with corrugated galvanised steel. A later single-storey addition is constructed along the eastern side. The formerly symmetrical facade (presumably originally screened by a verandah) contains a single panelled timber door with highlight flanked by a pair of timber-framed double-hung sash windows (altered) at ground floor level. Further west is a non-original vehicular entrance with segmented arch and steel gates. At first floor level are timber-framed double-hung sash windows, one of which has been altered to form a doorway onto a non-original balconnette and an earlier doorway has been bricked in to create a window. The side elevation has been altered by the addition of an aluminium fascia and a pair of vehicular openings which are screened by steel roller shutters. To the west of the building a non-original high red face brick garden wall screens a yard.

Physical Condition

fair

Intactness

fair

Australian Heritage Commission Criteria

HERITAGE CITATION REPORT

Australian Heritage Commission

8.4 Eating and drinking

Statement of Significance

The Royal Mail Hotel, Mooroopna, is of local historical significance. Of over 20 hotels operating in the town in 1876, the Royal Mail, albeit altered, is the most intact example of only three remaining from the nineteenth century. It demonstrates the earliest phase of commercial development in the township in the 1870s. Aesthetically, it is distinguished by its recognisable nineteenth century form which makes a strong contribution to the historic streetscape. More intact examples can, however, be found in Shepparton and Murchison

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

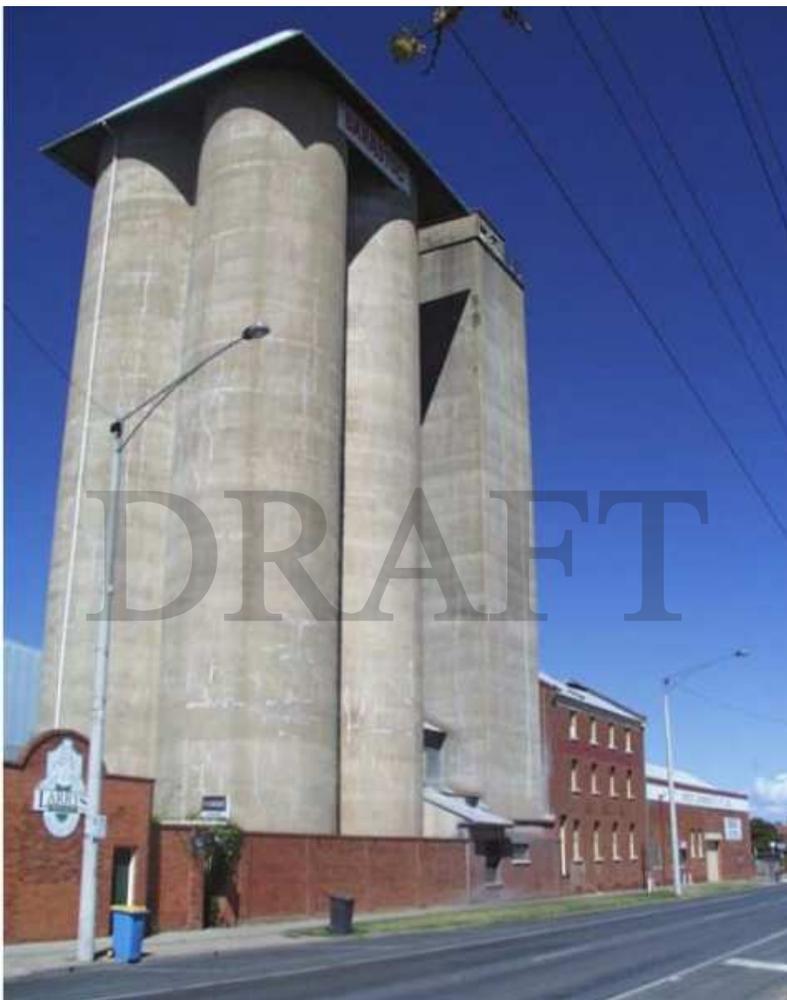
No

Other Recommendations

. Retain original unpainted finish to brickwork and otherwise investigate original external paint colours . The presentation of the building would be greatly improved if the original form of openings were reconstructed, where altered, and the non-original balcony was removed. . Ensure that any future works are sympathetic and do not further diminish significant fabric. . Consider full reconstruction of verandah to original or appropriate detail

HERITAGE CITATION REPORT

Name Ridley Agriproducts
Address 53-63 McLennan Street MOOROOPNA **Significance Level** B
Place Type Flour Mill
Citation Date 2004



Ridley Agriproducts

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

The successful farming of wheat in the district and the lack of rail transport to other mills necessitated the establishment of a local flour mill. Established in 1872 by prominent local citizen, Elias Ralph, the flour mill has the distinction of being the longest operating secondary industry in Mooroopna. Ralph constructed a brick building in 1872-73 on the site

HERITAGE CITATION REPORT

of the present silos. In 1881 the mill was leased to William Frederick Ford, and in 1886 D M McLennan Snr., Robert McBride and H M Sutherland purchased the mill from Ralph for £1,500. Within a few years, McLennan had bought out his partners' interests and the business became a family affair involving sons, David M Junior, William and Rueben McLennan. The mill was converted from a stone grinder to a roller mill in 1889, one of the first mills to adopt the new technology in the Goulburn Valley, and business boomed as high quality flour was produced.

A new mill, which remains today, was constructed alongside the original building in 1904. A private railway siding within the property was established in 1920 and the company prospered throughout the 1920s and '30s. In 1944 a landmark concrete silo with a capacity of 90,000 bushels was constructed for £11,000 and was added to later with another eight bins. Between the end of the war and the mid-1960s the mill saw its busiest period, with a stock-feed plant established in 1956. By the 1970s, however a decline in flour trade had resulted and the mill was closed in 1973. Ownership of the mill then changed several times, and passed variously to Barrett Burston, Henry Jones IXL Ltd., Elders IXL Ltd., Barastock Stockfeeds Pty Ltd and Ridley Agriproducts.

References

Myrtle Ford. *Flour Mills and Millers of the Goulburn Valley*.

The Historical Society of Mooroopna Inc, *Mooroopna to 1988*, p. 86, 98-100.

Identified By

SOMA Design Partnership, June 2001

Relevant Historical Australian Themes

Thematic Environmental History

7.1 Wheat and Flour Mills

Description

Physical Description

The Mooroopna Mill, McLennan Street, consists of a number of buildings and structures of various dates.

The earliest is a four level red face brick mill building with transverse parapeted gabled roof clad with corrugated

HERITAGE CITATION REPORT

galvanised steel. The essentially symmetrical facade contains regular and repetitive fenestration at each level with segmented arch timber-framed double-hung sash windows and timber doors. The openings to the sub-ground level have been sheeted over with steel plate. Adjoining this is a large single-storey red face brick building with gambrel and saw tooth roof clad with corrugated galvanised steel. The broad facade contains a wide central opening flanked by a pair of segmented arch timber-framed double-hung sash windows and two non-original openings with steel-framed fixed windows.

To the east of the mill are two reinforced concrete silos, connected by a timber-framed, corrugated galvanised steel clad link. One silo is rectangular in plan with timber-framed, corrugated galvanised steel clad rooftop structures and the other consists of four cylindrical silos with recent steel-framed hipped roof. Other buildings on the site are of no historical significance.

Physical Condition

good

Intactness

good

Australian Heritage Commission Criteria

Australian Heritage Commission

DRAFT

3.11 Feeding people

9.1 Large towns of the Shire

Statement of Significance

The Mooroopna Mill, McLennan Street, is of regional historic and aesthetic significance. Operating from the same site for over 120 years, the mill has been the longest operating secondary industry in the town, providing employment for generations of the local community. It demonstrates the need for local milling in response to the early success of wheat farming in the district, and the continuing success of manufacturing stock feed. It is also associated with the prominent pioneering McLennan family. Aesthetically, the silos and distinctive mill buildings form impressive local landmarks and make a strong contribution to the historic streetscape.

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	Yes Silos and adjacent mill buildings are of significance.
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

Other Recommendations

. Maintain original unpainted face brick finish to mill buildings and natural concrete finish to silos. . Reconstruct original openings in facade of western building.

DRAFT

HERITAGE CITATION REPORT

Name Commercial Hotel
Address 106 McLennan Street MOORoopna **Significance Level** B
Place Type Hotel
Citation Date 2004



Commercial Hotel

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The original Commercial Hotel, known as [William M] Brown's Commercial Hotel, was opened on the eastern portion of the site in 1875 and was later extended to the corner. Brown was a prominent local pioneer and founding Councillor of the Rodney Shire in 1886. The hotel was subsequently operated by a Mrs Miller and later Messrs Bell, Bazley, Hickson, Carroll, Crutchley and Caligari. The hotel was rebuilt in its present form in 1938 at a cost of about £5,000. The architect for these works was D F Cowell Ham, and the builders were Pollard Brothers. The new design was described in a report which appeared in the *Argus*:

In addition to the usual bar section, dining-room, lounge, and kitchen on the ground floor, there will be a large public dressing-room and showers for the use of visiting sporting teams. On the first floor there will be nine bedrooms, a lounge-room, and the usual bathroom blocks. Hot water, electric light, and septic sewerage systems will be installed. There will also be a block of five garages.

References

HERITAGE CITATION REPORT

Argus, 16 June 1938.

The Historical Society of Mooroopna Inc, *Mooroopna to 1988*.

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

11.1 Eating, Drinking and More: the role of the country 'pub'

Description

Physical Description

The Commercial Hotel, Mooroopna, is a Moderne-style double-storey rendered masonry building with parapeted hipped roof clad with corrugated galvanised steel. The principal elevations have a clinker brick plinth with feature banding to ground floor sill level with a rendered finish and face brick parapet coping above. The symmetrical break-fronted facade contains a central bay with recessed entrance and pair of glazed timber doors surrounded by a stylised moulded architrave. The entrance is flanked by a pair of timber-framed fixed sash windows and is surmounted by a cantilevered reinforced concrete balcony with wrought iron balustrade, accessed via a second pair of glazed timber doors with non-original aluminium screen doors, above which is wrought iron signage 'COMMERCIAL HOTEL'. The flanking bays variously contain glazed timber double doors and timber-framed double-hung sash windows screened by small concrete hoods at ground floor level and timber-framed double-hung sash windows at first floor level. A single-storey wing to the side street is similarly detailed.

Physical Condition

GOOD

Intactness

GOOD

HERITAGE CITATION REPORT

Australian Heritage Commission Criteria

Australian Heritage Commission

3.21 Lodging people

8.4 Eating and drinking

Statement of Significance

The Commercial Hotel, 106 McLennan Street, Mooroopna, is of local historic, social and aesthetic significance. The site has been occupied by a hotel since 1875, thereby demonstrating a remarkable continuing use from the earliest phase of commercial development in the town. For almost 75 years the hotel has been a focus for local social activity and recreation. Aesthetically, the present building erected in 1938, is a substantially intact example of an inter-War Moderne hotel.

Recommendations 2004

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Yes
No
Greater Shepparton Heritage Incorporated Plan
No

Other Recommendations

. Reconstruct timber-framed windows and bricked in opening to west elevation . Replace aluminium security doors to first floor balcony doors with appropriate design. . Keep signage to the existing amount and preferably reduce to a single illuminated sign

HERITAGE CITATION REPORT

Name Westpac Bank
Address 108 McLennan Street MOORoopNA **Significance Level** B
Place Type Bank
Citation Date 2004



Westpac Bank

Recommended Heritage Protection VHR No **HI** No **PS** Yes

History and Historical Context

The Commercial Bank purchased the present site, which originally contained Phillip's butcher's shop, for £300 in 1891. Architects Lloyd Tayler and Fitts called for tenders for the building on 14 November 1891. The completed bank cost £2,678, and was occupied in 1892. It was described at the time as a two storey banking chamber with six rooms, kitchen, etc., stables and orchard. Some remodelling occurred in 1966-67, although the works appear to have been relatively minor with only the removal of decorative elements from the facade. Other internal changes were made in 1976. The bank building was extensively restored internally and externally in 1985.

References

Donald McLennan. *History of Mooroopna, Ardmona and District*.

Miles Lewis. *Australian Architectural Index*.

Identified By

Westpac Bank
Hermes No 156769

Place Citation Report

12-Apr-2019

08:34 AM

HERITAGE CITATION REPORT

SOMA Design Partnership, June 2001

Relevant Historical Australian Themes

Thematic Environmental History

15.1.1 Mooroopna

Description

Physical Description

The former Westpac Bank, Mooroopna, comprises a double-storey rendered masonry banking chamber in the Victorian Italianate style and single-storey rear wing with parapeted hipped roof clad with corrugated galvanised steel. The facade has a rusticated finish at ground floor level and ruled ashlar finish above.

The symmetrical facade is divided vertically into three bays by rusticated pilasters and paired half-fluted Ionic pilasters with vermiculated pedestals at first floor level. Horizontally it is delineated by moulded string cornices and friezes featuring tryglyphs, swags and dentils. The central bay has a round-arched entrance with moulded archivolt and mask, bluestone steps, glazed fanlight and non-original pair of glazed timber doors surmounted by a moulded segmental pediment, flanked by two timber-framed fixed sash windows at ground level and a central pediment at first floor level. Windows at the ground floor level have straight heads and are recessed into the rustication while those at the upper level have round arched heads with moulded architraves and keystones. The side elevation is a similarly detailed composition of two bays centred around a wide chimney.

Physical Condition

GOOD

Intactness

GOOD

Occupancy

Ownership Bank of Melbourne

HERITAGE CITATION REPORT

Australian Heritage Commission Criteria

Australian Heritage Commission

3.18 Financing Australia

4.5 Making towns to serve rural Australia

Statement of Significance

The former Westpac Bank, Mooroopna, is of local historical and aesthetic significance. Constructed in 1891, the building is demonstrative of the growth of the of surrounding district during the late nineteenth century. The association with notable architect Lloyd Tayler is also of significance. Aesthetically, it is a fine and substantially intact example of a Victorian bank branch, of which there are few known remaining examples in the municipality and makes a strong contribution to the historic streetscape.

Recommendations 2004

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Yes
No
No
No
No
Greater Shepparton Heritage Incorporated Plan
No

Other Recommendations

. Reconstruct wall where former night safe has been removed and remove adjacent light . Repair wall where signage has been removed. . Investigate original external paint colours and reinstate or otherwise repaint in an appropriate scheme of a plain render colour and a darker joinery colour.

HERITAGE CITATION REPORT

Name Post Office Agency
Address 132 McLennan Street MOORoopna **Significance Level** B
Place Type Post Office, Bakery
Citation Date 2004



Post Office Agency

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The first record of a building constructed on the eastern corner of McLennan and Northgate Streets occurs in 1880, when a general store was opened by John Hardy. The store was purchased by Hugh McCann in 1882. By 1886 its rateable value was noted as £65. In 1887, Segrave and Tinsell built the West End Bakery on the adjoining block, which was later operated by Henry Segrave. W M Reid, then Joe Hodgson are also listed as bakery owners. Mr E M Little purchased the property in the 1930s, and using both blocks, expanded the bakery and constructed a home. The Little family continued living in McLennan Street until the 1940s. The property was then purchased by Mr Dohfler who owned it until 1951; it was later owned by the Hodgson brothers until 1965. The building is currently used as the Mooroopna Post Office Agency.

References

Donald McLennan. *History of Mooroopna, Ardmona and District.*

HERITAGE CITATION REPORT

The Historical Society of Mooroopna Inc, *Mooroopna to 1988*.

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

15.1.1 Mooroopna

Description

Physical Description

The former Excelsior Bakery, 132 McLennan Street, Mooroopna, comprises a single-storey brick (overpainted) Victorian shop with a parapeted longitudinal hipped roof clad with corrugated galvanised steel, behind which is a collection of single-storey brick additions. The symmetrical facade contains a non-original double-fronted aluminium-framed shopfront and modern cantilevered awning, surmounted by a rendered stepped parapet featuring raised rendered lettering, 'C M LITTLE & SONS. EXCELSIOR BAKERY', and pressed cement orbs. The side elevation is more utilitarian with a pair of timber-framed double-hung sash windows, row of smaller highlight level openings with timber-framed fixed sash windows and non-original timber doors and steel roller shutters.

Physical Condition

GOOD

Intactness

GOOD

Australian Heritage Commission Criteria

Australian Heritage Commission

HERITAGE CITATION REPORT

3.11 Feeding people

3.18 Marketing and retailing

Statement of Significance

The former Excelsior Bakery, 132 McLennan Street, Mooroopna, is of local historic and aesthetic significance. Constructed in 1880 and further developed during the 1880s, it demonstrates an early phase of commercial development in the township, following subdivision of William Archer's selection and arrival of the railways. Aesthetically, it is one of few surviving Victorian shops in Mooroopna, albeit altered, and makes a contribution to the historic streetscape.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. The removal of the non-original shopfront and modern cantilevered awning and reconstruction of the original form of shopfront and verandah would greatly enhance the appearance and interpretation of the shop . Original external paint colours could be investigated with a view to their reinstatement.

HERITAGE CITATION REPORT

Name 162 McLennan Street MOOROOPNA (Bills Water Trough in front of Ferrari Park)
Address 162 McLennan Street MOOROOPNA **Significance Level** Local
Place Type Horse Trough
Citation Date 2014



162 McLennan Street, Mooroopna (Bills Water Trough in front of Ferrari Park)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

History and Historical Context

The water trough was installed at Mooroopna on the north-west corner of McLennan and Morrell Street in 1935, one of a number installed at that time in local towns; others were placed at Tatura, Kyabram and Merrigum. The question of a water trough had exercised the town for the previous twelve months, the Progress Association particularly being involved.

The Mooroopna trough was removed from its original site in the 1960s when street widening was in progress, and stored in the Council depot until Mooroopna Kiwanis arranged its installation in its current site in the 1980s.

The trough is one of numerous examples of those donated through a trust set up by George and Annis Bills. George Bills was born in Brighton, England in 1859. He migrated with his family to New Zealand and subsequently to Echuca in 1873. In 1882 he opened a bird dealer's shop in Brisbane, where he met and married Annis Swann who had immigrated from Sheffield in England. He and his brothers set up a very successful business, Busby's Best Bedding (BBB), which manufactured spring mattresses. George became a Life Governor of the RSPCA in 1924.

HERITAGE CITATION REPORT

George and Annis had no children, and following the death of George in 1927, a trust fund was set up, believed to be around £70,000 - £80,000. One of the purposes of the trust, as set out in George Bills' will, was to:

'..construct and erect and pay for horse troughs wherever they may be of the opinion that such horse troughs are desirable for the relief of horses and other dumb animals either in Australasia, in the British Islands or in any other part of the world subject to the consent of the proper authorities being obtained.'

Each trough cost £13 plus transport and installation. The majority of the troughs were installed in Victoria and NSW between 1930 and 1939.

The Mooroopna trough, like Tatura's, is still located on a street site, the Merrigum trough at that town's Museum.

References:

Shepparton Advertiser, 5 February 1935, p. 4

https://en.wikipedia.org/wiki/Bills_horse_troughs

Description

Physical Description

The trough is a simple rectangular cast cement trough with a concrete back.

Statement of Significance

What is Significant?

The concrete Bills' water trough is significant.

How is it Significant?

It is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic significance as one of many concrete horse troughs that were installed in Victoria and New South Wales between 1930 and 1939.

They are of historic significance for their association with the Bills' Trust fund which was set up by the philanthropists George and Annis Bills. The trough demonstrates an unusual philanthropic trust (for its period) as it deals with the welfare of horses in particular and other animals as needed. It also demonstrates the extent to which horses were still part of everyday street life up until World War II. HERCON criterion A

It is of aesthetic significance for its style and design. The trough contributes to the streetscape values. The condition and integrity of the water trough is high. HERCON criterion D

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name Grandstand
Address 162 McLennan Street MOORoopNA **Significance Level** B
Place Type Grandstand
Citation Date 2004



Grandstand

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Mooroopna's first officially gazetted racing and recreational area, established in 1880, comprised 165 acres located north of the Mooroopna Cemetery on the Meaklim family property, however it soon became apparent that the land was too far from town. The 81 acres on which the recreation reserve is now located was purchased in 1901 for £1134 from Mrs F J Young. The grandstand was relocated from the old reserve and the area was developed to accommodate a number of sports, including horse racing, football, cricket and bowls.

In 1970, following 20 years of political lobbying, the newly formed Mooroopna Recreation Reserve Committee, together with the Shire of Rodney, commenced a major redevelopment of the site. At this time the grandstand was relocated from the former racecourse to its present position.

References

The Historical Society of Mooroopna Inc, *Mooroopna to 1988*, p. 190.

HERITAGE CITATION REPORT

Donald McLennan, *History of Mooroopna*, p. 84.

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

11.2 Casual and Competitive Sport

Description

DRAFT

Physical Description

The grandstand, adjacent to the main oval, Mooroopna Recreation Reserve, is a small timber-framed structure with hipped corrugated galvanised steel roof (recently re-clad) on a rectangular plan. The structure comprises large undressed hardwood posts with cross bracing on both long elevations, which support the timber-framed roof structure. The rear timber-framed wall and raking side walls are clad with corrugated galvanised steel and a wide opening in the rear wall with Cyclone wire gates provides access to the underside of the structure for storage. Stepped platforms clad with timber boards provide seating and a modern set of steel-framed steps provides access at the front.

Physical Condition

GOOD

Intactness

GOOD

Occupancy

Ownership Mooroopna Recreation Reserve

HERITAGE CITATION REPORT

Australian Heritage Commission Criteria

Australian Heritage Commission

8.1 Organising recreation

Statement of Significance

The grandstand, adjacent to the main oval, Mooroopna Recreation Reserve, is a small timber-framed structure with hipped corrugated galvanised steel roof (recently re-clad) on a rectangular plan. The structure comprises large undressed hardwood posts with cross bracing on both long elevations, which support the timber-framed roof structure. The rear timber-framed wall and raking side walls are clad with corrugated galvanised steel and a wide opening in the rear wall with Cyclone wire gates provides access to the underside of the structure for storage. Stepped platforms clad with timber boards provide seating and a modern set of steel-framed steps provides access at the front..

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. Retain and conserve . The grandstand could be relocated to another position around the oval if required.

HERITAGE CITATION REPORT

Name 209-231 McLennan Street MOORoopNA (Turkish Mosque)
Address 209-231 McLennan Street MOORoopNA **Significance Level** Local
Place Type Mosque
Citation Date 2014



209-231 McLennan Street, Mooroopna (Turkish Mosque)

Recommended Heritage Protection VHR Yes HI No PS Yes

Architectural Style Late Twentieth Century (c.1960-c.2000)

History and Historical Context

Prior to the construction of the Mosque at Mooroopna the Shepparton Mosque was used by the district's Muslims. The Turkish community, wishing to build a mosque in Tatura, started raising funds in 1977 for a new mosque in Mooroopna. The fund raising committee included Bekir Bekler, Hamid Oz, Mevlut Cagala and Ismail Coskun. Land was bought in 1982 and in 1986 the Goulburn Valley Islamic Mosque was formed. The foundation stone was laid in 1986 and services commenced in July 1988 with Bekir Gul as the first permanent imam. The first Executive consisted of Hikmet Koysal, President, Ismet Uguz, Mazhar Tuna, Sadi Sariusak, and Ahmet Dagdelen.

Description

Physical Description

HERITAGE CITATION REPORT

The Turkish Mosque is a striking feature in the Mooroopna urban landscape. The fine white face brickwork and the 18 metre high minaret contribute to the architectural styling. The building has a number of openings on the ground floor and this includes a large entrance.

The Imam's house is a white brick house that demonstrates architectural characteristics typical of the period. This includes the a-symmetrical design with a pitched roof.

Statement of Significance

What is Significant?

The Turkish Mosque at 209-231 McLennan Street, Mooroopna is significant.

This includes all features associated with its architectural expression, such as the fine white brickwork, the pattern of openings and the minaret.

The Imam's house contributes to the significance of the complex.

How is it Significant?

The Turkish Mosque is of historic, social and aesthetic significance to the State of Victoria.

It is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The Mosque is of historic and social significance for its association with successive migrations of Turkish migrants to the region. This group of migrants has made a notable contribution to the cultural life of the district. HERCON criteria A & G

The mosque is of aesthetic significance for its architectural expression. The aesthetic character of the building is defined by its white face brick construction, the pattern of openings and the striking 18 metre minaret. HERCON criterion E

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name Corner of Midland Highway and Echuca Road
MOORoopNA (Mooroopna Memorial Gates
Recreation Reserve)

Address Midland Highway MOORoopNA **Significance Level** Local

Place Type Fence

Citation Date 2014

Recommended VHR No HI No PS Yes
Heritage Protection

Architectural Style Postwar Period (1945-1965)

History and Historical Context

The entrance gates were in place by the end of June 1951, constructed at least in part with help of a government grant. They replaced earlier gates probably dating from the opening of the Recreation Reserve in 1904. Initially, the entrance gates had a wooden ticket-box alongside for the purpose of paying for admittance to the racecourse and football ground. The gates incorporate the words 'Mooroopna Reserve'.

The original Mooroopna racecourse had been established in 1880 in an area immediately north of the Mooroopna Cemetery. In 1901, the site was deemed to be inappropriate due to its distance from the centre of town. That land was sold and the present site of 81 acres purchased from Mrs FJ Young at £14 per acre, for a racecourse and 'other public purposes'. Controlled by an elected set of Trustees, it was declared a Reserve in 1903.

The Race Club moved its Victorian-era grandstand to the new ground and prepared a high quality race track, conducting weekly race meetings for fifty years until 1933.

In the late 1960s, the Board of Trustees determined to redevelop the Reserve as a more diverse sporting precinct and, with some controversy, harness and flat racing were moved to other sites (Shepparton and Tatura respectively). At that time, with the end of racing and thus gambling on the site, the Rodney Shire was now legally able to contribute funds and expertise into the redevelopment of the Reserve.

As a part of the redevelopment of the area, the gates were removed, along with the ticket-box, as the 'official' entrance to the facility was changed to the Midland Highway. The ticket-box was discarded due to its poor condition, and the gates and attendant brickwork were stored at Shire depots. In 2000, as a part of Centenary celebrations, the gates were restored to their original site.

Football, cricket, netball, tennis, bowls, croquet and harness racing (which began on the site in 1906 and has returned to the western section) all take place at the Reserve, which also includes a fire brigade demonstration track. The south-east corner is a park reserve named in honour of WB Ferrari.

References:

Shepparton Advertiser, 29 June 1951, p.15

DM McLennan, *History of Mooroopna, Ardmona and District 1841-1936*, Mooroopna, 1936

Corner of Midland Highway and Echuca Road MOORoopNA (Mooroopna Memorial Gates Recreation Reserve) 08:34 AM
Hermes No 197440 Place Citation Report

HERITAGE CITATION REPORT

Description

Physical Description

The gates have been constructed with four brick pillars. The central pillars support the double gates (used for vehicle entrance) and the small pillars at either end support the pedestrian gates.

The wrought iron has as its main pattern a geometric layout with scrolled console type brackets. The words *Mooroopna Reserve* are located on the central gates.

Statement of Significance

What is Significant?

The brick and wrought iron entrance gates to the Recreation Reserve Mooroopna.

How is it Significant?

The Memorial Gates are of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The gates are of historic and social significance as they were constructed by the community as a memorial to those who fought in World War II. Like many other communities and in particular regional communities gates to public areas were often constructed in memoriam. HERCON criteria A & G

The gates are of aesthetic significance for the design of the gates and in particular the wrought iron pattern. By the 1950s decorative wrought iron was a particularly popular material and used for gates, house fences, balustrades and verandah details. HERCON criterion D

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

Yes The memorial gates are of significance.

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name Part of Shepparton Regional Park, Midland Highway
MOORoopNA (Mooroopna Flats)

Address Part of Shepparton Regional Park, Midland Highway
MOORoopNA **Significance Level** Local

Place Type Historic Landscape, Occupational site

Citation Date 2014



Part of Shepparton Regional Park, Midland Highway, Mooroopna (Mooroopna Flats)

Recommended Heritage Protection VHR Yes HI No PS Yes

History and Historical Context

The area known as 'The Flats' was an early site of Aboriginal occupation of the Shepparton-Mooroopna area. By the 1870s, when the district was being selected under the 1869 Land Act, few Aborigines remained, disease and dispossession as elsewhere having ravaged the local groups.

In 1874, the area between Mooroopna and Shepparton on the south of the Midland Highway (then known as the Runnymede to Shepparton road) between the Highway and the Goulburn River was gazetted as a reserve for the site of a future Mooroopna township, and is so marked on early sub-divisional maps. However, the land is subject to frequent inundation, and the eventual siting of Mooroopna was by way of purchases of land from selectors William H Morell and William S Archer.

In February 1939 The Flats became home to a large number of Aboriginal families who were involved in the 'Walk Off' from Cummeragunja Settlement near Barmah. The first ever mass strike of Aboriginal people, the Walk Off was due to many factors. From 1928 Aboriginal people were being thrown out of work due to new Workers' Compensation

HERITAGE CITATION REPORT

regulations, and the Award wages which now had to be paid to Aboriginals. Wages for labour had come to an end at the settlement in 1929, and there were restrictions on the ability of Aboriginals to farm for themselves at the site. Children were being increasingly removed, and restrictive controls imposed upon the movement and activities of the people, both on the part of the Aborigines Protection Board and by a repressive manager who arrived in 1937. Rations were poor and treatment cruel. The prejudice and ignorance of the wider community, including those in local towns, was a constant. A productive and exemplary farm in its hey-day had turned into more of a concentration camp, Professor Heather Goodhall observed in her book on Aboriginal politics, *Invasion to Embassy: Land in Aboriginal Politics in NSW, 1770-1972*.

The walk-off was led by Jack Patten, with the help of William Cooper. Patten was an experienced Aboriginal activist then living in Sydney; born at Moama, he had attended Cummeragunja school as a child. Both Jack Patten and William Cooper were spokesmen for the dispersed Aboriginal communities of central Victoria and western New South Wales. Patten received a gaol sentence for encouraging Aboriginals to leave the reserve.

The particular site at The Flats at Mooroopna was chosen as Aboriginals had had an extended traditional association with environments in close proximity to rivers such as the Kaiela (Goulburn). In addition, The Flats had been home to some Aboriginal families prior to the Walk Off.

The following description of life as it settled down at The Flats is from RiverConnect, a community project coordinated by the City of Greater Shepparton and the Goulburn Broken Catchment Management Authority to highlight the central importance of the Goulburn and Broken Rivers to the region:

The river provided abundant food including crayfish, red fin, yellow belly, cod, turtle, turtle eggs, swan, duck, crane and water fowl and their eggs. The area also provided possum and rabbit for consumption. Then, the river water was clear, which made fishing and the collection of crays easier. The women would collect most of the fish while the men would hunt for rabbits by smoking them out of their burrows and then hitting them with a boondie (club).

The river had a number of water springs, which would run down the banks, providing cold, crystal clear water which was utilised for drinking and to keep food cool. The river was also used for bathing and washing clothes. Pulleys were used to haul water up the steep banks from the river.

Housing on The Flats area consisted of tin or bag huts and tents. When newcomers arrived at The Flats, they camped under the bridge whilst building their own dwellings, of which the community contributed and helped by sewing together hessian bags for the walls and collecting scraps of metal for the roof and chimney. Though limited in resources, there was a sense of community with the people creating a real 'home' as best they could.

Winter posed many hurdles to overcome when undertaking household chores. Cooking occurred outdoors the majority of the time on individual fires, with the exception of those who had indoor facilities and a chimney in their home. When the weather was bad, it made it difficult to cook and to dry washing. The wet and the damp ground made sickness rife due to the conditions. As many lived in tents it was difficult to keep illness and pneumonia at bay.

Flooding was a regular occurrence, but not every year. When the Kaiela (known as the Goulburn River) did flood as it did in 1956, it caused much upheaval and the residents had to uproot and move to higher ground. The higher ground was Daish's Paddock, where KidsTown now is, and was originally the site of the old tip where rubbish was dumped.

The river would at times rise so quickly that families would wake up to water in their huts. Families would have to pack all they could carry and make haste towards higher ground. Those families living on Hill 60 didn't have to move for every flood. Due to the higher ground, they could remain on site for the smaller floods. While relocated in Daish's paddock, families would use whatever resources they could obtain from the tip to build temporary huts. Materials such as corrugated iron, plastic, and hessian were recycled from the tip and utilised for the huts as the river would take some time to recede.

HERITAGE CITATION REPORT

Some non-Aboriginal families, including the Scotts and the Ormistons, also moved to The Flats at around the same time as the Cumerangunja group, establishing themselves on the Mooroopna side of the area.

A police report in September 1946 listed 130 people aged from 8 days to 80 years living on the Flats, with a third of them less than 15 years of age. Lodgings consisted of 29 dwellings, 22 being assortments of tin or hessian bag huts, with the rest being tents. The dwellings housed extended families, and the sense of community was strong.

By the early 1950s approximately 300 people were living on the river flats. During this period a branch of the Save the Children Fund was established in Mooroopna, which set up a kindergarten in one of the huts; later a new kindergarten was built on the site.

Aboriginal elder Uncle Alf 'Boydie' Turner, who did not live at the Flats but who often visited friends there, remembered cycling past to work at the plasterworks in Shepparton and seeing hessian bags placed along the Causeway to screen the humpies and tents from the Queen's view as she passed by during her 1954 visit.

The unsuitable site at The Flats, lacking a good water supply, and pervaded by flies and the stench from the tip, produced appalling living conditions. Much comment was made about the situation, and complaints were received from various authorities, but little was done to improve it until 1957, when a site off Toolamba Road near the Blue Moon fruit packing company was selected and obtained by Mooroopna and District Housing for Aborigines. In early 1958, the new Aboriginal Welfare Board (formed in 1956) and the Housing Commission erected ten prefabricated houses, built entirely of concrete, on the site. The housing project was officially opened and named 'Rumbalara' (meaning rainbow) by the Chief Secretary Arthur Rylah on 11 April 1958, and shortly afterwards families moved in. A kindergarten building from the tip site was relocated to Rumbalara for use as a meeting room.

Rumbalara was not intended as a permanent home for the families who moved into it, but as a stage in their planned re-housing within the wider community; in the next few years dozens of families went through and were re-housed either in Mooroopna or Shepparton. By 1969 most local families had been re-housed, and with no further use, Rumbalara was closed and remained so for some five years. In the 1970s, the Goulburn Murray Aboriginal Co-operative fought the proposed selling of the site to a youth group, and through much persistent pressure on both the State and Federal Governments, was able to purchase Rumbalara for a nominal sum. Established as a Community Centre for cultural and social activities, it also provides education, information and support in areas of special need such as health, housing, welfare and culture.

Subsequently, The Flats have been deemed to be a place of high archaeological and cultural significance (Aboriginal Place) within the meaning of the Aboriginal Heritage Act 2006, and it is an offence to wilfully, recklessly or negligently damage, deface or desecrate the area.

The development of the pathway and the interpretive signage contextualising The Flats is a joint project between Greater Shepparton City Council, RiverConnect and the Yorta Yorta Nations Aboriginal Corporation, supported by the Goulburn Broken Catchment Management Authority and Parks Victoria.

References:

<http://www.riverconnect.com.au/cultural/theflats>

http://indigenoustrights.net.au/people/pagination/jack_patten

<http://adb.anu.edu.au/biography/patten-john-thomas-jack-7980>

HERITAGE CITATION REPORT

<https://waynera.files.wordpress.com/2010/10/cummerawalkoff-doc.pdf>

Heather Goodhall. 'The Cummeragunja Strike, 1939' in *Invasion to Embassy: Land in Aboriginal Politics in NSW, 1770-1972*, NSW, 1996, pp. 247-258

http://rumbalara.8k.com/whats_new.html

Description

Physical Description

The Flats are an open Riverine environment with large open expanses, treed areas and areas of regrowth.

Statement of Significance

What is Significant?

The area known as The Flats is a significant cultural area located on the forested flood plain between Shepparton and Mooroopna. The Flats are a significant archaeological site.

How is it Significant?

The Flats are of cultural heritage significance to the Aboriginal community.

The Flats are of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

The Flats are of significance to the State of Victoria and have potential National Significance.

Why is it Significant?

The Flats are of cultural heritage significance for their association with the Aboriginal communities who made this place their home during the 20th century. Many of those Aboriginals who lived there were involved in the 'Walk Off' from Cummeragunja Settlement near Barmah. This is a place with rare cultural associations. HERCON criteria A, B & G

The Flats are of cultural heritage significance for their association with the Barnett Report on Poverty.

The Flats are of cultural heritage significance for their association with a number of industries that were established within its environs. These industries provided seasonal work for those who lived on the Flats and in the townships. HERCON criterion A

HERITAGE CITATION REPORT

The Flats are of cultural heritage significance for the natural landscape and riverine plains with the open areas and the surrounding stands of eucalypts. HERCON criterion E

Recommendations 2014

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	Yes

DRAFT

HERITAGE CITATION REPORT

Name 10 Morrell Street MOORoopNA
Address 10 Morrell Street MOORoopNA **Significance Level** Local
Place Type House
Citation Date 2014



10 Morrell Street, Mooroopna

Recommended Heritage Protection VHR No HI No PS Yes

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

Description

Physical Description

The turn of the 20th century architecture demonstrates most of the features associated with the vernacular expression of this style. The house has an asymmetrical facade with a central door with a projecting gable front with multi-paned double-hung sash windows. The recessed section has a gable roof and a bullnosed verandah with decorative turned verandah posts and decorative timber capitals, a door and multi-paned double-hung sash windows. The roof is clad with corrugated galvanised metal and is painted red.

Statement of Significance

What is significant?

HERITAGE CITATION REPORT

The house at 10 Morrell Street, Mooroopna is significant.

This includes all architectural features associated with the Edwardian styled building, such as the asymmetrical facade with the projecting gable front and recessed gable roof section with the verandah with timber posts and timber decorative brackets, the double hung multi-paned sash windows and the timber weatherboard cladding.

How is it Significant?

The house is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

10 Morrell Street is of historic significance as it provides tangible physical evidence of the establishment of Mooroopna. This period is characterised by an increasing prosperity as a consequence of the development of irrigation and agricultural industries. HERCON criterion A

The house demonstrates many of the features associated with the vernacular expression of this style. Its regional generic architecture is representative of a period of growth that has left a readily identifiable character within the township. HERCON criterion D

These cultural values have been identified in the following group of houses 4, 10 and 13 Alexandra Street, and 10 Morrell Street, Mooroopna.

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 29 Northgate Street MOORoopNA
Address 29 Northgate Street MOORoopNA **Significance Level** Local
Place Type Cottage
Citation Date 2014



29 Northgate Street, Mooroopna

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

With the advent of the Ardmona cannery being built in Mooroopna in 1924, it was realised that extra housing would be needed for newly hired employees. Enterprising builders Young Bros. and Jack Kittle purchased a number of 'miners' cottages' from Bendigo and Eaglehawk that had become vacant as gold mining declined. These buildings were dismantled and sent by rail to Mooroopna where they were re-erected in various parts of the town. Most have been demolished for new housing, or for commercial premises, and 29 Northgate Street is believed to be such a cottage.

Description

Physical Description

A typical vernacular cottage clad with a variety of materials including corrugated metal and sheeting. Features such as the gable roof, the straight verandah and the central front door flanked on either side by windows are typical vernacular design responses for the period.

HERITAGE CITATION REPORT

Statement of Significance

What is Significant?

29 Northgate Street, Mooroopna is significant.

This includes the verandah and its largely symmetrical facade.

How is it Significant?

It is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic significance as it provides tangible physical evidence of the impact of the increasing prosperity and economic growth associated with the development of fruit production and associated industrial enterprises.

It is of historic significance as it demonstrates the practice of using recycled buildings to meet the demand for additional accommodation. This was a relatively common response to changing economic circumstances on the goldfields as well as in other areas, such as occurred at Mooroopna during the early 20th century. HERCON criterion A

It is of aesthetic significance for its typical vernacular design and use of common building materials. HERCON criterion D

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name Mooroopna Primary School
Address 16-18 O'Brien Street MOORoopNA **Significance Level** B
Place Type School - State (public)
Citation Date 2004



Mooroopna Primary School

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

In 1868, three years prior to the *Education Act 1872-73* only seven common and three private schools existed in the whole Goulburn region. Only one of these, a Presbyterian school at Murchison, was located within the boundaries of the present City of Greater Shepparton. Land selection, railways, irrigation, and later closer settlement caused a great land rush which coincided with the *Act* and by 1883, 128 new State schools had opened in the region.

The first formal education in Mooroopna was given by William Crimp, a selector, in 1873 in his hut, located a few kilometres west of the present school. In 1874 two acres (0.81 hectares) of land were given by W S Archer, where a small timber building was erected. Within two years, however, it proved unsatisfactory and a three classroom brick building with slate roof was constructed by John Mills.

Mooroopna State School No 1432 opened in 1877. An additional classroom, office and lobby were added in 1929, and in 1947 a timber building was relocated to the site from Wyuna South. The school underwent further enlargement throughout from the 1950s to the 1990s.

References

HERITAGE CITATION REPORT

Education Department of Victoria, *Vision and Realisation*. pp. 753-771.

L Burchell. *Victorian Schools*.

The Historical Society of Mooroopna Inc, *Mooroopna to 1988*.

Identified By

SOMA Design Partnership, June 2001

Relevant Historical Australian Themes

Thematic Environmental History

9.1 Primary and Secondary Education

DRAFT

Description

Physical Description

The 1877 wing is a single-storey bichrome brick building with a jerkinhead roof clad in slate. The distinctive roofline maintains a slate roofed bellcote and steel ridge ventilators. The jerkinhead gable ends have moulded timber bargeboards and boarded eaves, below which are three timber-framed windows. Elsewhere, there are regular groups and single window openings with segmental arched heads variously containing later brick infill or timber-framed double-hung sash windows. The original skillionroofed verandah remains on three sides of the building however the timber posts have generally been replaced with steel. To the east, a second wing comprises a single-storey red face brick building with a gable roof clad in slate. The roofline is penetrated by tall red brick chimneys and steel ridge ventilators.

The end elevations contain quadripartite bays of timber-framed double-hung multi-paned sash windows with rendered sills and rectangular fanlights. Elsewhere, there are single window openings with timberframed double-hung sash windows. The west elevation is screened by a skillion-roofed verandah which has been infilled with glazing. The 1929 addition is constructed at the north-east corner of the main building and continues the general construction of the original building.

The school grounds contain various other timber-framed and brick buildings of no significance and the property is fenced by a Cyclone wire fence with recent metal palisade fence flanking the main entrance.

The grounds contain a number of mature Pepper trees (*Schinus molle*).

HERITAGE CITATION REPORT

Physical Condition

GOOD

Intactness

FAIR

Occupancy

Ownership Ministry of Education

Australian Heritage Commission Criteria

Australian Heritage Commission

6.2 Establishing schools

6.5 Educating people in remote places

DRAFT

Statement of Significance

The 1877 wing of the Mooroopna State School is of local historical and aesthetic significance. Erected shortly after the establishment of the school, it demonstrates the rapid development of educational facilities in the region following the *Education Act 1872-73*, and mirroring the increase in the town's population. Aesthetically, it is a largely intact early example of a nineteenth century schoolhouse in the so called 'Horsham' type, characterised by its distinctive roofline.

The adjoining 1929 wing is of some historical and aesthetic significance. It provides evidence of the ongoing development of the school in the twentieth century. Aesthetically, the school is a representative example of its type, and contrasts markedly with the more ubiquitous weatherboard schoolrooms of comparable date throughout the municipality.

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees.
Fences & Outbuildings	Yes The 1877 school building and the 1929 wing are of significance.
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

Other Recommendations

. Retain original unpainted finish to brickwork of building and otherwise investigate original external paint colours. . It is desirable that bricked in window openings be opened up and timber verandah posts be reconstructed. . Preferably site any new structures in a manner which does not encroach on the setting of the heritage buildings and which does not compromise their view from the street

DRAFT

HERITAGE CITATION REPORT

Name Pepper Trees (Mooroopna Primary School)
Address 16-18 O'Brien Street MOORoopNA **Significance Level** B
Place Type Tree
Citation Date 2004



Pepper Trees

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The Pepper tree (*Schinus molle*) is native to South America, and was introduced for cultivation in Victoria in 1873 by St. Kilda nurseryman George Brunning. The specimens at the front of Mooroopna Primary School, Park Street, Mooroopna are estimated to be between 50-65 years old, with the tree at the rear approximately 80 years old.

References

Margaret Brookes and Richard Barley. *Plants Listed in Nursery Catalogues in Victoria 1855-1889*. p.283.

John Patrick, pers comm

Identified By

HERITAGE CITATION REPORT

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

NA

Description

Physical Description

The pair of Pepper trees (*Schinus molle*) flanking the Mooroopna Primary School gate are approximately 15 metres tall with a trunk of approximately 1.5 metres in diameter. A tree at the rear of the school has a trunk of approximately 3 metres diameter and has been considerably pruned.

Physical Condition

GOOD

Intactness

GOOD

Occupancy

Ownership

Ministry of Education

Australian Heritage Commission Criteria

Australian Heritage Commission

HERITAGE CITATION REPORT

1.4 Appreciating the natural wonders of Australia

Statement of Significance

The three Pepper trees (*Schinus molle*), Mooroopna Primary School, are of some scientific (botanical) and aesthetic interest. They are a moderately sized example of their species and form a prominent marker of the school entrance in the streetscape. One at the rear appears to be of a great age.

Recommendations 2004

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes The two Pepper trees (<i>Schinus molle</i>)
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

Other Recommendations

. The trees should be assessed on a 1 to 2 year basis by a qualified arborist.

DRAFT

HERITAGE CITATION REPORT

Name 20 Rumbalara Road MOORoopNA (Rumbalara)
Address 20 Rumbalara Road MOORoopNA **Significance Level** Local
Place Type Post-contact Site
Citation Date 2014



20 Rumbalara Road, Mooroopna (Rumbalara)

Recommended Heritage Protection VHR Yes HI Yes PS Yes

Architectural Style Postwar Period (1945-1965)

History and Historical Context

The contemporary history of Rumbalara began on the river flats between Shepparton and Mooroopna in the 1940s. In February 1939 The Flats became home to a large number of Aboriginal families who were involved in the 'Walk Off' from Cummeragunja Settlement near Barmah. The first ever mass strike of Aboriginal people, the Walk Off was due to many factors. From 1928 Aboriginal people were being thrown out of work due to new Workers' Compensation regulations and the Award wages which now had to be paid to Aborigines. Wages for labour had come to an end at the settlement in 1929, and there were restrictions on the ability of Aborigines to farm for themselves at the site. Children were being increasingly removed, and restrictive controls imposed upon the movement and activities of the people, both

HERITAGE CITATION REPORT

on the part of the Aborigines Protection Board and by a repressive manager who arrived in 1937. Rations were poor and treatment cruel. The prejudice and ignorance of the wider community, including those in local towns, was a constant. A productive and exemplary farm in its hey-day had turned into more of a concentration camp, Professor Heather Goodhall observed in her book on Aboriginal politics, *Invasion to Embassy: Land in Aboriginal Politics in NSW, 1770-1972*.

The walk-off was led by Jack Patten, with the help of William Cooper. Patten was an experienced Aboriginal activist then living in Sydney; born at Moama, he had attended Cummeragunja school as a child. Both Jack Patten and William Cooper were spokesmen for the dispersed Aboriginal communities of central Victoria and western New South Wales. Patten received a gaol sentence for encouraging Aboriginals to leave the reserve. The particular site at Mooroopna was chosen as Aboriginal people had had an extended traditional association with environments in close proximity to rivers such as the Kaiela (Goulburn). In addition, The Flats had been home to some Aboriginal families prior to the Walk Off.

By the early 1950s approximately 300 people were living on the river flats, moving to higher ground (Daish's Paddock, the then tip, now the Connection) when flood waters came. Eventually, after many consultations The Flats area was accepted as an unhealthy environment. However, nothing was done to improve the situation until 1957.

In 1958, the Aboriginal Welfare Board and the Housing Commission of Victoria erected ten prefabricated houses on five acres of Crown Land excised from a forestry area. On 11 April 1958 the housing project was officially opened by Chief Secretary Arthur Rylah. This was transitional housing; Rumbalara was not intended as permanent housing but as a stage in a plan to re-house Aboriginal families within the wider community. It represented the Housing Commission's first foray into the provision of Aboriginal housing, and was not a success.

The dwellings were constructed entirely of concrete and consisted of three small bedrooms, a small living area, no hot water or sewerage. Ten families were first housed at the site. In 1967 hot water and sewerage were installed and the houses were extended by the addition of a bathroom, lavatory and laundry constructed in brick.

Singer Archie Roach spent some of the first year of his life living with his family in one of the concrete houses at Rumbalara.

By 1969 most families had been re-housed, and with no further use Rumbalara closed and remained so for some five years.

In the early 1970s the Goulburn Murray Aboriginal Cooperative fought and opposed the selling of Rumbalara to a youth group. Through much persistence and pressure on both State and Federal Governments, Rumbalara was sold to the Cooperative for a nominal sum. The way was now clear to establish a place where Aboriginal people could meet for cultural and social activities as well as obtain education, information and support in areas of special need such as health, housing, welfare and culture.

HERITAGE CITATION REPORT

A medical clinic was established in 1981 to provide much-needed health services; this continues to provide community-controlled health services to the Aboriginal community. A wide range of other services have expanded and new programs have been established to meet the growing needs of the community.

Most of the concrete houses have been demolished, but two remain, one a house museum replicating living conditions of the time.

From:

http://indigenoustrights.net.au/people/pagination/jack_patten

<http://adb.anu.edu.au/biography/patten-john-thomas-jack-7980>

<https://waynera.files.wordpress.com/2010/10/cummerawalkoff-doc.pdf>

Heather Goodhall. 'The Cummeragunja Strike, 1939' in *Invasion to Embassy: Land in Aboriginal Politics in NSW, 1770-1972*, NSW, 1996, pp. 247-258

<https://www.rumbalara.org.au/our-history> accessed 1 May 2017

DRAFT

Oral recollection 1978 from Mrs Harrison, resident at Rumbalara:

When we came to Rumbalara after they took us off the river bank they put a supervisor over us, and he used to come around and tell us what to do. I said to him "Look we're not living in a compound." He said "Oh, you don't know what a compound is!" "Don't be funny," I said, "I was on a compound at Lake Tyers Mission before I came here." There was a group of us who stood up to him and I said to him "You can do what you like," I said, "I'm not going to be here tied down by you. You brought us up here to live like white people. Then give us our rights! We fought for freedom when we left the missions." And he said "Oh, I'm your supervisor." I said "You seem more like a manager to me." I said 'We came from freedom down on the river bank and we're not going to sit back and be told what to do-we're sick of that!' So he brought the police and people from the Welfare Board up. And I stood up to them. I said "You can keep your house, I'll go back to the river bank where there is more FREEDOM."

From: Transcript of tape of Aboriginal consultant, Mrs. Harrison, Shepparton, 1978, in Bill Menary, *Aborigines and Schooling: Essays in honour of Max Hart*, Adelaide, 1981, pp. 64-65

Leon Saunders, Community Support Officer at Rumbalara, tells of its history (17 June 2016):

The Cumeragunja Walk Off took place in 1939. This event has an important place in Aboriginal cultural history. It has

HERITAGE CITATION REPORT

been the topic of a recent opera, Pecan Summer, written by Deborah Cheetham, a Yorta Yorta woman. Cumeragunja Mission was the home for many Aboriginal families but the conditions were such that they walked off in protest and to look for a better place to live. Some went to Moama and Barmah but most went to the Flats/Kaiela at Mooroopna. There they built rudimentary structures near to the river. Employment was the main reason they moved to the Flats as they could pick fruit and work in the fruit industry. During the 1940s-50s flooding forced many to move to Daish's paddock which was near the local tip. As floods receded many would move back to the Flats.

In 1954 the Queen came by train to the Rodney Shire and visited Tatura. She then travelled by car to visit Shepparton. To do this she had to cross the causeway. When the Shire realised this they were concerned about the image of people living near the tip and on the Flats so they constructed a hessian fence along parts of the road to obscure the Aboriginal settlement. After this event the Victorian Housing Commission built 10 pre-fabricated concrete houses in 1958. Each shelter had three rooms. [Leon was 2 years old when he moved into one of these houses]. Prior to moving into these houses the Aboriginal culture that grew out of living on the Flats was one of sharing but the placement of 10 families in 10 houses was not conducive to the continuation or support of this open cultural life. If residents of the concrete houses paid their rent on time and were good tenants they were transferred to Housing Commission places in Shepparton and Mooroopna. This was essentially a form of assimilation. In 1969 the rest of the families that were living on the Flats were moved to Housing Commission places in Shepparton and Mooroopna.

Rumbalara community established the museum as part of this community area. In 1981 a Medical Service was established and in 2016 they employed 185 people of which 80% are Koories. There is a Justice Department at Rumbalara and members of the Dhurringile Prison Museum get to do community work at Rumbalara.

Description

Physical Description

The ten houses that were constructed in 1958 as part of the relocation of the settlement at Mooroopna Flats were built from concrete. They had concrete walls (external and internal), concrete floors and a shallow-pitched gable roof. The windows were paired, with one openable sash. These houses had 3 bedrooms and a living area but no hot water and they were not sewered. In 1967 hot water was added and they were connected to a sewer system.

Statement of Significance

What is Significant?

The three remaining concrete houses constructed in 1958 are significant.

How is it Significant?

The houses are of cultural heritage significance local Aboriginal people and to the Yorta Yorta Nation.

The houses are of significance to the State of Victoria and have local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

HERITAGE CITATION REPORT

Why is it significant?

The houses have historic significance as they are representative of cultural attitudes to the housing of Aboriginal communities during the post war period. HERCON criterion A

They are of social significance to local Aboriginal people, the Yorta Yorta Nation and to the wider community. They are now part of the Rumbalara complex. HERCON criterion G

They are of aesthetic significance for their rudimentary and utilitarian architecture. HERCON criterion E

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

Yes

Other Recommendations

The internal controls apply to the internal finishes and the layout.

DRAFT

HERITAGE CITATION REPORT

Name Mooroopna Rail Bridge MOORoopNA
Address Mooroopna-Shepparton section of the Goulburn Valley railway line MOORoopNA **Significance Level** Local
Place Type Railway Bridge/ Viaduct
Citation Date 2014



Mooroopna Rail Bridge, Mooroopna

Recommended Heritage Protection VHR No HI No PS Yes

DRAFT

History and Historical Context

The rail bridge over the Goulburn River at Mooroopna to the east of the railway station was built between early October 1940 and May 1941. It was opened on 26 May 1941, when a train bearing the Railways Commissioners, including Chairman NC Harris, crossed.[1] Unusually (such works usually going out to tender up to this time) it was constructed by the Ways and Works Department of the Victorian Railways.[2] The majority of the 40-50 workers were residents of the Shepparton and Mooroopna district, with a core of men permanently attached to the VR Ways and Works Department; foreman was AC Moodie.[3] The bridge was completed at a lower cost than the estimate of £22,000 due to finishing ahead of schedule.[4]

On 17 February 1940 the *Shepparton Advertiser* proudly offered a comprehensive report on construction:

The work commenced in October with the cleaning away of drift wood and the sinking of the coffer dam—a square shaped structure formed of stout iron plates which interlock with each other forming an area from which water can be pumped out and excavation work carried on.

The work of the excavations of the foundations is carried out with the aid of a steam crane and a bucket which is about 3 feet 6 inches [1.1m] in diameter and about 4 feet [1.2m] in length, the capacity of which is about 25 cwt. [1270 kg] when

HERITAGE CITATION REPORT

filled.

Men work within the coffer dam, excavating earth in a certain amount of water all the time, despite the fact that two 2-inch air pumps are used to remove the water that continually soaks under the sides of the coffer dam. The water removed when the pumps are running amounts to several hundred gallons per minute.

During the excavation work of the first pier 303.5 cubic yards [232 cubic meters] of earth were removed for the foundations of the first pier. The area enclosed by the coffer dams was prepared for the five foot [1.5m] thick foundations which were reinforced with No 14 steel rails. When this was completed a bevel of a further three feet [0.9m] was added.

The base of the pier is 22 x 16½ feet [6.7m x 5m] and tapers up to 12 feet x 4 feet [3.7m x 1.2m] and is about 45 feet [13.7m] in height-three feet [0.9m] higher than the old bridge. During the erection of the pier there were six lifts of 10 feet [3m] frame work constructed of steel. After the framework had been set up the concrete was then poured down a channel from a large concrete mixer on a temporary staging. The concrete then set about the framework of steel.

A six-to-one mixture for the concrete was used, this being made up of metal (1½ in. diameter) 1½ cub. ft; screenings (¾ in. diam.) 2½c ft.; sand 2 cub. feet and cement 1 bag. The finished pier and base weighs about 500 tons [508 tonnes], and took approximately 1270 bags of cement.

No. 2 pier which is also a concrete structure stands close to but not in the river and did not require a coffer dam in its construction. This pier has now been completed. Altogether 225.9 cub. yards [172.7 cubic m] of earth have been removed for the foundations.

Foundations for No. 4 (coffer dam) and No 5 are still being excavated and the workmen are now one foot [0.3m] and eight feet [2.4m] from the bottom respectively. No. 3 is now under construction and is expected to be completed within the next fortnight.

On top of these piers there are to be heavy girders spanning the space between them and on the top of these there will be decking of wood to take the railway sleepers and lines.

On each end of the bridge men are working widening the approach bank so that a railway line can be laid, as soon as the bridge is completed. A number of smaller wooden piers to support the railway lines will be built each side.[5]

A later article noted that the construction of the coffer dams had been made more difficult by the presence of large, well-preserved red gum logs buried in the bed of the stream; some of the steel sheeting when being driven by the pile drivers had cut through 'some of the largest logs encountered'. [6] The bridge was capable of taking the heaviest Victorian Railways engine at a speed of 50 miles per hour [80.5 kph], although initially for a short time speeds were restricted. One of the central spans was wider than the others to allow debris to pass through without catching on to the piers. All stone for the construction of the piers was supplied by Deane and Runge's quarry at Cosgrove. [7] The earlier timber bridge was removed in early to mid July 1941, the new bridge having been built beside the old.

That the bridge had been built at all in wartime-when pressures of reduced staff and vastly increased traffic resulting from the need to move men and munitions meant new works were not undertaken, and much routine maintenance was deferred-is doubtless due to prewar commitment to the undertaking, given the state of the 1879-80 bridge. The necessity for a new structure had been made clear in the extreme floods of April 1939, when the river had risen to over 35 feet [10.5m] at Shepparton, and whole trees, timber and other debris swept along by the floodwaters had banked against the wooden piers to a depth of 30 feet [9.1 m], moving the bridge six inches. [8] As in many previous floods (1887, 1899, 1906), the Victorian Railways had been forced to deploy a team of gangers night and day to redirect timber away from the wooden

HERITAGE CITATION REPORT

piers: twenty men had worked from the rail bridge, from a punt, and standing on the logs themselves 'like lumbermen', to clear the huge jam threatening the wooden piers.[9] The long spans of the new bridge were 'specifically designed to give the utmost freedom to the passage of flood waters and floating debris from upstream.'[10]

Despite wartime exigencies, the new bridge was described as 'a symbol of the optimism which prevails regarding the future of the Goulburn Valley and the southern Riverina.'[11] Such optimism was only realized a decade later, although the bridge had arrived in time for the increased traffic on the line which arose from the establishment in January 1942 of a huge USA, subsequently Australian, Air Force base at Tocumwal, the end of the rail line over the Murray River in NSW.

The previous timber bridge had dated from 1879, part of the construction of the long-anticipated and disputed extension of the railway system from Seymour to Shepparton to service the Goulburn Valley. The route had been a compromise between the interests of the farmers of the Shire of Moira east of the Goulburn, and those in the Rodney Shire on the west; it relieved Goulburn Valley farmers of the necessity to cart wheat long distances to the rail line at Avenel or Violet Town in the east, or to Rochester in the west. The line was opened on 13 January 1880, along with its branch line from Toolamba to Tatura, which serviced parts of the western Goulburn Valley. Successful tenderer for all works to Shepparton had been C and E Millar. Construction of the first bridge had been well in train in October 1879, when it was momentarily held up by floods, and it had been completed five days ahead of the opening, which was held on 13 January 1880.[12] The timber bridge had been 600 feet [183m] in length, and 9 feet [2.7m] wide.[13] It was described as having 11 openings of 30 feet [9.1m] and 18 openings of 15 feet [4.6m].[14]

Gary Vines' foundation study of the State's bridges for the National Trust (2011) compared road and rail bridges:

The principal characteristics of railway bridge construction which distinguish their designs from road or other types of bridges are the greater loads (both live and dead), flatter grade requirements, and alignments dictated by both gradients and minimum curve radii. As a consequence, railway bridges demanded different engineering solutions as compared to road bridges, the approach alignment was usually chosen to allow least earthworks and generous curves, thus dictating the location of the bridge. Loading demanded far more robust structures, and [in early bridges] resulted in distinctive designs of multi piled timber trestle bridges. Loadings also determined the greater dimensions of metal plate girders or trusses where these were used. ... Span lengths also tended to be shorter, with the railways developing standard 15 [4.6m] and 20 foot [6.1m] timber spans and 22 [6.7m] and 30 ft [9.1m] steel spans for most applications. Longer spans were only used where clearance across difficult crossings and/or fast flowing floodwaters was required. Flooding of the railway line could not be tolerated so taller structures and reinforcing of the piers against flood debris was necessary. The technology for these bridges and, indeed, many of the materials, were imported from England and were extensions of European technology.[15]

The flat Goulburn River floodplain on which the Mooroopna rail bridge is constructed was, apart from the likelihood of periodic inundation, very suitable for rail bridge construction: the grade was fortuitously level, and the trajectory of the rail line was able to be almost dead straight. Longer spans *were* needed to deal with floodwaters, the 1941 structure with its 45 feet [13.7m] piers was tall, and the piers, with their large bases, seem to have been heavily reinforced. The Mooroopna rail bridge embodies most of the characteristics of rail bridges as enunciated by Vines' study.

HERITAGE CITATION REPORT

Parallel with the construction of the original Mooroopna rail bridge in 1879-80, and also with its replacement in the early 1940s, had been the initial construction and later replacement of a rail bridge over the Broken River on the same section of the rail line between Mooroopna and Shepparton, to the east of the Mooroopna rail bridge. The replacement Broken River rail bridge of 1942 has itself been almost totally replaced between 2014 and 2016, some of the timbers finding their way to the Yarra Valley (tourist) railway.[16]

In April 2016, 300 sleepers on the Mooroopna rail bridge were replaced, along with around 300 metres of rail.[17]

[1] *Shepparton Advertiser*, 2 June 1941, p. 1

[2] *Shepparton Advertiser*, 17 February 1941, p. 1

[3] *Ibid.*

[4] *Shepparton Advertiser*, 2 June 1941, p. 1

[5] *Ibid.*

[6] *Ibid.*

[7] *Ibid.*

[8] *Age*, 18 April 1939, p. 8

[9] *Shepparton Advertiser*, 14 April 1939, p. 9

[10] *Victorian Railways News Letter*, July 1941, p. 2

[11] *Shepparton Advertiser*, 17 February 1941, p. 1

[12] *Mount Alexander Mail*, 117 October 1879, p. 2; *Riverine Herald*, 11 December 1879, p. 2

[13] *Ibid.*

[14] *Leader*, 10 January 1880, p. 4

[15] Gary Vines, *National Trust Study of Victoria's Rail and Masonry Bridges (Masonry, Metal and Concrete Rail Bridges and Masonry Road Bridges), Part 1*, National Trust of Australia (Victoria), 2011, p. 98

[16] Goulburn Valley Rail Club Inc, 14 November 2016.

[17] [https://corporate.vline.com.au/News-Alerts/Media-Releases/\\$600,000-works-package-for-Seymour-and-Shepparton](https://corporate.vline.com.au/News-Alerts/Media-Releases/$600,000-works-package-for-Seymour-and-Shepparton) accessed on 14 November 2016.

HERITAGE CITATION REPORT

Description

Physical Description

The bridge is located at: Crown Allotments CA2026, CA2024 and CA2057.

The Mooroopna rail bridge is a steel girder and concrete pier bridge, consisting of four central spans of 60 feet [18.3m], and on either bank, a number of spans of 21 feet [6.4m]. The five central piers are of concrete and around 45 feet [13.7m] in height, with three being located in the stream, and one on each of the approaches; the balance of the piers on the approaches are of timber.

Statement of Significance

What is Significant?

The Mooroopna Rail Bridge is significant.

How is it Significant?

The Mooroopna Rail Bridge is of local historic, technical and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic significance as it was constructed to assist with the transhipment of servicemen and goods during the war (1942). HERCON criterion A

It is of technical and historic significance as the biggest job done by Ways & Works Department of the Victorian Railways in the 1940s a time when there was little railway work undertaken. The technology for these bridges and, indeed, many of the materials, were imported from England and were extensions of European technology. HERCON criteria A & F

It is of aesthetic significance for its landmark presence. HERCON criterion D

Recommendations 2014

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

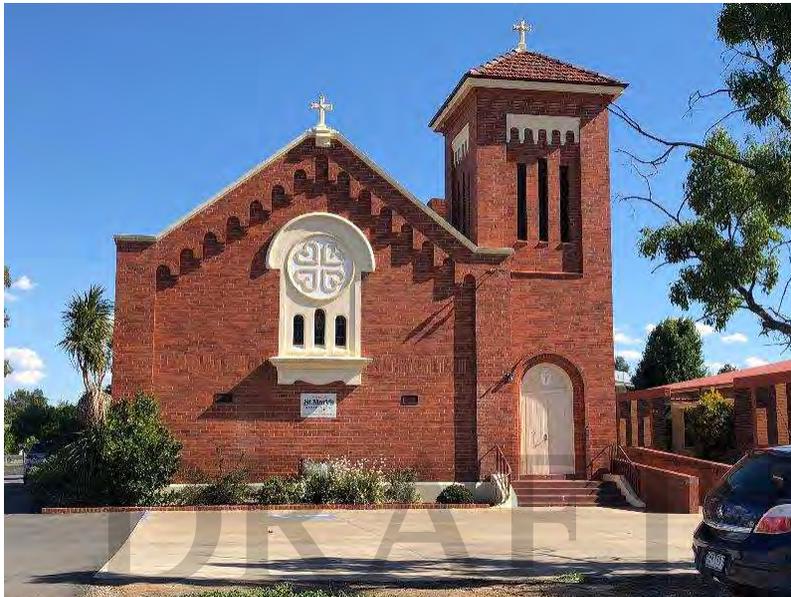
-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 2-26 Toolamba Road MOORoopNA (St Marys Church, Presbytery and School)
Address 2-26 Toolamba Road MOORoopNA **Significance Level** Local
Place Type Religious Precinct
Citation Date 2014



2-26 Toolamba Road, Mooroopna (St Marys Church, Presbytery and School)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940), Postwar Period (1945-1965)

History and Historical Context

(Much of the information on the development of the school has been taken from the school's website: see References below.)

St Mary's church/school and presbytery were built in 1936, and the earliest stages of the stand-alone school in the 1950s and in 1962.

Roman Catholic worship in the Mooroopna district began with services conducted in selectors' farmhouses by priests from the older settlements, particularly Nagambie. The Rev HT Bratbee celebrated Mass at Peter Costello's farm (south

HERITAGE CITATION REPORT

of Mooroopna on the Toolamba Road) in 1874, and the Rev N Bassetto at Patrick Wade's, West Mooroopna, in 1875. The Rev Bratbee chaired a meeting at Costello's in May 1874 for the purposes of determining a site for a new chapel, and £40 was subscribed. The chapel was finally built in Mill Street, Mooroopna, by Mr Cassidy of Undera, and dedicated on 6 May by the Right Rev Martin Crane OSA: named St Mary's, it was under the charge of Father P Kearns of Nagambie. A Catholic school opened in this chapel in October 1880, the teachers up to 1888 being Mr Wallace, Miss Morissey, Mr Donovan, Jack Barrett, Miss O'Neill, Miss Doyle, Miss Cummins and Miss McDonald. Father Kearns was succeeded by Father Carr, and later services were provided by Shepparton as head church.

On 29 October 1933 the parish of Mooroopna was created; it covered the Mooroopna, Kialla, Arcadia, Toolamba and Ardmona districts, with Father Hugh E Ryan installed on 25 February 1934 as parish priest. An energetic incumbent, within two years he had spearheaded the acquisition by the Diocese of Sandhurst of the prime 5 acre [2 ha] site at the south-west corner of the Tatura Road (Midland Highway) and the Toolamba Road, and had overseen the construction of a combined church and school and a presbytery.

The architect of the buildings was established and well-regarded Benalla Catholic architect Harold Lawrence Hanlon. Hanlon practised from the 1920s to the 1950s, and was often contracted by rural Catholic dioceses in northern Victoria and southern NSW to design renovations and extensions for churches and Catholic schools. The church/school was built by Albury builder Redvers Mould, and the presbytery by the large Geelong building company of JC Taylor and Sons, who at the time were working on the extensions and remodelling of the Mooroopna Hospital under the prestigious Melbourne architectural practice of A and K Henderson. Contemporaneously writing a 'back to' history of Mooroopna, DM McLennan described the striking Romanesque church and the Presbytery as 'distinctive and pleasing in appearance'.

The new church/school, costing £5560, was opened on Sunday 23 February 1936. The building, which seated 350, was 'filled to overflowing' for the 10 am blessing by the Bishop of Sandhurst, Dr John McCarthy; this was followed by a Missa Cantata, the Missa Duodecima composed at New Norcia WA by Spanish Benedictine Dom Stephen Moreno, 'impressively rendered' by the choir of St Brendan's, Shepparton. At the 3 pm service, with local dignitaries including local MLA John 'Black Jack' McEwan in attendance, Bishop McCarthy praised 'this imposing block of ecclesiastical buildings' and the devotion of Father Ryan and the parishioners in bringing the project to fruition. He exhorted those present: 'It will be the duty of Catholic parents to send their children to this school-St Mary's-every day possible, and to cooperate with the Nuns in getting the children to study their lessons and thus render themselves capable of their Merit Certificate by examination before reaching their fourteenth year.' He noted that the nuns were registered teachers with the Education Department, and that the school was set up in accordance with plans and specifications approved by the Education Department and the Victorian Board of Health.

A polished wooden altar had been donated by organist Miss Daisy Gill, although the white wooden altar from the old church was kept for many years and used on Holy Thursdays as the Altar of the Repose; a gold embossed tabernacle was the gift of the family of J. Moloney. The Stations of the Cross were brought from the old church. The memorial bell, donated by relatives of Thomas McCormack and his wife, was installed in the tower on 28 March 1936, when Bishop McCarthy was again visiting Mooroopna, to crown the winner of the 'Queen' competition which the parishioners were utilising, along with raffles, euchre parties and catering for the Trotting Club and various other functions, to raise funds to pay off the buildings. From the beginning Masses were said daily at the church.

HERITAGE CITATION REPORT

Combining of church and school into the one building had doubtless been due to financial constraints, and the extent of Hanlon's involvement in the somewhat innovative planning of the interior would be interesting to know. Partitions, which folded away out of sight into recesses built into side walls, created two school rooms and a small church section; the latter could be used without disturbing the school. Blackboards formed part of the partitions. Desks were designed with a top which dropped down and with a special compartment under the seat to accommodate school books. Each desk was provided with a kneeler and an interlocking base by which groups of desks could be held in straight lines. By folding back the partitions and dropping the desk tops, the whole building became a church. A fireplace was built in each school room to provide warmth for pupils in the winter. A verandah on one side served as a shelter for both parishioners and school children.

St Mary's Primary School had commenced at the beginning of 1936 in the old church in Mill Street, enduring difficult conditions there. Sister M Annina of the Convent of Mercy in Shepparton was the first Principal, assisted by Sister M Alban. It was not until Easter 1936 that the fifty pupils and the nuns were able to move in to the new building, not yet finished, with ceilings and partitioning incomplete, few facilities, and untouched grounds, although the garden of the presbytery had been pre-prepared by parishioners and was now becoming established. Gradually the grounds were cleared and football and basketball areas laid down. Numbers increased each year and graduates went to Shepparton for secondary schooling.

The influx of migrants post World War II changed the face of local Catholicism from that of a predominantly Irish Church to that in which Catholics with a European background played an increasing role. This saw the flourishing of a number of Catholic schools and church communities in general.

By 1962 the church/school was inadequate for the numbers attending and under Father Scott three classrooms were built, along with an office and a staff room. The church was no longer needed as a school. In 1970 two more classrooms were added. Under Father Duffy an open area complex and administration building was constructed in 1977; the next year one of the existing classrooms was converted into a library and was used as such until the new library was built under Father Quinn in 1986.

By 1978, repairs and renovations were badly needed in both presbytery and church. The presbytery was modernised and refurbished, and the verandah was enclosed. Stained glass windows were installed as a feature of the renovated church, and original beams were used to construct the new altar, lectern, tabernacle support, president's chair and baptismal font. The interior was carpeted, air-conditioning installed, and the altar was repositioned in the centre with seating arranged in a semi-circle. It remains in this configuration today.

Sister Annina remained at the school until transferred in 1944. As the town grew so did enrolments, and in the early 1950's Father Downey built a small additional room, named St Anne's, adjacent to the church. This was a multi-purpose room, used for infant classes, meetings and music lessons.

HERITAGE CITATION REPORT

By 1962 the church/school was inadequate for the numbers attending and Father Scott built three classrooms, an office and a staff room. The church was no longer needed as a school. In 1970 Father Scott added two more classrooms. Under Father Duffy an open area complex and administration building was constructed in 1977; the next year one of the existing classrooms was converted into a library and was used as such until the new library was built by Father Quinn in 1986.

School enrolments grew to a peak of 268 in 1978-79. St Mary's was wholly staffed by Mercy nuns until 1964. Lay teachers were increasingly employed until 1984, when the first lay principal was appointed and the Mercy nuns ceased to be involved with the school, the end of an era. The open area was converted into an open space for parish and school use, and assemblies and parish functions were held in this building. A sequence of new permanent and temporary buildings has followed, and St. Anne's, harking from the 1950s, has been demolished.

References:

<http://www3.smmooroopna.catholic.edu.au/about-us/history>, accessed on 23 August 2016. DM McLennan, *History of Mooroopna, Ardmona and District*, 1984 (facsimile of 1936 edition), Mooroopna, 1984. Sue Walker, *Mooroopna to 1988: an Account of Mooroopna and its immediate District*, Historical Society of Mooroopna Inc., Shepparton, 1989.

Advocate, 18 September 1880, p. 7; 27 February 1936, pp. 11-12.

Shepparton Advertiser, 25 February 1936, p. 2; 9 March 1936, p. 2; 30 March p. 3.

Description

Physical Description

The church is constructed from face brick and has a tiled roof. The design shares many of the characteristics of the Romanesque Revival. Features such as the asymmetry of the main facade with the main body of the church flanked by a campanile contribute to the expression of this style. Decorative features such as Lombardic arches, contrasting rendered elements and the restrained openings contribute to this fine exemplar of the period.

The classrooms have been altered but there is still evidence of the original architecture. The classrooms were essentially designed with opposing gable roofed buildings.

The Presbytery has been altered but its architecture is still readily appreciated. Like many houses from this period it demonstrates architectural features that were common during the Federation/Interwar period. This includes the opposing gable roofs, tiled roofs, gable vents, recessed porches with masonry half columns with paired timber posts and the rendered wall finishes.

HERITAGE CITATION REPORT

Statement of Significance

What is Significant?

St Mary's Church, Presbytery and School are significant.

How is it Significant?

The church complex is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

The church complex is of historic significance as it assists in demonstrating the impact and the role of the Catholic church in the development of the Mooroopna. HERCON A

It is of historic and social significance for its association with many community events. HERCON criteria A & G

The church is of aesthetic significance for its modernist Romanesque Revival architecture. The architecture is of a high standard. HERCON criterion E

The Presbytery and the School are of aesthetic significance for their representative architecture from the Federation/Interwar period. HERCON criterion E

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

Yes All mature trees

Fences & Outbuildings

Yes The presbytery and school are of significance.

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

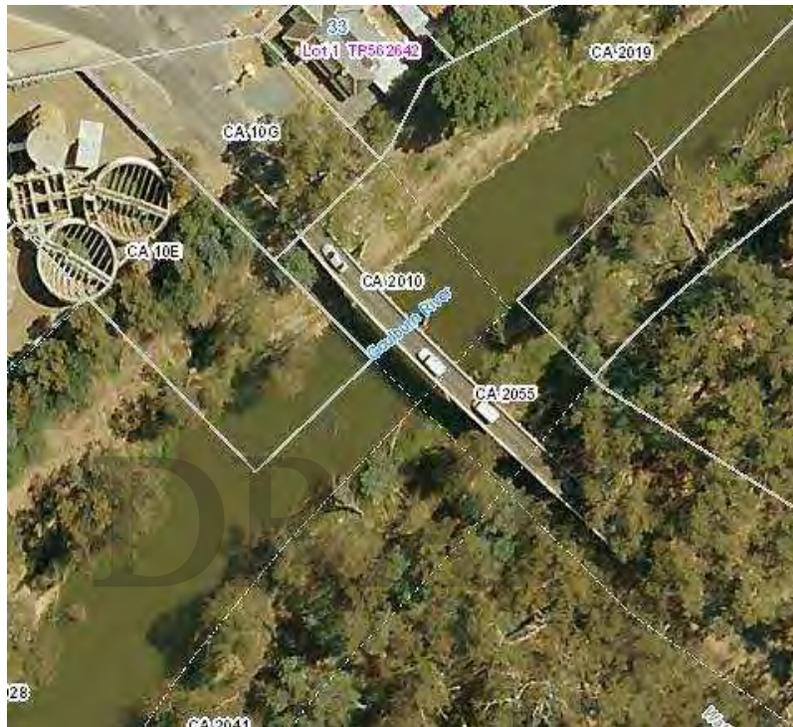
HERITAGE CITATION REPORT

Name Road over Goulburn River, Watt Road
MOORoopNA (Mooroopna-Kialla Bridge)

Address Road over Goulburn River, Watt Road MOORoopNA **Significance Level** Local

Place Type Road Bridge

Citation Date 2014



Road over Goulburn River, Watt Road, Mooroopna (Mooroopna-Kialla Bridge)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

The timber trestle bridge next to the old Mooroopna post office was built in 1877-8 under the supervision of Patrick Robertson, Clerk of Works. Timber from an earlier bridge across the Goulburn River near its junction with the Broken River (Tanner's Bridge) was used in its construction. The Mooroopna-Kialla Bridge originally had a central drawbridge that could be lifted to allow the passage of steamers to and from Echuca, which occurred spasmodically between 1875 and 1904. The drawbridge was replaced by a rigid centre section sometime later, and this replacement section was badly damaged in the 1974 floods and rebuilt. In 2012 some support pylons were reinforced with steel plating.

Statement of Significance

Road over Goulburn River, Watt Road MOORoopNA (Mooroopna-Kialla Bridge) 12-Apr-2019 08:34 AM
Hermes No 197614 Place Citation Report

HERITAGE CITATION REPORT

What is Significant?

The timber trestle bridge built in 1877-8 is significant.

This includes the evidence of the former drawbridge.

How is it Significant?

It is of local historic, aesthetic and technical cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic significance as an early surviving timber trestle bridge. It is a rare surviving example of this type of construction. HERCON criteria A & B

It is of technical significance for its construction techniques. HERCON criterion F

It is of aesthetic significance for its weathered timbers and rudimentary timber sections. It is a picturesque addition to the cultural landscapes associated with the history of the Goulburn River and the settlement of this area. HERCON criterion D

Recommendations 2014

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 5 Young Street MOOROOPNA (former Undera Hall)
Address 5 Young Street MOOROOPNA **Significance Level** Local
Place Type Hall Public
Citation Date 2014



5 Young Street, Mooroopna (former Undera Hall)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

The former hall was built during the initial stages of the 19th century development of the township at Undera. In common with most regional areas, as Undera became settled, the community sought to build a hall for their use and as a focus for social events.

It was relocated to Mooroopna, probably around 1930, Undera having built a new Memorial Hall in 1928, and this hall was no longer required.

Description

Physical Condition

HERITAGE CITATION REPORT

The former Undera Hall demonstrates most of the features associated with the design and construction of late 19th century halls in this region. They essentially constitute a building type - a rectangular hall with a front door often with windows on either side of the door; the side windows were generally high up on the walls. The roof would be ventilated. The halls often shared similar proportions, determined as much by the construction type (timber stud walls with a trussed roof) as by use. The design of the gable was determined by the lengths of the timber and the workability of the dimensions used, and this tended to predicate the width of the building. The length could vary as it is essentially a module that could be extended as needed.

The Undera Hall is one such model albeit that the facade has been modified to accommodate its adaptive re-use - the front door has been relocated to allow for the construction of large glazed windows for the shopfront.

Statement of Significance

What is Significant?

The former Undera Hall at 5 Young Street, Mooroopna is significant.

This includes all of the architectural features associated with its late 19th century vernacular architecture, such as the essential elements found in the simple rectangular form with gable roof, the timber weatherboard cladding, the corrugated metal roof and the ventilators. The large shop-front windows and central door contribute to an understanding of its adaptive re-use and are significant.

The canopied verandah is not significant.

How is it Significant?

The former hall is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The former hall is of historic and social significance as it provides tangible physical evidence of the type of hall (scale and construction) that was built during the initial stages of the 19th century development of the township at Undera. In common with most of the regional areas, as the locality became settled, the community at Undera sought to build a hall for their use and as a focus for social events. HERCON criteria A & G

It is of significance as it demonstrates how buildings that were no longer useful in one location were moved to other locations. This was relatively common during the 19th century and early 20th century in most rural and regional centres. The evidence of its adaptive reuse is important as it demonstrates the once common practice of recycling buildings with a minimum of change and expense. HERCON criterion A

The former hall is of aesthetic significance for its vernacular architecture which relies on a gable roofed rectangular design. The vents contribute to its character and were common on halls from this period. HERCON criterion D

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 15 Young Street MOORoopNA (former Canteen and Social Rooms)
Address 15 Young Street MOORoopNA **Significance Level** Local
Place Type Cannery
Citation Date 2014



15 Young Street, Mooroopna (former Canteen and Social Rooms)

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The Canteen was built c1970s as part of the continued development of the Ardmona Cannery.

Description

Physical Description

The former Cannery canteen illustrates many of the features that are associated with its period of construction. This period is characterised by simple forms with particular design features found in the proportion and placement of openings and their relationship to the horizontal wall planes. This includes the simple rectangular form with a low pitched gable roof and the full height windows. The entrance has a low pitched arched canopy. The use of non-standard brick sizes and the subtle quoining in matching bricks is of note.

HERITAGE CITATION REPORT

Statement of Significance

What is Significant?

The former Cannery canteen at 15 Young Street, Mooroopna is significant.

How is it Significant?

The former Cannery canteen is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The former Cannery canteen is of historic and social significance as the building was constructed during a period of growth for the cannery and Mooroopna in general. HERCON criteria A & G

The former Cannery canteen is of aesthetic significance for its architecture. The design illustrates many of the features that are associated with its period of construction. This period is characterised by simple forms with particular design features found in the proportion and placement of openings. This includes the simple rectangular form with a low pitched gable roof and the full height windows. The use of non-standard brick sizes and the subtle quoining in matching bricks is of note. HERCON criterion E

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name Former Mooroopna Post Office
Address 15 Young Street MOORoopna
Place Type Shop
Citation Date 2004

Significance Level B



SPC Ardmona Canteen

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The land for the former Mooroopna Post Office was acquired in 1918, after erosion of the river bank due to the 1916 flooding made it necessary to relocate the previous post office building and its services. The new post office and residence were opened in 1921, and Mr L A D O'Connor was the first postmaster.

The building also housed the manually operated telephone exchange until the automatic exchange was constructed in Echuca Road in 1973. The building now accommodates a canteen servicing the employees of the adjoining SPC Ardmona factory.

References

The Historical Society of Mooroopna Inc. *Mooroopna to 1988*, p. 153.

HERITAGE CITATION REPORT

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

15.1 Medium-sized Towns

16.0 Public Buildings

17.1 Floods

Description

DRAFT

Physical Description

The former Mooroopna Post Office, Camp Street, Mooroopna, is a single-storey red face brick inter-War building with hipped roof clad with Marseilles pattern terracotta tiles and timber batten lined boxed eaves. The symmetrical facade addresses the corner with a splayed entrance porch with flat roof which contains a wide central opening with a stripped Classical rendered surround, beyond which is a pair of half-glazed timber doors and non-original panel of glass bricks. Both principal facades contain a group of three timber-framed double-hung sash windows flanked by rusticated brick quoined pilasters.

Physical Condition

GOOD

Intactness

GOOD

Occupancy

Ownership SPC Ardmona

HERITAGE CITATION REPORT

Statement of Significance

The former Mooroopna Post Office, 15 Young Street, Mooroopna, is of local historical significance. Erected in 1921, the building demonstrates the ongoing provision of essential services to the town. The relocation of the postal service to the Camp Street site is also evidence of the impact of local flooding in the municipality in 1916. Aesthetically, it is a modest, yet good, example of an inter-War public building, with interesting stripped Classical detail.

Assessment Against Criteria

Australian Heritage Commission

3.6 Establishing lines and networks of communication

4.3 Developing institutions

Recommendations 2004

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Yes
No
No
No
Yes
Greater Shepparton Heritage Incorporated Plan
No

Other Recommendations

. Retain original unpainted finish to brickwork of building and otherwise investigate original external paint colours.

HERITAGE CITATION REPORT

Name 16 Young Street and 6 Doonan Street MOORoopNA
(Ardmona Cannery)

Address 16 Young Street MOORoopNA 6 Doonan Street **Significance Level** Local
MOORoopNA

Place Type Cannery

Citation Date 2014



16 Young Street and 6 Doonan Street, Mooroopna (Ardmona Cannery)

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Unless otherwise footnoted, information is from Ron Holland's comprehensive account of the history of the Ardmona Fruit Products Co-operative Company Limited and its Mooroopna cannery entitled 'A History of Ardmona Fruit Products Co-operative Company Limited 1921-2001'. Manuscript, courtesy Ron Holland, Mooroopna.

The establishment of the Ardmona cannery was the most important factor in the development of Mooroopna, the municipality's second town, and in the success of the district's prime industry, fruit-growing,

Orchards and vineyards, at first just the household plantings of selectors or the pet schemes of enthusiasts, had over time displaced grain-growing as a more productive land use in parts of the western Goulburn Valley-the 'irrigation colonies' of the Ardmona, Mooroopna, Toolamba, Lancaster, Merrigum and Kyabram areas-after the coming of irrigation from May 1886, and then with the more secure supply following the erection of the Goulburn Weir in 1891, and the construction of improved distributary channels. East of the Goulburn River, irrigation arrived at different localities between 1910 and 1926.

HERITAGE CITATION REPORT

With periodic gluts of fruit due to enthusiastic over-planting, and problems of handling and storage in transporting fruit to processors in the city, the need for local processing, whether it be dehydrating, pulping or canning, had been felt by local growers from the 1890s.

The first attempt was a small private cannery which was established in December 1897 near Toolamba by an entrepreneurial absentee investor-orchardist, JS Blacker Douglas, in partnership with well-known civil engineer and surveyor, JM Coane. Blacker's, with its Empress brand, opened to some fanfare on 11 January 1898; it was successful until it was sold in October 1918 at 'the expiry of the partnership'.^[1]

Also in 1898, Swallow and Ariell, already pulping fruit at their Port Melbourne factory, set up a small pulping and drying plant and cannery across the railway line to the north of the Mooroopna station. Founder Thomas Swallow, who had selected land east of Shepparton to grow wheat for flour for his Port Melbourne biscuit factory, had established Shepparton's second flour mill in 1876, and that year had built a substantial brick house, The Pines, then the largest and most prestigious dwelling in Shepparton. The growers of the Ardmona area, under their umbrella organisation, the Ardmona Fruitgrowers' Association, used Swallow's for pulping: most of the fruit at Swallow's was pulped or dried. However, by May 1915 Swallow and Ariell had closed the Mooroopna plant, due to the high rail freight costs and scarcity of labour.

In the season 1916-17, new orchards east of the Goulburn River came into production: the market was glutted, freight prices were prohibitive and the local press was running headlines such as 'Shepparton fruitgrowers: their pitiable position'.^[2] The agitation of local growers and others in fruit and berry growing areas resulted in Government support, a loan of £10,000 to the Shepparton group, and an amendment (22 October 1917) to the Fruit Act of 1915 allowing State loans for the construction or extension of 'fruit-works' and for the purchase of land and machinery.

Instrumental in achieving this, the Shepparton Irrigators' Association then initiated the erection of a cannery under a temporary board of Directors of their proposed cooperative company. Construction was undertaken by the state's Public Works Department. The inaugural meeting of the Shepparton Fruit Preserving Company (SPC) was held on 22 February 1918, processing having begun in the first week of February. The factory was officially opened on 1 March 1919, the first of any size in Australia outside the seaboard.

During the 1920-21 season, Ardmona growers and others to the west of the Goulburn River were faced with a glut of fruit and a lack of markets; SPC was taking fruit from its own shareholders. This led the Ardmona growers to set up their own cooperative company, the Ardmona Fruit Products Co-operative Company Ltd. Prominent Ardmona growers John Turnbull, Henry Pickworth, Victor McNab, James Dundas Simson, William Young and Edmund Lock were the first directors, and 10,000 shares were offered. The first meeting of the company was held on 8 July 1921 at Koola, the house of John Turnbull. Henry Pickworth was appointed Chairman and Victor McNab Secretary. Drying fruit rather than canning was the aim, partly due to the high cost of sugar. By September, with only £1,500 having been raised, Government assistance was sought, resulting in a loan of £11,000 in October.^[3]

In October 1921 the old Swallow and Ariell site across the line from the Mooroopna station was purchased for £3000. Extensive additions to allow the installation of an up to date dryer were necessary. Tenders were called in early September 1921, and the well-known Melbourne firm of Hansen and Yuncken gained the contact.

Ardmona Fruit Products' Co-operative Co Ltd commenced its operations on 4 February 1922. ^[4] The new dehydration plant was designed and installed by RG Booth, an Australian expert who had studied dehydration in Europe and the USA: cost was £16,000.

The company dried and pulped apricots, peaches, nectarines and prunes under the label 'Key Brand Dried Fruits', and also produced jam, including from figs. For a time in the mid 1920s chocolates were manufactured, using the dried fruits

HERITAGE CITATION REPORT

as centres.

Ardmona Fruit Producers' dehydrator was not able to cope with the volume of fruit produced in the Mooroopna-Ardmona area, necessitating the continued railing of fruit to Melbourne canners, who never guaranteed to take the whole excess. Some of the excess had to be railed to Sydney canneries, and at great expense.

Thus in December 1924 it was decided at the Annual General Meeting to put to a meeting of shareholders the advisability of 'proceeding with the cannery venture.' [5] On 2 June 1925 shareholders endorsed a proposal for a three-line cannery, to be financed by the sale of 40,000 shares. [6]

Fourteen acres of additional land were purchased from D McLennan and Frederick Little, and preparation of the site and rail siding was undertaken. Construction work began around 12 September. The scheme now had the support of the Chairman of the State Rivers and Water Supply Commission, the influential William Cattanach.

The factory was designed by the prominent Melbourne architectural firm of Twentyman and Askew, designers of many city factories: John Askew was supervisor of works. The contractors were Hansen and Yuncken, also a prominent Melbourne firm. The directors thought large: this was to be a prestigious project, and John Heine, principal of the company supplying the processing machinery, came down from Sydney to confer with the directors and meet pear-growers.

Built on the east of the dehydrator, the cannery had a floor space of 52,500 square feet. It consisted of two large buildings, the processing room and the store rooms. The former was 325ft by 10ft, with four bays, a 'cement concrete' floor with an ironite surface for waterproofing, and a saw-tooth roof. It contained 35 cutting tables (patented by RL Tombs, Melbourne), 5 canning tables, and three lines of syrupers, exhausters and cookers, two by John Heine and Sons, and a smaller American-style line for flexibility, along with seamers. The store room was 200ft by 100ft, with three walls of concrete and a fourth of galvanised iron to allow for the projected extension the next year, and the latest reinforced concrete ironite-covered floor. The erection of a Campbell 51 hp crude oil engine from the UK was supervised by an English representative of Ronaldson and Tippet. Construction and machinery cost £44,000, and the buildings featured up to date ventilation, lighting and drainage. Cans were to be supplied by the Shepparton cannery, the availability of six to seven million for the Mooroopna and Kyabram canneries having been agreed in September. Construction took a short seventeen weeks. [7]

A test run of the engine on 15 December 1925 and trial of the canning line on 23 December both proved satisfactory, and the cannery commenced operation on 28 December 1925, with 'modern methods for drainage, ventilation and lighting.' [8] The dehydration plant processed prunes.

The factory was formally opened by the Premier, Kyabram farmer John Allan, on 18 March 1926, in the presence of the Minister for Agriculture, Mr Cattanach and public servants, the output for the previous day having been 47,000 cans. It was also noted that 95% of the machinery was Australian-made.

A hostel to accommodate 80 girls (who prepared and cut the fruit for canning) was constructed north-west of the dehydrator, with walls and partitions of fibro-cement, twenty-one bedrooms, 'every convenience and ample plunge and shower baths', and a 70 ft by 30 ft dining room, run under the supervision of the YWCA. It was extended in 1926, and a number of times subsequently. [9]

The first season finished in the second week of May 1926. A total of 3,300,000 cans had been processed, from 300 tons of fruit, and 300 tons dehydrated. At the Annual General Meeting on 22 December 1926, a profit of £730 was announced. The company considered it had placed the Ardmona product on the London market, as it had been awarded a gold medal for a case of canned pears and a silver for peaches at the Imperial Fruit Exhibition. The company had advertised 'vigorously' during the year. [10]

HERITAGE CITATION REPORT

The cannery was extended in late 1926, with 8540 new shares being issued under Government guarantee to finance the additions and extensions. Works included: installation of two 'of the world's best and largest' processing lines of machinery to increase the output by approximately 83 per cent; erection of a new hostel to accommodate up to 180 girls 'to enable a greater number of visiting girl workers to be accommodated'; extension of the cannery warehouse by an addition on the south side of a building 75 ft. wide by 200 ft. in length 'to house the expected increased pack during the next few years'; a new railway siding along the warehouse south wall and a loopline on the existing siding running the length of the cannery; installation of more steam plant, and a new luncheon room for male employees.[11]

From the 1926-27 season's intake of 3700 tons, the cannery processed 4,800,000 cans of fruit, and treated 1050 tons in the pulping and dehydrating plants, 505 tons more than in the first year. A sixth canning line was added, the dehydrating plant improved, and the jam plant extended: jam manufacturing commenced (plums, figs, quinces, apricots and melons).

In mid-1927 the Company erected a concrete coolstore at a cost of approximately £20,000; it consisted of four large cork-insulated chambers, capable of storing 1000 tons or 58,000 cases. An Australian-made refrigeration plant and ice-making machine were installed, with a 65 ton compressor driven by a British crude oil engine of 162 horsepower; ice could now be used for cooling the rail trucks. The dehydrating plant was extensively altered, and the old building extended. The drying tunnels were completely rearranged for greater efficiency and cheaper working costs. The 'well-equipped jam-making department' was installed in the new section of the dehydrator buildings. Numerous other improvements included a 'granolithic floor in the drier.' Two tennis courts, a basket ball court and a reception hall were added.

Capital outlay to the start of January 1928 had been £112,000. Seventy thousand shares had been allotted in total. There were 135 shareholders, 65 of whom were growers (20 of these were returned soldiers), with the balance held by local residents and tradespeople. All payments on government loans had been met when due.

By 1929-30 the cannery was processing 6,500 tons of fruit, and 9,665 tons of fresh fruit was despatched.

The advent of the cannery gave a great impetus to the township of Mooroopna, and many houses were erected to house staff and local employees.[12]

In 1934, the cannery celebrated the production of its one millionth case of canned fruit. The three local cooperative canneries were processing approximately 70% of the States' output.

In 1935 £8,000 was spent adding more than 16,000 square feet to the main cannery building, improving lighting, and adding some more modern machinery; Erskine Bros, brickmakers of Shepparton, were advertising in February 1936 that they had provided the bricks.[13]

The cannery again received international recognition in 1936, achieving seven gold medals at the Imperial Fruit Exhibition.

From at least 1936, and for a few years, the cannery management, under the efficient HJ Williams, cooperated with the CSIR (forerunner of the CSIRO) in the running of a laboratory onsite, researching an anticipated pest, the Oriental peach moth.

Between October 1937 and January 1938, two new cooking plants, each weighing 16 tons, 'constructed entirely of Australian material, chiefly steel' by DW Bingham and Co Pty Ltd of South Melbourne, were installed, each capable of treating 4800 30-ounce cans per hour. In January 1938, eight further 'American Pear-peeling machines' were added to the previous eight, in expectation of a very heavy pear crop.

HERITAGE CITATION REPORT

On 15 January 1938 the cannery set a new record for itself, processing 8500 cases of fruit into 2,270,218 cans in a day, 300,000 cans more than the previous record.[14]

The cannery had been extended to deal with the new machinery,[15] and in October 1938 new cool stores were added.[16] During this period the cannery had also been producing canned meats and vegetables, and tomato soup.[17]

With the advent of war, the hostel was taken over by the Army's Southern Command cooking school in late 1940, and employees needing accommodation were billeted with townspeople.[18] Due to the wartime shortage of pickers in the 1942-43 season, 55 girls from the cannery were sent out to pick pears to provide fruit enough fruit for processing. During 1943, the plant was run to its maximum capacity, assisting the government authorities and the Defence Services in their war efforts.[19] In January 1944 the cannery was appealing to those 'desirous of helping to process the victory crop of fruit and vegetables' to 'enrol to work at the cannery during the current season': canned foods were 'one of our chief munitions of war'.[20]

British Australian Tobacco Co. signed an agreement with Ardmona Fruit Products Co. in early April 1946 to utilise the cannery during the eight 'off' months: most work would be done by hand.[21] This arrangement lasted until January 1952.[22]

In 1949 'far reaching' factory extensions were carried out 'to cope with the steady expansion of Mooroopna's principal industry'.[23] The floor space of the factory was extended out to the Young Street boundary and all along the private railway siding owned by McLennan and Coy. Pty. Ltd. down to the station and Victorian Railways property; this floor space was to be used for both factory and warehouse. The factory floor space was to accommodate 14 new American pear machines, which were set up by Austral Otis Limited of Melbourne, with the existing machines removed. The contractors were EA Watts; supply of materials was difficult, due to post-war shortages.[24]

The additional pear machines necessitated the employment of additional female labour, and a new group of hostel buildings was constructed-'bedrooms sufficient to accommodate 88 girls and the necessary bathrooms, etc'[25]-in Station Street, north of the then existing hostel buildings.

'The company's building' (presumably the former Company office), 'use of which had been granted to the Cannery Social Club' and which formerly faced on to Young Street, was taken apart and re-erected in Station Street, its former concrete floor replaced by timber.

It was also necessary to erect a new boiler, due to the SEC being unable to continue supplying briquettes.

From 1955, following the election of John ('Jack') Dundas Simson as Chairman of Directors, a 'continued and far-sighted program of expansion' took place, including in 1955 the addition of new cool stores, a new warehouse, and two new pressure cooking lines 'complete with the latest vacuum syringers and high speed closures'.

A new office complex was built in Archer Street to replace the old building in McKenzie Street which had been used for 20 years, and this led to the closure of McKenzie Street, which had run from Station Street to Young Street; the peach and apricot grading areas now incorporated the former street.[26] A new can making plant opened in 1959.[27]

The 1960s was a decade of continued growth and prosperity, and a new canteen/social hall was built for employees on the east side of Young Street.

The 1970s were challenging, although Ardmona was a market leader in developing tomato and fruit packaging products during that decade.

In 1971 the women's hostel and some of the cool stores built in the 1920s were demolished, replaced by increased

HERITAGE CITATION REPORT

storage facility and the construction of a new juice and paste plant. The year 1974, like 1956, brought floods, causing damage to cannery buildings and stock, and the loss to growers of many peach trees.

In 1984 the peach and apricot handling areas were rebuilt after removal of the old roof, and the area modernised. In 1989 the pear processing area was revamped; again an old roof was removed and a new raised roof erected.

In 1985 the highly volatile environment of international trading led to a trading loss of more than \$6 million: the year also saw the installation of the first facility to successfully pack fruit in long-life plastic tubs, which replaced the problematical aluminium cups of 1982.

In 1986 the 84,000 tonnes of fruit processed was the largest by any fruit processor. With 47% of the deciduous fruit market, Ardmona became the leading marketer of canned fruit in Australia. A record operating surplus contrasted with the \$8.3 million interest bill, 'far and away the single biggest handicap to the company's fortunes.'[28].

In 1989 the entire pear processing area was revamped, the old roof removed and a new raised roof erected along with a new inspection and filling station on each of the twelve lines.

In 1992 a large section of the original roofline was replaced above the peach and cocktail areas.

In 2002 SPC and Ardmona Fruit Products amalgamated, forming SPC Ardmona, and in 2005 Coca-Cola Amatil acquired the company.

Production at the Mooroopna cannery ceased in 2011. Some warehousing was conducted on the site until its sale in 2016 to local company Geoffrey Thomson Holdings, one of Australia's largest fresh pear and apple packers and sellers.

[1] *Argus*, 19 October 1918, p. 7

[2] *Shepparton Advertiser*, 8 January 1917, p. 3

[3] *Age*, 22 September 1921, p. 8

[4] *Shepparton Advertiser*, 9 January 1922, p. 6

[5] *Shepparton Advertiser*, 22 December 1924, p. 2

[6] *Shepparton Advertiser*, 24 June 1925, p. 8

[7] *Shepparton Advertiser*, 17 December 1925 p. 5

[8] *Ibid.*

[9] *Ibid.*

[10] *Shepparton Advertiser*, Thursday 16 December 1926, p. 7

[11] *Shepparton Advertiser*, 9 Aug 1926 p. 7

[12] Sue Walker, *Mooroopna to 1988: an Account of Mooroopna and its immediate District*, Historical Society of Mooroopna Inc, Shepparton, 1989, p. 102

HERITAGE CITATION REPORT

[13] *Shepparton Advertiser*, 22 February 1936, p. 8

[14] *Shepparton Advertiser*, 16 February 1938 p. 2

[15] *Goulburn Valley Stock and Property Journal*, 12 October 1938, p. 35

[16] *Shepparton Advertiser*, 12 October 1938, p. 35

[17] *Goulburn Valley Stock and Property Journal*, op. cit.

[18] *Shepparton Advertiser*, 27 January 1941, p. 4

[19] <https://www.spc.com.au/healthy-brands/ardmona/our-brand-story> accessed on 20 March 2017

[20] *Wodonga and Towong Sentinel*, 28 January 1944, p. 3

[21] *Shepparton Advertiser*, 5 April 1946, p. 1

[22] *Shepparton Advertiser*, 15 January 1952, p. 10

[23] *Shepparton Advertiser*, 19 July 1949, p. 5

[24] Ibid.

[25] Ibid.

[26] Ibid.

[27] Ibid.

[28] Ron Holland, 'A History of Ardmoma Fruit Products Co-operative Company Limited 1921-2001', manuscript, p. 25

Description

Physical Condition

The factory is a large manufacturing plant. The buildings are representative of a number of periods of development. The cool stores are of note for their design; the remaining post war buildings are of note despite being much altered.

Statement of Significance

What is Significant?

The Ardmoma Cannery and this includes all the structures that are representative of the key historic periods.

How is it Significant?

The Ardmoma Cannery is of local historic, social, aesthetic and technical cultural heritage significance to the City of

HERITAGE CITATION REPORT

Greater Shepparton.

Why is it Significant?

The Ardmona Cannery is of historic significance as it is the primary factor in the development of Mooroopna and the success of the district's prime industry, fruit growing.

It is of historic significance as producing one of the earliest Australian-manufactured products that gained international recognition. It was awarded seven gold medals at the Imperial Fruit Exhibition in 1936.

It is of historic significance for its early scientific association with the CSIR (CSIRO) with the running of an onsite laboratory. HERCON criterion A

Sections of the Ardmona Cannery are of aesthetic and architectural significance for their association with Twentyman and Askew, designers of many city factories. HERCON criterion D

The Ardmona Cannery is of historic and technical significance for its early 20th century adoption and extensive use of Australian-made plant and machinery. HERCON criteria A & F

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

The internal controls only apply to the cork-lined coolrooms.

HERITAGE CITATION REPORT

Name Mooroopna Railway Station
Address 70 Young Street MOORoopna **Significance Level** B
Place Type Station Building
Citation Date 2004



Mooroopna Railway Station

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Construction of the Goulburn Valley Railway was authorised in August 1878 and the Mangalore to Shepparton line was opened on 13 January 1880. The new means of transport encouraged rapid growth in the region, and the associated development of railway facilities. Contract books state that the erection of the original passenger station at Mooroopna was awarded to William Davies on 4 March 1881 and cost £599 (Contract No. 1841, nd). A goods shed and gatekeeper's cottage were erected at the station in 1882 by the contractor John N Dainton for a cost of £202-17. The original station building was replaced in the early twentieth century, possibly c. 1913. The ancillary structures have all been removed.

References

Andrew Ward and Donnelly, A. *Victoria's Railway Stations: An Architectural Survey*.

The Historical Society of Mooroopna Inc, *Mooroopna to 1988*.

HERITAGE CITATION REPORT

Mr Robert Whitehead, pers comm.

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

6.3 Railways

Australian Heritage Commission

DRAFT

3.6 Establishing lines and networks of communication

3.7 Moving goods and people

Description

Physical Description

The former Mooroopna Railway Station building is a small single-storey weatherboard building on an Lshaped plan with double transverse gable roof clad with corrugated galvanised steel. The roofline is penetrated by a plain red face brick chimney and the gable ends contain small rectangular louvered vents.

The facade and portion of the rear elevation are screened by skillion-roofed verandahs supported by timber posts and finished with timber lining-boards to the ends. The facade is divided into two bays by an open walkway the full width of the building and each section contains a single door opening with nonoriginal door. The eastern door is flanked by a window opening which has been sheeted over and which presumably contains a timber-framed double-hung sash window.

Physical Condition

FAIR

HERITAGE CITATION REPORT

Intactness

GOOD

Statement of Significance

The Mooroopna Railway Station is of local historic and aesthetic significance. Constructed in 1913, the station building demonstrates the importance of rail transport to the surrounding primary and secondary industries of Mooroopna. Aesthetically, the building is a good and largely intact example of a small regional Edwardian station.

Recommendations 2004

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

Yes The Pepper trees (*Schinus molle*)

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. The presentation and understanding of the station building would be greatly enhanced by repainting in appropriate heritage colours and reconstruction / uncovering of the original doors and windows

HERITAGE CITATION REPORT

Name Mooroopna North Primary School
Address 835 Ardmona Road MOORoopNA NORTH **Significance Level** B
Place Type School - State (public)
Citation Date 2004



Mooroopna North State Primary School

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

A schoolhouse was constructed by local selectors on Crown Allotment 67A in 1875, and James Hunter opened the school on 12 July of that year. The original schoolhouse was subsequently enlarged and a four-roomed residence constructed in 1877, as enrolments had risen from 44 to 55. This building serviced the school until the turn of the century when a new schoolhouse was constructed adjacent to the old building which was then sold for removal. In August 1937, three acres (1.21 hectares) of land adjacent to the school was granted for the purpose of establishing an endowment plantation. This was later cleared in 1975.

References

The Historical Society of Mooroopna Inc. *Mooroopna to 1988*.

HERITAGE CITATION REPORT

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

9.1 Primary and Secondary Education

Description

Physical Description

The Mooroopna North Primary School comprises a single-storey weatherboard building on a rectangular plan with steeply pitched gable roof clad in corrugated galvanised steel. The roofline contains a prominent brick (overpainted) chimney with corbelled cap and the bracketed gable ends contain louvered vents and timber finials. Below the main gable is a small timber-framed four-light window with corrugated galvanised steel awning. A small gabled porch, with side entrance and single timber-framed double-hung sash window projects from the asymmetrical facade and is flanked by a pair of timberframed, double-hung sash windows. The front and side elevations are screened by a skillion-roofed verandah supported by stop-chamfered timber posts with curved brackets. The roof has recently been reclad and contains skylights and there are some sheets of corrugated fibreglass to the verandah roof. The verandah along the west elevation has a recent timber deck. A recent prefabricated shed with a steelframed verandah abuts the west elevation of the school building.

Adjacent to the school building is a recently constructed and similarly detailed weatherboard toilet block.

The school grounds also contain modern portable classrooms and sheds of no significance and the road frontage is fenced with a concrete post and wire fence.

Physical Condition

GOOD

Intactness

GOOD

Australian Heritage Commission Criteria

HERITAGE CITATION REPORT

Australian Heritage Commission

6.2 Establishing schools

6.5 Educating people in remote places

Statement of Significance

The Mooroopna North Primary School, 835 Ardmona Road, Mooroopna North is of local historic and aesthetic significance. Associated with the earliest development of the area, the site has contained a schoolhouse for over 125 years. The present building demonstrates the demands on the school due to the growth in population around the turn of the century. Aesthetically, it is a largely intact and picturesque example of an Edwardian weatherboard schoolhouse, of which there are few known examples in the municipality.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

Yes The 1875 school building is of significance.

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. The later structures on the site can be retained, altered or demolished as required. . Preferably site new buildings behind or away from the school building so as not to intrude on the view of the building from the street.

HERITAGE CITATION REPORT

Name 605 Hooper Road MOORoopNA NORTH WEST
Address 605 Hooper Road MOORoopNA NORTH WEST **Significance Level** Local
Place Type Homestead Complex
Citation Date 2014

Recommended Heritage Protection VHR No HI No PS Yes

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

History and Historical Context

Mooroopna North selector Nicholas Delaney received freehold of the 199 acres [80.45 ha] of Allotment 65, Parish of Mooroopna West, County of Rodney, on 30 April 1888.[1] On 17 June 1899 it passed to John William Hooper.[2]

William John Hooper farmed the property until his death in October 1943, Sarah Hayes Hooper becoming the proprietor of the property on 5 April 1946.[3] The latter retained the property until her death in May 1960, and on 19 May 1961, the allotment passed out of the hands of the well-known Hooper family of North Mooroopna to Agnes Waldren Nelson of Ardmona, and subsequently to a succession of owners.[4]

This archetypal example of a Californian bungalow dates to the occupation of the property by members of the Hooper family.

[1] Title: Vol 2058 Fol 419.

[2] Ibid.

[3] Ibid.

[4] Ibid.

Description

Physical Condition

Physical Description

The bungalow demonstrates many of the features associated with this style and period. The significant features associated with this style include; contrasting terracotta-tiled gable roofs, the shingled gable fronts and timber weatherboard cladding, the multi-paned windows (and window hoods) and the deeply recessed brick porch with the paired half

HERITAGE CITATION REPORT

columns. The result is a striking regional example of this style. The integrity and intactness is of note.

Statement of Significance

What is Significant?

The California Bungalow at 605 Hooper Road, Mooroopna North West is significant.

This includes the architectural features associated with this style items such as the multi-gabled and terracotta-tiled roof, deeply recessed porch with paired half columns, multi-paned windows, contrasting external finishes, timber shingles to the gable, and weatherboard cladding.

The timber stable building is significant. This includes the weatherboard cladding and corrugated metal roof, minimal glazed openings, and the upper loft area.

How is it Significant?

The Californian Bungalow at 605 Hooper Road Mooroopna North is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

The stable building is of local historic, aesthetic and technical cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The Californian Bungalow is of historic significance as it provides tangible physical evidence of the character of rural and regional development during the Interwar period. The scale and the relative degree of sophistication of the design of the building contributes to an understanding of the extent of economic growth and increasing prosperity associated with the successful development of irrigation and farming practices.

It is of historic significance for its association with the selector John Hooper and his family. HERCON criterion A

It is of aesthetic significance for its Californian Bungalow architecture. This style was popularised throughout the region but few have the sophistication and scale of this building. Stylistic features include the multi-gabled and terracotta-tiled roof, paired half columns, multi-paned windows, deep front porch area and contrasting external finishes. HERCON criterion E

The stable building is of historic significance for its association with early farming practices where horses were integral to the successful management of any farm. HERCON criterion A

It is of aesthetic significance for its pragmatic design which is predicated on creating the right conditions for stabling horses. It is constructed from typical materials for the period and region. HERCON criterion D

It is of technical significance for its design. Stables were designed to provide healthy and restful conditions for horses. It was important to ensure that horses were stabled in well ventilated structures, with low light (for restful conditions), minimal draughts, and organised for ease of feeding with minimal labour and for the sanitary removal of waste materials such as dung and urine. Many of these considerations can be identified within this design - minimal glazed openings to reduce light and provide ventilation without draught, an upper loft for the storing of feed, and sufficient space for stalls. HERCON criterion F

HERITAGE CITATION REPORT

The size and scale of the stable combined with its integrity make it a rare structure within the municipality. HERCON criterion B

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	Yes The stable building contributes to the cultural heritage significance.
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 230 Manley Road MOORoopNA NORTH WEST
(Kelso Park - Ryans Log Building)
Address 230 Manley Road MOORoopNA NORTH WEST **Significance Level** Local
Place Type Homestead Complex
Citation Date 2014



230 Manley Road, Mooroopna North West (Kelso Park - Ryans Log Building)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)
Vernacular

History and Historical Context

The log building was originally constructed during the selection period of the 1870s on the 90 ha [220 acre] property of C Ryan (Allotment 94, Parish of Mooroopna), which adjoined the 131 ha [320 acre] block of Robert Starritt. Starritt family lore has it that a Miss Ryan, who lived in the log building at one time prior to its removal by Robert Starritt, was an aunt of Ned Kelly, and the bushranger had once spent a night there.

Starritt had earlier selected at Gunbower near Kow Swamp, in 1873. Seemingly disheartened by the difficulties of farming in the dry seasons of the late 1870s, and encouraged by the likely arrival of irrigation in the Goulburn Valley, Starritt looked to the Ardmona-Mooroopna West area. In 1881, having walked from Gunbower to Mooroopna, he purchased the 131 ha [320 acre] property originally selected by John Connelly (Allotment 54, Parish of Mooroopna) from the third owner, Michael Gaffy.

In 1889 Starritt purchased the log building from Ryan's farm (behind Starritt's) and relocated it for use as a dairy. The

HERITAGE CITATION REPORT

timbers were numbered for reconstruction. The building dates from the early selection period, the 1870s.

This building is associated with a significant local family, the Starritts, who in 1914 established the renowned Border Leicester stud known as Kelso Park. This stud is recognised as the 'parent stud' of the breed in Australia. In 1956 George (1881-1971) was awarded an Order of the British Empire for services to primary industry in Australia. *Pastoral Review* described him as 'the chief architect of the Australian Border Leicester'.

His son George (1915-2005), known as Ray, was also awarded an OBE (1977), and an Order of Australia Medal in 1987, both for services to the livestock industry. He had by then served as both State and Federal President of the Australian Society of Breeders of British Sheep, and had judged sheep and cattle at every Royal Show in Australia, and in South Africa and Britain.

The family tradition was carried on by Ray's son Bruce until May 2014, when, after a century of operation, the family stud was dispersed.

References

Starritt, Jean, 'A Starritt Family History,' Tatura, 1982.

McQualter, Jim and Brady, Elsie, *Rodney Recollections 1886-1986*, Shire of Rodney, Tatura, 1986

Shepparton News, Country News section, 5 April 2010, p.4, 'Ardmona farm's proud history'

<http://www.kelsopark.com.au/html/history.htm>

<http://www.weeklytimesnow.com.au/business/sheep/border-leicester-sale-of-the-century/story-fnker8up-1226899876101>

<http://www.sheepshow.com.au/sheep-show-articles/2006/2/16/sheep-breeder-and-a-welltuned-sportsman/>

Description

Physical Description

A small square building of log cabin construction with a steep pyramidal roof of galvanised corrugated iron over the original shingles. The construction method is typical for log construction. However, the steeply pitched pyramidal roof is at least an unusual if not a unique feature of the Goulburn Valley group of log buildings.

The roof structure tended to reflect the building type. This is a general observation and there are always exceptions. However, taking that into account, outbuildings such as stables and barns tended to have a gable roof, while residential buildings had a hipped roof. There are a number of practical reasons for this. A gable roof could provide more ceiling space. Its construction is less complex and space can be created through different roofing truss arrangements. For instance, the roof space could become a usable area for storage or similar.

A hipped roof was also seen as a more appropriate roof for houses; this was largely because a gable was more readily associated with industrial-type buildings. This was not always the practice however, as for the novice builder the gable was easier to construct than a hip, and a gable roof was easier to clad with bark sheets than a hip.

HERITAGE CITATION REPORT

The construction of a pyramidal roof will create an amount of ceiling space, and this has a cooling effect, and there is plenty of scope for insulation using vegetative materials (straw, seaweed, etc.) and, in some instances a mixture of mud and straw (a type of cob), or charcoal. Another advantage of a pyramidal roof structure is that if the roof is unbroken and falls to create a verandah, the result is a very low eave line, and this prevents the sun from reaching the walls. Variations of this were commonly used for coolrooms or dairies.

There are a number of early buildings in the Riverina that follow these principles.

Log construction was relatively common in the Goulburn Valley. It was used by many of the selectors. This form of construction was really a response to the conditions set out in the Selection Acts.

The 'improvements' conditions were various but the fundamental actions that were required included clearing the land, building a house and outbuildings, and constructing fencing and dams. There was little money to buy manufactured building materials so the cleared timber was used for housing, shedding and fencing. The best timber in this area was grey box (*E. Microcarpa*). These logs were not fissile and would not split, and this meant that log cabin construction was the most ideal use for them. This was also reflected in the type of fencing which was often chock and log.

The construction is solid and without a frame. Each log is held in place at the corner by being positioned at right angles to that beneath it in a U-shaped notch cut into the upper surface of that underneath log. Remnants of the chinking between the logs (earth, straw, etc) remain, though some of the interstices have been sealed with small pieces of timber.

The brick floor dates to the relocation of the building around 1889-90 as may the brick chimney and the unusual encompassing roof with its wide eaves.

Statement of Significance

What is Significant?

The log building at Kelso Park is significant.

How is it Significant?

It is of local historic, technical and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic significance as one of the few surviving Land Selection era log buildings that can be found in the Goulburn Valley region. These buildings were the first response to the requirements set out in the Land Selection Acts. HERCON criterion A

It is a rare if not unique example of log construction with a pyramid roof. This type of log construction was not unique to Australia but its adoption was not universal. The Goulburn Valley appears to have had the highest density of this type of

HERITAGE CITATION REPORT

19th century construction in Victoria if not Australia. HERCON Criteria B & F

The design of this structure demonstrates a number of technical attributes including the steeply pitched pyramidal roof, the minimal openings and the steeply sloping verandah. This design demonstrates a number of features that are associated with 18th and 19th century colonial coolroom technologies. HERCON criterion F

It is of historic significance for its association with Starrit family who were leaders in animal husbandry and in particular in the breeding of the Australian Border Leicester. HERCON criterion A

It is of aesthetic significance for its vernacular construction and design. It is a highly crafted exemplar of this type. HERCON criterion E

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

No

Fences & Outbuildings

Yes The log building is of significance.

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 1040 Tatura-Undera Road, MOOROOPNA NORTH WEST
Address 1040 Tatura-Undera Road MOOROOPNA NORTH WEST **Significance Level** State
Place Type Hut/Shack
Citation Date 2004



South facade - showing skillion verandah

Recommended Heritage Protection **VHR** Yes **HI** No **PS** Yes

History and Historical Context

Source Margaret O'Brien's nomination for the Victorian State Register

The log structure occupies land that was once part of a 70,000 acre pastoral run, Ardpatrik. The lease for Ardpatrik was taken up by James Cowper (1841 - 1849). Between 1840 - 1869 the lease changed hands 8 times.

The Land Selection Acts of the 1860s and through to the early nineteenth century meant that parcels of this land gradually became available for freehold.

It appears that W A Ferguson selected the block on which the log structure now stands. The Delaney family then bought the land sometime in the early twentieth century and by at least 1917 (the birth of Martin Delaney). The hut has been used variously as a shed and for short period as a house.

Description

Physical Description

The log structure is located near the extant homestead and shedding of the farming property that has been known as the Delaneys. The structure is in good condition and has been maintained by its owners. <!DOCTYPE HTML PUBLIC "-//W3C//DTD HTML 4.01//EN""http://www.w3.org/TR/html4/strict.dtd">

The structure is rectangular with a gable roof. The dimensions are approximately 4 x 3.5m. The logs vary little in size and are approximately 30 - 40 cm in diameter, the log walling is approximately 2 m high and has been chinked with a clay pug. The gable has been clad with sawn timber weatherboards. There are opposing timber louvred vents in the gables and these have fly-wire to the openings. The floor is earthen and there is a double roof system - an internal roof and a corrugated iron roof. The flashings are rudimentary and idiosyncratic. The interior has been white washed at some stage. The timber door jams are circular sawn sections. The door is a simple planked door with holes drilled through for ventilation purposes.

The workmanship is fairly crude and the joints have been roughly worked. The structure has been constructed using logs laid horizontally with notched ends (some have been notched on both faces for a tight corner intersection). The type of timber is difficult to determine. However, it would be reasonable to surmise that it is some species of eucalyptus box tree. The logs appear to have been laid directly on the ground, although it is feasible that the base log was partially embedded in the earth. The interstices between the logs have been packed with a clay pug mortar. There is a great variation in the degree and uniformity of the actual notching. The diameter of the logs also varies slightly; however all the logs are of a similar length - except for at the openings.

The roof system is a double roof. The first roof of sawn timber boards is supported by a roof frame that rests on the top logs (*a de facto* top plate). The rafters and horizontal beams form a simple gable truss with collar tie. The spacing of the purlins are consistent for corrugated iron roofing. There is a significant air gap between this roof and the corrugated iron external roof (the second roof). To accommodate the second roof, a system of timber strutting has been devised and this is attached to the top log. This supports the rafter/purlin construction for the corrugated iron roofing. These types of double roof systems were commonly found on dairies, meathouses, coolrooms and store rooms. The air gap between the two roof systems had an insulating effect and kept the interior cooler. Many double roof systems also had insulating material - vegetable matter, straw, bark or seaweed laid over the first roof. It is feasible that this practice was observed for this particular structure but the insulation material has since been removed. This type of structure was illustrated in many agricultural journals and agricultural papers and in particular those published during the Selection era. Many of the lots selected during the Land Selection Acts were small and relied on intensive agriculture such as dairying, pigs and poultry.

The door has been framed up with circular sawn timber jams. At the door opening the logs have been supported (chocked) by short sections of sawn timber. These have been placed in the interstices of the horizontal logs. Ewbank nails appear to have been used in this joinery. These are the larger nails that were manufactured until the late nineteenth century and not the smaller nails that were more specific to the 1860s. There have been numerous holes drilled into the door, these are presumably for ventilation.

The gable has been clad with sawn boards with a square cut edge. The gables are assumed to be contemporary with the whole construction. Sawmills were established from the early 1870s in response to the construction of the railway and the bridge over the Holborn River in the mid 1870s. One Duggan who had worked in Canada as a saw miller had established sawmills in Mormon and the surrounding district during the 1870s. In the late 1870s he set up a sawmill in Taflambas on the banks of the Holborn River. It would seem reasonable to assume that from the early to mid 1870s milled timber was available for general construction purposes. Its limited use in these types of structures reflect the expensive nature of any manufacture building goods and the reliance the early selectors had on found material. There is a verandah to the south

HERITAGE CITATION REPORT

and this protects the door opening.

The design of the building: having a double roof; a single door as the sole opening (apart from gable vents); no windows; the orientation - north - south and with the only opening to the south, would strongly indicate that this structure was intended to be used as an outbuilding. The likely function of this structure was possibly as a coolroom/ store building and not a house. This structure can be compared to the former house at Moyola Park. This was constructed with more sophistication as there is a door and an openable window and a hipped and timber shingled roof.

Physical Condition

Condition

The condition of the building is good.

Intactness

The log structure is remarkably intact. Most of the building fabric appears to be original to the construction date.

The internal timber framing seems to date from a later period and it appears that the structure was used as a chicken coop.

Recommended Management

Recommended works to the structure

As with all earth fast timber buildings the main deterioration will occur if water or damp is allowed to attack the structure. Therefore it is necessary to ensure that the ground level slopes away from the buildings, that the roof, gutters and down-pipes are in good order and that storm-water is taken away from the building. This could include installing agricultural drains to the perimeter of the building. These should be well bedded in a mix of gravel and sand.

It is also strongly recommended that the buildings are not used to store items. If the structures are empty a good air flow/ ventilation can be maintained and this will help prevent any decay due to moisture. It is also recommended that items are not stored against any of the external walls or in close proximity. Apart from preventing a good flow of air such items can harbour white ants.

Site Context

Description of the site generally

Delaney's log structure is located adjacent to the homestead in the general farm yard.

HERITAGE CITATION REPORT

Statement of Significance

What is Significant?

The log structure at 1040 Tatura-Undera Road, Mooroopna North West is significant. Its design and construction is significant. The design of the double roof is of significance as it is a relatively rare feature.

The materials that have been used in the construction are significant and this includes the: regular sized and slightly dressed logs; the notched ends; the remnant clay pugging that has been used to chink the logs; the door- its construction, its materials and the holes used for ventilation. The gable ends with their sawn board and timber louvres contribute to the significance.

How are they Significant?

The log structure is of local historic, technical and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why are they Significant?

The log structure is of historic significance for its association with the settlement of the Gillieston and Mooroopna North West area during the Land Selection period. It provides tangible physical evidence of a particular built response to the conditions of the Land Selection Acts. HERCON criterion A

The building is of technical significance as it represents an adaption of a traditional vernacular technique that became a typical response to building on settlement blocks in the Goulburn Valley during the late 19th century. In effect it was a brief flowering of a vernacular specific to this region. HERCON criterion F

The log buildings that were once relatively common have become an increasingly rare feature in the rural landscape. HERCON criterion B

The scale, structure and materials used in their structure contribute to the aesthetic qualities of these buildings. HERCON criterion E

Recommendations 2004

External Paint Controls

Yes
Yes
No
Yes The log structure is significant.
Yes
Greater Shepparton Heritage Incorporated Plan
No

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Other Recommendations

HERITAGE CITATION REPORT

That the structure be included as an item in the Planning Scheme. That the group of identified log buildings form a precinct and as such become listed as a group/precinct of log structures in the Goulburn Valley and be included in the Victorian State Heritage Register

DRAFT

HERITAGE CITATION REPORT

Name 305 Dookie-Gowangardie Road MOUNT MAJOR (Cemetery)
Address 305 Dookie-Gowangardie Road MOUNT MAJOR **Significance Level** Local
Place Type Church
Citation Date 2014



305 Dookie-Gowangardie Road, Mount Major (Cemetery)

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

On 29 December 1874, 11 acres of Crown Land, part of Allotment 261, Parish of Dookie, County of Moira, were reserved for a cemetery to service the locality of Dookie, and gazetted in January 1875. On 28 June 1875, Joseph Knox, John Ryan, John Roberts, James Moylan and John Hughes were appointed Trustees. The regulations promulgated by these inaugural Trustees were gazetted on 20 May 1878, and included the following: payment was to be made when the order was placed, or 'before the ground is opened'; orders for interment were to be given 'on the day previous to the funeral'; wooden or iron fencings were allowed, but 'if not kept in proper order may be removed by the Trustees.' In November 1888 local identity James Lamrock succeeded Joseph Knox as a Trustee.

Some of the earliest burials were those of Martin Dunn (1875), Mary Treacy aged 36 (28 September 1876) and another Mary Treacy (22 October 1876).

HERITAGE CITATION REPORT

The Dookie locality boasts two cemeteries, Dookie and Dookie East (Cashel). The history of the Dookie East cemetery at Cashel seems to have influenced the choice of burial site for the residents of the area. The Cashel cemetery grew up, originally as a private cemetery, in the churchyard of the Union Church at that site, a church established jointly by local Anglicans, Methodists and Presbyterians in 1873. Descendants of those who set up the Union Church have over the generations favoured Dookie East, and still do. Thus a large preponderance of the burials there are of residents of Anglican, Presbyterian, and Methodist/Uniting Church faith or derivation, whereas those of Catholic faith or derivation have traditionally chosen Dookie, to the extent that Dookie cemetery is sometimes described locally as 'the Catholic cemetery'. This is slowly changing, with some Catholics now choosing Dookie East, and non-Catholics being interred at Dookie.

The Dookie Cemetery is administered by voluntary Trustees. Public cemeteries in Victoria are governed by cemetery trusts. Members of a cemetery trust are appointed by the Governor in Council, upon recommendation of the Minister for Health.

Description

Physical Condition

The Dookie Cemetery covers eleven acres on the western slopes of Mount Major, with views to the west overlooking Cosgove towards Shepparton. The graves face to the east; visitors thus experience a panoramic backdrop to a grave being viewed, seen over an intermediate line of gums and other vegetation.

The rectangular site is fenced in woven wire mesh, with concrete posts, the western (front) fence being more ornate. The site extends beyond the mesh-fenced area, as one lone grave attests. The few trees are on the periphery, although borrowed landscapes of clumps of peppercorn trees to the east, and miscellaneous gums and other trees on the north and south, enclose the site.

The front entrance and gate are on the west. There are no made paths, the area being in rough mown grass, through which the characteristic red Dookie soil can be seen. The cemetery is divided into denominational sections, sections A and B being the Catholic areas, C and D the Protestant sections, and E reserved for 'paupers'.

Statement of Significance

What is Significant?

The Dookie Cemetery, the woven wire fence, gates and concrete posts are of significance. The original layout is of significance. The lightly treed setting contributes to its significance.

How is it Significant?

The Dookie Cemetery is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

The Dookie Cemetery is of historic and social significance as a place for burials since the 19th century. Its historic layout is of significance as it is representative of the practice of the separation of denominations. HERCON criteria A & G

HERITAGE CITATION REPORT

The Dookie Cemetery is of aesthetic significance for its layout and rural setting. HERCON criterion D

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	Yes Woven wire mesh, with concrete posts, the western (front) fence being more ornate and entrance gates are of significance.
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 90 Baynes Road MURCHISON (Alistair Knox House)
Address 90 Baynes Road MURCHISON **Significance Level** Local
Place Type Residence
Citation Date 2014

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Late Twentieth Century (c.1960-c.2000)

History and Historical Context

Alistair Samuel Knox (8.4.1912-30.7.1986) designed around one thousand houses and built many of them. Largely self taught and untrained, his philosophy was of building as a craft, using available resources and working in harmony with the environment. In large part, these ideals were formed by the strictures of the immediate post-war period, his circle of artistic friends and an independent view of the world.

Knox's main influences were builders in mud, particularly Justus Jorgenson at Montsalvat. Other influences included Francis Greenaway, Burley Griffin and Frank Lloyd Wright. In his 20s he had developed an interest in the arts, and spent time with painter Sam Atyeo, sculptor Matcham Skipper, painters John Perceval, David and Arthur Boyd and the many others who moved in bohemian circles in Melbourne.

Knox built his first earth building in 1947, Eltham Council being persuaded by recent CSIRO research into earth-wall construction to agree to issue the first building permit for a building of earth construction in Victoria. Robin Boyd published it in his *Age* Small Homes Service weekly article and also in *Australian Home Beautiful*. In 1948 Knox began designing and building full-time in earth construction; his workers and clients were drawn from the immediate locality, including film-maker Tim Burstall, artist Clifton Pugh and landscape architect Gordon Ford. Many of his buildings had a slab-on-ground construction.

From 1948 he had also designed in timber, as here at Murchison.

In the 1950s he moved into less individualistic modular design, setting up his own joinery; the period 1955 to 1963 may be seen as his era of professional building. The joinery produced the window frames that made up 60 per cent of the external walls. His houses of this period were based on a rectangular prototype with a large central beam that supported a gently pitched Stramit roof finished with a skin of Malthoid, bitumen and creek gravel. The walls were primarily glazed, with timber or brick infills. Richard Peterson and Bohdan Kuzyk, in an authoritative and comprehensive outline and appraisal of Knox's work in the RMIT Design Archives Journal in 2014, noted that from early in his designing career,

HERITAGE CITATION REPORT

Knox virtually always used modular design: '1,220 mm, or 4 foot, then later 900 and 1,800 mm modules, with point loadings on the module centre-lines, and the simplest number of junction devices for the medium and materials used.'[1]

In the early 1960s, following the credit squeeze of 1961, Knox returned to mud brick, though on a much grander scale. This marked a renaissance in his design career and sparked a renewed interest in his design and environmental concerns. It was a period of rebirth which brought together his ideas on living in harmony with the environment in houses that were often made from the mud on which they stood. Matching the increasing affluence of the times these buildings were larger and more luxurious than those of the 1940s and 50s.[2] A very fruitful period ensued, with Peter Hellemons, the foreman of the building enterprise, entering into a partnership with Knox and taking control of building, freeing Knox to concentrate on design. During this period landscape architecture became an important part of Knox's output, including work in Canberra and an environmental design for Cobungra Station in Gippsland.

After the partnership with Hellemons dissolved Knox continued designing houses until his death visiting clients on 30 July 1986 at Sunnycliffs near Mildura, Victoria.

Knox was an Eltham shire councillor from 1972-1975 and its President in 1975. He was a founding member of the Australian Institute of Landscape Architects, becoming a fellow in 1983. In 1982, four years before he died, the University of Melbourne awarded him an honorary Doctorate of Architecture.

Knox also produced an appreciable body of written work: three books, numerous magazine articles and a wealth of unpublished material.

Alistair Knox is now best-known as a promoter, designer and builder of adobe (mud brick) buildings sited within the natural environment, as Richard Peterson and Bohdan Kuzyk point out. In general, they note, Knox's approach was modernist in its embrace of light, space, proportion, unadorned minimalism, modularity and orientation. They add that many contemporaries 'saw Knox as amateur philosopher, adventurer, entrepreneur, storyteller and raconteur'; but that 'he is especially known as a designer, builder, writer, lecturer, local politician/activist, and municipal politician.'[3]

No Knox building is on the Victorian Heritage Register, though some have local planning scheme heritage overlays.

Mollie Bayne's house

The land on which university lecturer Molly Bayne had Alistair Knox build her house was part of the lands of the Ngurrailam Aboriginal peoples, and subsequently within the area of the Goulburn River Protectorate Station, which operated from November 1840 until May 1853.

HERITAGE CITATION REPORT

Murchison, early gateway town to the Goulburn Valley, was surveyed in 1854, taking in the headquarters area of the former Protectorate: as a major crossing point from the central goldfields to the north-eastern fields, the location had been cemented as the site for the township by the previous existence of the Protectorate, and by the punt, hotel and store established by vigneron Ludovic Marie in 1853.

South of the growing township, selectors had moved in under both the 1865 and 1869 land Acts. Freehold of the property which included the site of this house, Allotment 46, Parish of Murchison, Counties of Rodney and Moira, had first gone to James Cloney somewhat later, on 17 March 1904.[4]

Mollie Bayne, a lecturer within the Faculty of Economics and Commerce at the University of Melbourne, was a member of Melbourne's left intelligentsia. A high-achieving woman student of the early 1920s whose academic achievements had been publicly noted, she became a feminist central to movements in Melbourne relating to women's rights and equal pay, and was involved in Aboriginal issues and civil rights. Active in the peace movement and the fight against fascism, Bayne was the first Treasurer of the Australian Council for Civil Liberties (ACCL) and was a founder member and sometime president of the (Victorian) Council for Aboriginal Rights. She had lamented the place of women in Australian society at the time in *Australian women at war*, co-authored with Mary Lazarus and published by the Left Book Club of Victoria in 1943, and had written a number of school textbooks: *The Australian Community: a critical approach to citizenship* (an *Age* article noted this publication 'exhibited qualities beyond what one expects in a school text')[5], *Our iron and steel*, and *The Barkly Tableland*. Bayne lectured into the 1970s.

Mollie Bayne was intimately acquainted with Knox's work. For two years, in 1950-51, in the absence of the owners, she had used as a weekender the first stage of the mud brick house that Knox had designed and built in 1948 at Eltham for Professor Richard 'Dick' Downing, with whom Bayne taught, and his partner, composer Dorian Le Galliene.[6] Then in 1953, as her own weekender, she had a pise (rammed earth) house built in Kangaroo Ground to the design of her uncle, architect Oscar Bayne.[7]

Mollie Bayne had links with Murchison, her brother Donald running a mixed farm in the area. Probably in partnership with family members, Bayne purchased 400 acres [162 ha] south of Murchison in 1965, and chose a site tucked away on a gravelly hill for her new weekender; her brother-in-law Lex Finlay used the remainder of the land for cropping and sheep grazing.[8]

The house was built some time in 1966-68. It was pre-fabricated in Eltham and assembled by Knox and helpers on site, which 'suited her,' notes nephew Hugh Bayne, as being 'quick and easy.' [9] The building, sitting low on the site and facing north, has a low-pitched gable roof and is constructed of horizontally-employed conventional weatherboards, recycled, as were most of the materials, following Knox's principles. Mollie Bayne conceived the idea of the door-sized wooden shutters, of vertical timbers ledged horizontally in three places, as a security measure for when the house was unattended.[10]

HERITAGE CITATION REPORT

The central chimney was built from hand-made bricks 'found on the channel bank' which were from the former Victorian-era Post Office in Murchison: they were carefully sorted and the best chosen. Brick pavers were laid on the diagonal on the verandahs.

Mollie Bayne planted native plants, acacias, grevilleas and similar, to the south of the house,[12] which was largely surrounded by the fully-grown eucalypts of the partly-cleared bush. Some time later a small new wing was constructed by Knox's team on the east for Mollie's sister Beatrice.

The house is largely untouched, apart from a replacement front door and surround.

References:

Richard Peterson and Bohdan Kuzyk, 'Alistair Knox (1912-1986): modernism, environment and the spirit of place' in RMIT Design Archives Journal, Vol 4 No 1 2014, pp. 4-23

<http://alistairknox.org/> accessed 4 May 2017

[1] Richard Peterson and Bohdan Kuzyk, op. cit., p. 11

[2] <http://alistairknox.org/> accessed 4 May 2017

[3] Richard Peterson and Bohdan Kuzyk, op. cit., p. 11

[4] Plan: Parish of Murchison, Counties of Rodney and Moira

[5] *Age*, 25 August 1951, p. 12

[7] Ibid.

[8] Ibid.

[9] Ibid.

[10] Ibid.

[11] Richard Peterson and Bohdan Kuzyk, op. cit., p. 11

[12] Hugh Bayne, personal communication, 12 April 2017

Description

HERITAGE CITATION REPORT

Physical Description

The timber house demonstrates many of the architectural features associated with Alistair Knox's architecture. The house as designed by Knox was largely rectangular with a flat roof and deep timber fascia. The weatherboards are square edged and lightly dressed. The windows and sliding doors on the north facade are full height with hoppers completing the extent of the doors and fixed panes above the windows: these windows and doors have timber shutters on either side which can be drawn across them. The shutters are a variation of ledged doors ie vertical boards with horizontal 'ledging'. The north facade has a verandah with simple squared posts.

Statement of Significance

What is Significant?

The Alistair Knox-designed house at Murchison is significant. This includes the the simple rectangular shape with a flat roof and deep timber fascias, the full length windows with hoppers, and the timber shutters.

How is it Significant?

The house is of historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The house is of local historic significance for its association with the alternative architectural movement spearheaded by Alistair Knox. HERCON criterion A

The house is of aesthetic significance for its design. The house is representative of the design *oeuvre* of Alistair Knox, albeit not in the mudbrick idiom that Knox is best known for. This includes the flat roof with a deep timber fascia, the full windows, and the doors with hopper windows. The verandah has simple squared posts and an unusual feature are the external shutters. HERCON criterion E

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name Bridge over Stuart Murray Canal Murchison
Address Bendigo-Murchison Road MURCHISON **Significance Level** Local
Place Type Railway Bridge/ Viaduct
Citation Date 2004



Rail Bridge over the Stuart-Murray Canal

Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

The bridge over the Stuart Murray Canal was built in c.1888-90 as part of the Murchison to Rushworth railway line. The contract for the works was awarded to Cairns Bros on 9 December 1887, the new line opening on 1 September 1890. The line formed part of a much longer proposed connection which would have extended to Bendigo. One reason this had been advocated was to enable the supply of timber and wood fuel to the Bendigo mines from the Rushworth and Strathbogie Ranges forests. Only two sections of this link were actually built however, the Murchison-Rushworth section (1890) and the Rushworth-Colbinabbin link (1914). The line was decommissioned on 12 October 1987.

Description

Physical Description

The Bridge over the Stuart Murray Canal, on the Rushworth-Murchison Road, Murchison, is a simple fifteen span timber bridge, with 3.49 metre timber spans. It has a single lane earth and gravel surfaced deck lined with longitudinal timbers,

HERITAGE CITATION REPORT

reinforced by iron tie-rods and supported by paired rough sawn timber beams and large timber columns. The rails have been removed.

Statement of Significance

What is significant?

The Bridge over the Stuart Murray Canal, on the Bendigo-Murchison Road, Murchison.

How is it significant?

It is of local historic, social and technological significance for the City of Greater Shepparton.

It is also of State significance for its historic and technical significance.

Why is it significant?

It is of historic and social significance. It was constructed c.1890 and it demonstrates the former alignment of the Murchison-Rushworth railway. [HERCON criteria A & G]

It is rare as the largest surviving example of a longitudinal timber deck 11 feet span (3.49 metres) bridge, a common bridge type in late 1890s of which few examples now remain. [HERCON criterion B]

Recommendations 2004

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name	890 Hammond Road MURCHISON (Lynden)	
Address	890 Hammond Road MURCHISON	Significance Level Local
Place Type	Homestead building	
Citation Date	2014	

Recommended Heritage Protection	VHR No HI No PS Yes
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Architectural Style	Federation/Edwardian Period (1902-c.1918)
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History and Historical Context

Lynden was built, the rate books indicate, by brothers Alfred and Charles Salas in 1907, on a farm which was part of the estate of their father, well-known early Murchison identity Frederick Salas, for which they were executors.

The original block, 318 acres encompassing Allotments 94, 95, 96 and 97, Parish of Murchison, County of Rodney, was selected by William Barratt: he obtained it freehold in September 1874.

A carpenter by trade, Barratt had established himself as a blacksmith in Murchison at the town's inception, setting up his smithy and purchasing a 15.38 hectare [38 acre] farm (Township Allotment 5) on River Road on the town's northern periphery in 1854, the first year of land sales in the town. Here he built Murchison's first meeting house, his bark and slab 'Assembly Rooms,' described by foundation historian of the western Goulburn Valley, WH Bossence, as an 'adaptable premises [in which] everything of importance took place': meetings, Church services, parties and, until the opening of the Mechanics' Institute in 1874, sittings of the local Magistrates' Court. Concentrating on farming and other activities, Barratt let out his blacksmith's shop in January 1867, was postmaster between 1869 and 1872, and became a Councillor of the Waranga Shire.

Barratt was a prominent citizen in early Murchison. He was one of the group of eminent locals who accorded some dignity and humanity to 'King' Charles Tattambo, last leader of the Molka Aboriginals, his wife, and the remnants of the tribe, in acting as one of the pall-bearers at Tattambo's funeral in 1866: the latter had expressed a wish to be buried like a white man. Barratt in fact fabricated the notable wagon-wheel palisade of Tattambo's grave in the Murchison cemetery (Hermes No 156238). Local historian Warwick Finlay described Barratt as having 'played a quiet and unobtrusive role in business and community affairs over his forty-five years in Murchison.'

For a period in the 1880s the 318 acre property was the location of the town's race meetings, described as 'Barratt's paddock'.

In October 1893 the property passed to Barrett's friend and exact contemporary Frederick Salas, who had married Barratt's step daughter Annie in 1856. Jamaican-born butcher and farmer Salas, who had a slaughterhouse to the east of the cemetery, was, like Barratt, a townsman-farmer, having purchased 88.63 hectare [219 acres] (Allotments 49 and 50, Parish of Murchison, County of Rodney) on the south boundary of Murchison township in October 1882. He had been the initial lessee of the Government punt from 1863, and was an inaugural Trustee of the Mechanics' Institute, integral to the establishment of both the Institute and also of the Presbyterian Church and its school, and, along with Barratt, a Waranga Shire Councillor. The two friends had also supported Ludovic Marie's abortive effort to establish a large-scale wine industry at Murchison.

HERITAGE CITATION REPORT

Frederick Salas died in December 1899. By the terms of his will, Frederick's properties were not to be sold while his wife was alive. Only two of the ten Salas children remained in Murchison, sons Charles and Alfred, who were Frederick's executors. From 1891 until at least November 1906, Alfred was the ratepayer on the property, presumably farming the 318 acres and possibly living in the dwelling that preceded Lynden. In November 1907 both Charles and Alfred appear as ratepayers on the 318 acres. Further, a large jump - from £79 to £142 - in the rateable value (Net Annual Value or NAV) of the 318 acres that year indicates that a substantial improvement has been made. This is doubtless the building of Lynden, which can thus be dated to 1907, and seems to have been a joint venture between the two brothers, and possibly their mother Annie. All three may have lived in the new house.

Charles had carried on with the butcher's shop after his father's death; Alfred has been described as a hairdresser who rejoined the family business at his father's death, although rate books list him as 'storeman'. Both were talented musicians and sportsmen, in demand in local bands and sporting teams, and both were foundation and long-term members of the Fire Brigade. Charles Salas was also the conscientious secretary of the Murchison cemetery trust. He left behind a notebook containing a careful chronological list of burials from 1906 to 1916: 'with the idea of helping whoever comes after me I have compiled this summary of deaths occurring in my term in the hope that it may be useful.' His comments include such humane observations as 'Nov 24 Wm Motherwell Age 61 died suddenly, No 161 in Presby Ground Poor old Bill.'

Lynden was put up for auction on 14 March 1914, along with all of Frederick's other properties, Annie having died in October 1912; the property was described as 'the well-known racecourse paddock'. It was the only one to sell at the time. The circumstances of the sale, and the unusual motivation of the purchaser, Frederick Hammond for the family firm of Hammond Bros, were revealed by the reminiscing former editor of the *Murchison Advertiser* forty years later. The latter recalled that a few days prior to the sale Hammond had lamented that the company bank account was in credit to £1000, adding that one should never allow the bank to owe one money but should always owe the bank, and vowed to the editor that he would soon rectify the situation. At the auction on 26 March 1914, Hammond successfully bid for Salas' 318 acre property at £20 an acre, without any consultation with his siblings, who evidently invariably trusted his judgements.

It is the Hammond family, who held Lynden from 13 May 1914 for a century until September 2014, who are most often associated with the house and property. The hard-working Hammonds, seven brothers and two sisters with their parents, became a Murchison institution. The family had moved from Lancefield to the rough 'Buffalo country' south of Murchison in around 1880. They cut timber for posts and blocks, the father and all brothers except one uniting to set up the company E E Hammond (later Hammond Brothers). They carted quantities of wood from all around the district, milling it at their own sawmill at Waranga rail siding on the Murchison East-Rushworth rail line, and later at their second mill at the Whroo siding closer to Murchison, soon renamed Hammond siding by the Railways Department. Large gangs of woodcutters were employed, and in 1890 the firm was filling at least eight railway trucks per day to Melbourne. Each member of the family had a particular task: Frederick was the accepted (and despotic) 'Boss', Arthur was the engine driver and mill supervisor, Thomas the benchman, Ebenezer the wood-lumper, Alex the teamster and bullocky, Alfred the cook and general handyman. All selected land, and the family firm cleared it, using the timber sales to pay for it, before turning it over to wheat and sheep. They became the largest landowners in the district, owning together 5731 acres in Waranga Shire in 1924, and becoming successful growers of Merino wool.

In 1906 the Hammonds bought 835 acres of the former Dhurringile estate (the 26,000 acres of his former pastoral run that ex-squatter James Winter had purchased by various means in the 1870s): the estate was slowly being split up after Winter's death in 1885, and the acquisition gave the brothers irrigable land. In July 1926 Hammond Bros secured the contract to supply poles for the first electric street light scheme in Murchison (turned on in April 1927), and from at least 1934 until 1937 Hammond Bros ran a motor garage in Murchison.

After the death of Frederick Hammond in December 1920, Hammond descendants continued to own and farm Lynden on a reducing acreage: Arthur James Hammond from November 1923, Albert Edward Hammond from May 1955, and Ian

HERITAGE CITATION REPORT

James Hammond from May 1971 until his death in 2014. The property then changed hands, removing it from Hammond ownership for the first time in a century.

References:

W H Bossence, *Murchison*, Melbourne, 1965.

Warwick Finlay, *The Doctor, the Captain, the Poet: Commemorating 150 years of Murchison Township*, Shepparton, 2012 (2005, 2004)

Harley W Forster, *Waranga 1865-1965: A Shire History*, Melbourne, 1965

K Gregory, D Pearson and W Stewart, *From Protectorate to Premier Smaller Town: A Brief History of Murchison 1840-1985*, Shepparton, 1985

Joyce Hammond, *History of the Waranga Basin*, Shepparton, n.d.

Waranga Shire Rate Books

The Argus, 19 November 1886, p.1

McIvor Times and Rodney Advertiser, 8 February 1867, p. 3

Argus, 4 February 1939, p. 17

Will of Frederick Salas: PROV, VPRS 7591, P/2, Unit 303 (digitised copy, viewed online 6 July 2015)

Titles: Vol. 727 Fol. 145378; Vol. 3792 Fol. 758343; Vol. 5383 Fol. 1076445

Description

Physical Condition

Lynden is good representative example of a Federation-era styled house. It is constructed from face brickwork and it has a corrugated metal roof with brick chimney with brick cornice. The facade is asymmetric with a projecting bay with square bay and window hood. The bay window is a timber double-hung sash window with side lights. The sills are rendered. The gable has strapping. The recessed area includes a front door with a flanking double-hung sash window with side lights. The bullnose profile verandah returns to one side and is clad with corrugated metal. The verandah posts have decorative brackets.

Statement of Significance

What is Significant?

Lynden at 890 Hammond Road, Murchison is significant.

The later side brick wall is not of significance.

HERITAGE CITATION REPORT

How is it Significant?

Lynden is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic significance for its association with the intensification of agricultural development and Closer Settlement policies. It is of historic significance for its association with three of Murchison's earliest and most important families: the Barratt, Salas and Hammond families. HERCON criterion A

It is of aesthetic significance for its representative Federation styled architecture. It is a good regional example from the period. HERCON criterion D

Recommendations 2014

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Yes
No
Yes All mature trees
No
Yes
Greater Shepparton Heritage Incorporated Plan
No

HERITAGE CITATION REPORT

Name Uniting Church Murchison
Address 2-4 Impey Street MURCHISON **Significance Level** Local
Place Type Church Hall
Citation Date 2004



Uniting Church Murchison

Recommended Heritage Protection VHR No HI No PS Yes
Designer / Architect Webb, Charles **Architectural Style** Victorian Period (1851-1901)
Gothic Revival

History and Historical Context

HISTORY

From the early days of European settlement there has been a strong Presbyterian presence in Murchison. The first Presbyterian church was a small slab and shingle structure used as a classroom, social hall and place of worship. During the 1870s other denominations began building churches in the area, and plans were made to erect a new, more substantial Presbyterian church. The foundation stone was laid on 8 November 1877. The completed building was opened on 14 April 1878 by Reverend James Nish. It was designed by notable Melbourne architect, Charles Webb. An associated manse was built in Stephenson Street in 1902, in works costing £585. The adjacent timber church hall was erected in 1926. Since 1977, the church has been known as the Uniting Church.

HERITAGE CITATION REPORT

References

William Bossence, *Murchison*, pp. 126-130.

Description

Physical Description

Description

The Uniting Church, Murchison, is a Gothic Revival church of face red-brick construction with a rendered plinth. It comprises a nave, central front entry porch and later rendered vestry to the rear, each with a parapeted gabled roof with rendered copings and corrugated galvanised steel cladding. The front gable to the nave features a quatrefoil rose window and a rendered cross affixed to the apex. The entry porch contains a lancet V-jointed board timber door surmounted by a rendered trefoil motif. The nave walls are buttressed and contain regular fenestration of paired lancet windows with leadlight glazing.

The adjacent Church Hall is a single-storey weatherboard hall with a projecting central entry porch at the front and a gabled roof clad in corrugated galvanised steel. The front gable ends have timber shingle infill and a timber screen. To the rear of the building is a skillion-roofed wing with a timber-framed verandah and an adjoining modern red-brick amenities block. Windows are timber-framed, double-hung sashes with the exception of the front entry porch which has a lancet timber-framed window.

Statement of Significance

What is significant?

The Uniting Church and Hall at 2 - 4 Impey Street, Murchison are significant.

How is it significant?

The Uniting Church and Hall at 2 - 4 Impey Street, Murchison is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it significant?

HERITAGE CITATION REPORT

It is of historic and social significance as the church as one of the early churches in Murchison. It was constructed in 1877 and has been the centre for local Presbyterian worship and activity for over 120 years. [HERCON criteria A & G]

It is of historic significance because of its association with architect, Charles Webb. [HERCON criterion A]

It is of aesthetic significance as it is a substantially intact and representative example of a Gothic Revival church and is a local landmark terminating the northern vista along the town's main commercial street. [HERCON criterion E]

A contributory place within the Murchison Central Township Precinct. Please refer to the precinct citation (HERMES record #200478) for information about the significance of the place. Hercon Criteria A, D, E and G

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 8 Impey Street, MURCHISON (Murchison Primary School)
Address 8 Impey Street MURCHISON **Significance Level** Local
Place Type School - State (public)
Citation Date 2004



Murchison Primary School

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Established in 1859, the original Murchison Primary School was for many years located at Black Bridge.

From the early 1870s it became known as State School No. 1126. It was proposed during the 1890s to relocate it to a new site, with land along Impey Street acquired for £150 in August 1901. A new school costing £1,761 was built by Eadie and Kelso of Richmond and was officially opened by the Director of Education, Frank Tate, during September 1906. Its construction reflected a surge in expenditure on State School building in Victoria, which commenced around 1906. A residence was also built on the site.

Memorial entrance gates were installed in 1949 to acknowledge the war service and casualties of former students. In the 1950s an old school building from Mitchellstown was relocated to Murchison and refitted as a classroom. Various subsequent renovation works have since been carried out, with major modifications occurring in 1958

References

8 Impey Street, MURCHISON (Murchison Primary School)
Hermes No 156321 Place Citation Report

12-Apr-2019

08:34 AM

HERITAGE CITATION REPORT

William Bossence, *Murchison The J.G. Kenny Memorial History*, pp. 149-50.

Leslie Blake (ed) *Vision and Realisation: A Centenary History of State Education in Victoria*

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

9.1 Primary and Secondary Education

DRAFT

Description

Physical Condition

The Murchison Primary School is a single-storey, polychrome brick building with a double transverse gabled roof and a projecting gabled bay to the front. The roof is clad in corrugated galvanised steel and penetrated by tall, face-brick chimneys with roughcast rendered caps and terracotta pots. Gable ends are bracketed and fitted with timber screens. The main entry is located to the east of the projecting front bay and is screened by a skillion roofed verandah supported on stop-chamfered timber posts with carved timber brackets. An opening to the east end of the verandah, which originally accessed the cloakroom, has been replaced by a modern timber framed window and brick infill. The side gable ends feature groups of tall timber-framed, multi-paned windows comprising a double-hung sash surmounted by a vented sash fixed on an angle. The front projecting bay contains a row of high, timber-framed vented fixed sash windows.

To the rear of the building is a quadrangle encircled by a recent timber-framed verandah. Located on the east side of the quadrangle is a single storey weatherboard building with a corrugated galvanised steel roof penetrated by cylindrical ridge ventilators. Gable ends are bracketed and fitted with timber screens.

A mural has been painted over the entire east elevation. Three modern portable classrooms are located to the west of the quadrangle and on the north side of the quadrangle is a modern single storey weatherboard building with a gabled roof.

The World War II memorial entry comprises wrought iron gates flanked by stone piers featuring marble inlay plaques. A large oak tree (*Quercus sp.*) dominates the schoolyard, to the front of the main building.

GOOD

HERITAGE CITATION REPORT

Intactness

GOOD

Previous Statement Significance

The Murchison Primary School is of local historic and aesthetic significance. Erected in 1906, some 47 years after the school was established, it demonstrates the ongoing development of the school as the population of the town increased. Aesthetically, it is a largely intact example of an Edwardian schoolhouse which is distinctively detailed with polychrome brickwork. The mature oak tree in front of the building makes an important contribution to the amenity of the place.

Occupancy

Ownership Ministry of Education

Australian Heritage Commission Criteria

Australian Heritage Commission

DRAFT

6.2 Establishing schools

6.5 Educating people in remote places

8.8 Remembering the fallen

8.9 Commemorating significant events and people

Statement of Significance

What is Significant?

The Murchison Primary School at 8 Impey Street, Murchison is significant.

The Memorial Entrance gates are significant.

How is it Significant?

The Murchison Primary School at 8 Impey Street, Murchison is of local social, historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

HERITAGE CITATION REPORT

The Murchison Primary School is of social and historic significance as it has been used by the community as a place for education by the local community since it was erected in 1906. The site has been used for education since 1859. HERCON criteria A & G

It is of historic significance as it demonstrates the ongoing development of the school as the population of the town increased. HERCON criterion A

It is of aesthetic significance for its largely intact Edwardian schoolhouse architecture which is distinctively detailed with polychrome brickwork. The mature oak tree in front of the building makes an important contribution to the amenity of the place. HERCON criterion D

A contributory place within the Murchison Central Township Precinct. Please refer to the precinct citation (HERMES record #200478) for information about the significance of the place. Hercon criteria A, D, E and G

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes The Oak tree (Quercus sp.)

Fences & Outbuildings

Yes

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

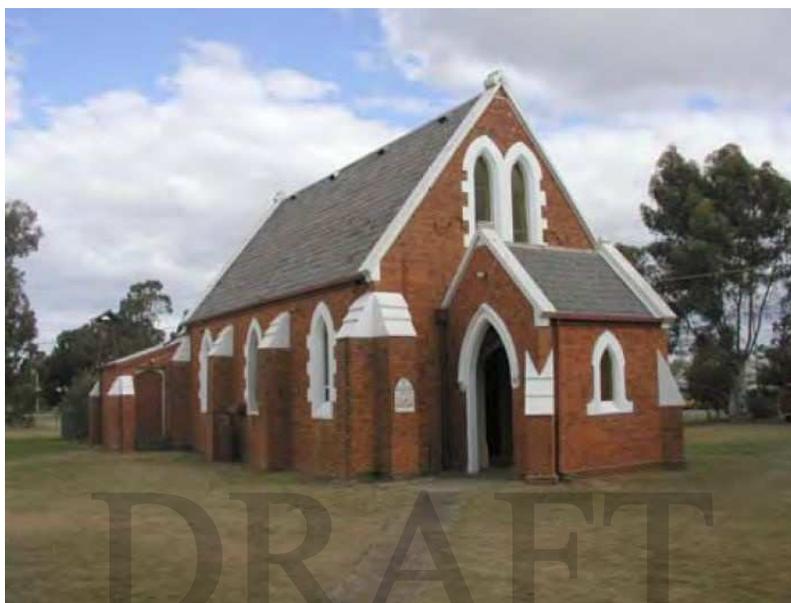
No

Other Recommendations

. Retain original unpainted finish to brickwork of building and otherwise investigate original external paint colours. .
Undertake arborial inspection of the oak tree every 1-2 years

HERITAGE CITATION REPORT

Name 15 Impey Street, MURCHISON (Christ Church)
Address 15 Impey Street MURCHISON **Significance Level** B
Place Type Church
Citation Date 2004



Christ Church

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

Christ Church Murchison was built in 1884. The first service took place on 3 November of that year and in October 1885 the church was formally consecrated on 13 October 1895 by Bishop Goe. Prior to the construction of the church, Anglican services were variously held in the Mechanics' Institute, the Presbyterian church and the Methodist church. In 1930, the former Dargalong church was relocated to its present site adjacent to Christ Church, to serve as a Sunday school and meeting hall. A rectory built in 1920 was partially destroyed by fire in 1961. By 1965 a small brick addition had been added to the rear of the church.

References

William Henry H William Bossence, *Murchison The J.G. Kenny Memorial History*.

HERITAGE CITATION REPORT

Colin Holden, *Church in a Landscape*, p. 273.

Identified By

SOMA Design Partnership, June 2001.

WILLIAM MONTGOMERY 1850-1927 - designer of the stained glass windows

William Montgomery was born in Newcastle-upon-Tyne, England on 2 November 1850, the third of five children born to John and Ann (*née* Cottingham).

At the age of fourteen he was apprenticed to Henry Mark Barnett of Newcastle to learn the Art of Glass Staining 'until he shall attain the age of twenty one years'[i]. For the first six months his pay was two shillings per week, increasing over the years to seven shillings per week in his seventh and final year. His father was required to provide 'the said apprentice [with] sufficient meat drink washing lodging wearing apparel medical attendance and all other necessaries during the said term.'[ii]

At the same time he attended Newcastle School of Art and showed considerable talent, winning a National Scholarship to attend the Kensington School of Art (now the Royal College of Art) in London (1872-1874).[iii] His extensive sketchbooks show him to be an able and diligent student in drawing from life, costume and casts. Numerous sketching excursions gave him an opportunity to hone his rendering of architectural detail and to closely examine and reproduce stained glass windows - skills that became evident in his later works.

On completion of his course, Montgomery worked with the leading London stained glass firm, Clayton & Bell[iv] before joining Franz Mayer & Co. of Munich. At the time, English-trained artists were sought by German firms keen to extend their knowledge of British methods and skills. He remained with Mayer for about seven years, enjoying the artistic and social life in the cultural hub of Europe.

Letters from friends and colleagues show Montgomery's intention to immigrate to Australia from 1884, but several important stained glass commissions in England delayed his departure. Notable among them is a three-light window in memory of the Marquis of Londonderry installed in Christ Church, Seaham (Colliery Chapel) near Newcastle. He also

HERITAGE CITATION REPORT

designed a series of almost life-sized panels for the reredos of St. Paul's Church, Batheaston and two two-tiered multi-light window with extensive tracery for St. Mary's Church, Gateshead[v]. At this time too he was employed by the Arts & Crafts firm, Gateshead Stained Glass Company, to produce sketches and cartoons for stained glass windows under their name.[vi]

It was during his time in Germany that he met an American woman, Harriet Postlewait,[vii] possibly through the Anglo-American Artists' Club and a mutual enjoyment of art, theatrical performance and drama. They were married at Brixen in September 1886 and emigrated shortly afterwards, arriving at Port Philip on the 'Bothwell Castle' on 18 December 1886.[viii]

By February 1887 William had established a studio at 67 Flinders Street (later renumbered as 164). He arrived with excellent credentials and letters of introduction and quickly secured several important commissions, including the entire cycle of windows for St. Michael's Catholic Church (now Cathedral), Wagga Wagga and St. Augustine's at Yass (NSW) and windows for St. Stephen's Anglican Church, Richmond (Vic.), St. Columb's Anglican Church, Hawthorn (Vic.) and St. Paul's Anglican Church (now Cathedral), Sale (Vic.).[ix]

His arrival in Melbourne may have been too late for commissions in the major cathedrals but he regularly designed and executed major windows for country parishes of all denominations across Victoria, such as the east windows at St. Paul's Church, Clunes (1897), All Saints' Church, Bendigo (1898) and the Bendigo Convent of Mercy Chapel (1903), St. Mary's and Christ Church, Castlemaine (1897) and St. Brendan's, Shepparton (1900 no longer extant). Commissions came from across Australia including the east windows for St. Lawrence O'Toole, Forbes (N.S.W.) (1902), St. Michael and All Angels', Bothwell (c.1888) and St. Mark's, Deloraine (Tas.) (1918), windows for St. Peter's Cathedral, Adelaide, and St. James' Church, Blakiston (S.A.) and the Presbyterian Church, Cottesloe (W.A.) to name only a few of thousands of windows.[x] In Melbourne, a majority of pre-1927 parish churches have a 'Montgomery' window among their installations.[xi]

Montgomery quickly established good relationships with architects and in 1887 was engaged by John Beswicke to design and make all the stained glass for his home, 'Rotha' in Harcourt Street, Hawthorn (Vic.).[xii] In the same year William W. Wardell entrusted Montgomery with execution of the stained glass for 'Cliveden', the East Melbourne town residence of Sir William and Lady Clarke.[xiii]

'Norwood' at 100 The Esplanade, Brighton (Vic.), built for the Melbourne financier Mark Moss, was one of Montgomery's most significant secular commissions and probably secured through the architect Philip Treeby in 1891. It was one of the last 'Boom-style' mansions built before the economic collapse of the 1890s took its toll on Melbourne. In the 30-foot high entrance hall seven lights made up of 35 panels portrayed figures from Shakespeare's plays, a bust of Shakespeare and a scene of Stratford on Avon.[xiv] The ballroom was fitted with a series of windows depicting various sporting scenes- *Archery*, *Fishing* and *Bowling* and appropriately, one entitled *Dancing*. [xv]

HERITAGE CITATION REPORT

The arts and literature were popular subjects for stained glass, probably because they reflected the cultured tastes of the owners as well as their allegiance to Britain. Shakespearean figures and scenes were particularly popular - 'Cumboquepa' (1890) in South Brisbane (Qld.) and 'Cullymont' (1890) in Canterbury (Vic.) are only two of a number of excellent installations with characters from Shakespeare and Sir Walter Scott.

Extensive and elaborate stained glass was installed in other 'Boom' period homes, notably 'North Park' (1889) and 'Earlsbrae' (1890-2) in Essendon (Vic.) and 'Tay Creggan' in Hawthorn (Vic.) (1899). 'North Park' was designed by Henry H. Kemp, with whom Montgomery maintained a long professional relationship. HH Kemp's Ormond Building, RMIT University,[xvi] Ormond College, University of Melbourne, Presbyterian Assembly Hall, Collins Street, Scotch College, Hawthorn and Kemp's own home in Adeney Street, Kew are all fitted with Montgomery glass.

Montgomery promoted the inclusion of stained glass in Melbourne's churches, private homes and public buildings by regularly speaking to architectural association gatherings and writing extensively for professional and trade journals. As a result, large and small commissions flowed to the studio and there was a measure of general understanding of the art and craft among architects, building practitioners and owners.

Even as stained glass declined in the twentieth century, Montgomery was retained by architects, principally for church work. He established an early relationship with the Anglican Diocesan architect Alexander North in Tasmania and Victoria, and later worked with North's partner and successor Louis R. Williams. After World War I Montgomery created stained glass soldiers' memorials for churches in Victoria, New South Wales and Tasmania. Memorials were also erected in school chapels, such as Trinity College at the University of Melbourne (1916) and among his most significant works - the cycle of saints for All Saints' Chapel at Geelong Grammar School, Corio (Vic.) (1917-21).

To keep his workshop running through lean times, Montgomery worked with both architects and builders to provide leadlight for Pre-War and Inter-War housing. Much less dramatic and imposing than the figurative church glass or grand mansions of the nineteenth century, these domestic examples are nevertheless elegant and well chosen to complement their unpretentious surroundings.

Harriet and William had one surviving child, William, ('Mont') born in 1890. Mont was enrolled at the National Gallery School in 1915 when he enlisted and fought at Gallipoli and in France with the 21st Battalion, 6th Brigade, AIF. He was fatally wounded on 5 October 1918 in the last major battle of the war and one day before the Australian troops were withdrawn from the front.

Harriet died in 1900. In 1907 William married May Fraser Blacklock Rowed. They had two children, Richard and Anne, both of whom had strong artistic instincts. Richard pursued his love of pottery while Anne was well known as an exhibiting watercolorist and etcher, and as drawing lecturer in the Architecture School, RMIT.

HERITAGE CITATION REPORT

William Montgomery made a significant contribution to Melbourne's artistic organisations. He was a co-founder of the Victorian Artists' Society, formed from earlier organisations in 1888, serving as committeeman and then as its President between 1912 and 1916, a difficult time of its history. Among other activities he was a founding member of the Victorian Arts & Crafts Society, a Trustee of the National Gallery of Victoria and a member of the Felton Purchase Committee. He was a member of the Victorian War Memorials Committee after the Great War until it was disbanded in 1922.

When William died on 5 July 1927 he was engaged on two major commissions: the seven-light Stevens' window^[xvii] for Wilson Hall at the University of Melbourne and a cycle of windows for the new Bathurst Anglican Cathedral (NSW), designed by Louis Williams.^[xviii] Both were destined to be completed by others and Montgomery received little credit for his contributions. His widow, May, continued to run the business with a small and loyal staff but ultimately all the stock, including most of the cartoons and sketches were sold to Montgomery's former competitor, Brooks Robinson & Co. at the end

[i] Indenture document dated 27 September 1864

[ii] *ibid.*

[iii] It is worth noting that he was one of only three awarded throughout England in 1871 and there were only about fifteen National Scholars at any one time.

[iv] Christopher Frayling, *The Royal College of Art: 150 Years of Art & Design*, p.63.

[v] Sketch dated 20 September 1885.

[vi] A full inventory of the Gateshead Company has yet to be undertaken. Thus far, none of the designs completed by Montgomery have been located *in situ*.

[vii] Spelt as 'Postlethwait' or 'Postlethwaite' on different documents.

[viii] Unassisted immigration records, Public Records Office, Melbourne.

[ix] *The Builder & Contractors' News*, June 9, 1888.

[x] A full list of commissions is almost impossible to compile. At the time of writing, more than 600 major works for churches, public buildings and private residences are catalogued. Many others are lost (fire, demolition, vandalism) or unidentifiable due to lack of documentation.

[xi] Down, 'Nineteenth-Century Stained Glass in Melbourne, M.A thesis., University of Melbourne, 1975, p.98

[xii] *The Builder & Contractors' News*, June 9, 1888.

[xiii] *ibid.* Although 'Cliveden' was demolished in the 1960s, the staircase window and sections of the billiard room were reinstalled in the Cliveden Room of the Hilton International Hotel built on the site of the former mansion.

HERITAGE CITATION REPORT

[xiv] The house was demolished in the 1950s (a catalyst for the formation of the National Trust in Victoria) and the windows dispersed. Some Shakespearean panels are installed in Trinity College, Parkville and the ballroom panels are in private homes.

[xv] *Australasian Builder & Contractors' News* Feb 28, 1891, p.155 credited Montgomery with windows. Confirmed by photograph of signed *Fishing* sketch in the Montgomery papers.

[xvi] Ormond Building can be attributed on stylistic grounds.

[xvii] The window design was completed by M. Napier Waller and made by Brooks Robinson & Co. It was lost when Wilson Hall was destroyed by fire in 1952.

[xviii] Louis Williams was engaged as Architect to the Bathurst Diocese by its dynamic Bishop George Merrick Long. Montgomery supplied stained glass for other Williams/Long collaborations at Nyngan and Marsden Girls' School and was working on windows for Canowindra at the time of his death.

Compiled by Bronwyn Hughes 2001ã Last update January 2008.

Relevant Historical Australian Themes

Thematic Environmental History

DRAFT

10.0 Worshipping

Australian Heritage Commission

8.6 Worshipping

9.6 Mourning the dead

Description

Physical Condition

FAIR

Intactness

GOOD

HERITAGE CITATION REPORT

Previous Statement Significance

Christ Church, Murchison, is of local historic, aesthetic and social significance. Erected in 1884, the church has been the focus of Anglican worship in the area and a centre for community activity for over 100 years. Aesthetically, the church is an intact example of a rural Gothic revival church distinguished by its unusual transverse gable roofed entry porch. The adjacent church hall is of local historic significance. Aesthetically, it is a representative and undistinguished example of its type.

Please refer to physical description field for further information.

Occupancy

Ownership Anglican Church

Physical Description

Christ Church, Murchison, is a Gothic Revival church of red face brick construction with white painted rendered dressings and mouldings. The nave has a steeply pitched parapeted gabled slate roof and a paired lancet window to the front gable end. The nave walls are buttressed and contain regular fenestration of lancet windows with rendered surrounds and simple leadlight glazing. The projecting entry porch is similarly detailed to the nave but appears to be a later addition and is distinguished by its unusual transverse gabled roof. The gabled roof sanctuary and skillion roofed vestry to the rear also appear to be later additions.

The adjacent Church Hall is a simple, weatherboard former church on a rectangular plan with a gabled main roof and skillion roofed rear wing, both clad in corrugated galvanised steel. The main roof has exposed rafters at the eaves and plain timber bargeboards. The symmetrical facade contains a pair of timber V-jointed board doors and the side elevations feature regular fenestration of lancet, timber-framed windows.

The stained glass windows [above the altar] are dedicated to the memory thomas prette John [who died in 1920].

William Montgomery [1850 - 1927] noted stained glass artist designed and made these windows. Montgomery produced around 2000 stained glass windows during his 40 year career. Montgomery arrived in Melbourne in 1887 after training in London and Germany and set business at 164 Flinders Street Melbourne [this address can be seen in the bottom right hand corner of the right hand window.]

He worked with the successful stained glass window makers - Ferguson and Urie and contributed to Melbourne becoming the leading centre for stained glass in the southern hemisphere through to the late 1890s.

Examples can be found in a number of Melbourne mansions, public buildings and churches of all denominations.

Statement of Significance

What is Significant?

Christ Church at 15 Impey Street, Murchison is significant.

The Church Hall contributes to the significance of the place.

HERITAGE CITATION REPORT

How is it Significant?

Christ Church at 15 Impey Street, Murchison is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

Christ Church is of social and historic significance as one of the earliest surviving churches in Murchison. It was erected in 1884 and has been the focus of Anglican worship in the area and a centre for community activity. HERCON criteria A & G

It is of aesthetic significance for its representative Gothic revival architecture. It is distinguished by its unusual transverse gable roofed entry porch. The church has retained its integrity and is relatively intact. HERCON criterion D

A contributory place within the Murchison Central Township Precinct. Please refer to the precinct citation (HERMES record #200478) for information about the significance of the place. Hercon Criteria A, D, E and G

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. Undertake conservation works including: investigate cracks to brickwork and repair as necessary; replaced damaged slate tiles and refix loose tiles; lower ground levels below the damp proof course (conservation practitioner required). . New buildings should be sited so that they do not adversely affect the setting of the church . Retain original unpainted finish to brickwork of building and otherwise investigate original external paint colours.

HERITAGE CITATION REPORT

Name 28 Impey Street, MURCHISON
Address 28 Impey Street MURCHISON **Significance Level** Local
Place Type House
Citation Date 2014



28 Impey Street, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

General History

History and Historical Context Aboriginal Post Contact History

The Ngooraialum tribe were the Aboriginal inhabitants of the area. This tribe (and other clans) were placed in the Murchison Protectorate soon after Europeans came to this area. The Murchison Protectorate was one of four Port Phillip Aboriginal Protectorates established in February 1839. The Chief Protector was George Augustus Robinson (1788-1866). Robinson supervised the four Protectorates set up in different geographic districts of Port Phillip. Initially, in May 1839, the Goulburn Valley Protectorate was located near Mitchellstown under James W Dredge. He quickly resigned in protest, it is said, at the appalling conditions imposed upon the Aboriginal people. Dredge was replaced one year later by William Le Souef in 1840, and the Protectorate removed to 'a square mile of country which Robinson had chosen'. By 1841, Le Souef reported to Robinson that improvements to the Protectorate included acres of wheat, barley, oats, maize and potatoes. It also included five small and large bark buildings. The work was undertaken by those living within the Protectorate. The Goulburn Aboriginal Station, as it was known, closed in May 1853, and Governor La Trobe abolished the Office of the Protector of Aborigines in 1860.

HERITAGE CITATION REPORT

Murchison and District

Squatters started settling the area in 1840. French vigneron Ludovic Marie came to the district in the 1850s and established a vineyard. He also set up a hotel and a punt service over the Goulburn for gold miners travelling between Bendigo and Beechworth. Marie received his licence to establish a punt 1855. In 1854, the township site was surveyed by the Colonial Surveyor Philip Chauncy. The area surveyed for the township was next to the former Protectorate and adjacent to the river crossing point. It appears that Chauncy placed the township centre in this location for a number of reasons. The river crossing was already at this location and had created a de facto settlement. He was acting on early town planning principles that went back to Arthur Philip; townships were to be situated on rivers, the area was typically 3 miles (1.9km) by 1 mile (0.4km), and within this area only small allotments were to be released with the rest of the space reserved for future expansion. Public areas were to be reserved for public buildings and other purposes such as public squares and/or reserves. Chauncy's 1854 survey of the Port of Echuca is similar in intent to Murchison - with both having a town square near to the river and roughly in the centre of the old township. The location for Echuca like Murchison was identified by the site of the punt and the river crossing.

Murchison soon became prosperous as it was on the route to the goldfields and shallow draft paddle steamers could navigate the Goulburn River. There are a number of early buildings from this period surviving in the township.

Land along the Goulburn was first opened for selection in 1865, with most small landowners moving into the area in the 1870s. By 1865 Murchison boasted a school, two hotels and stores and a number of houses. When the selectors began opening up the land, they cleared the fertile ground and began growing wheat. The cultivation of wheat in turn meant the establishment of flour mills, scattered across the Goulburn Valley. Murchison area had a flour mill at Noorilim, six kilometres south of the township, to grind locally grown wheat (VHR H1523). In addition Day's Mill (VHR H7924) became large and important flour milling operation for the region and continued to function for many years with flour being shipped out by train.

In 1871 a bridge was built over the Goulburn to replace the punt service. Between 1871 and 1875 the Waranga shire, in which Murchison was situated, increased its areas under wheat and under fallow two fold and six fold respectively. In Murchison a Mechanics' Institute was opened in 1874, and Presbyterian, Anglican and Catholic churches were built during that decade. A railway line was built along the eastern side of the Goulburn River in 1880, passing through Murchison East. Ten years later a branch line crossed the river to the west, passing through Murchison to Colbinabbin.

After the 1890s Murchison entered a period of stagnation, with few initiatives in commerce or development. The building of the Goulburn Weir for irrigation in 1887-90 meant that the Goulburn River was no longer navigable by paddle steamer. Much of the Dhurringile district remained under the control of a few individuals and this meant that Murchison was denied the commercial benefits that a closer settled district would have provided. Irrigation waters that were made available to many districts following the completion of the Goulburn Weir in 1891 were not readily available to the farm lands surrounding much of Murchison. This meant townships such as Shepparton, Tatura and Mooroopna continued to thrive on the back of irrigation developments while Murchison struggled.

A number of events occurred in the Interwar period that provided some stimulus to the local economy and supported further development. This included the provision of electricity (1926), the construction of a Bush Nursing Hospital (1934) and the construction of a new steel bridge (1937). This coincided with further housing development along Rushworth Road and River Road. The houses were relatively substantial and stylish with many displaying fine architectural features. The location of these largely substantial buildings is of note, as Rushworth Road and River Road became the preferred areas for new residential building. This period is notable for an increasing prosperity of some farmers, and townships such as Murchison benefited from the consolidation of farms and integrated rural industries such as dairies, creameries, butter factories and accessibility of metropolitan markets through rail links.

During World War 2, three prisoner of war camps, together with four internment camps, were established in the

HERITAGE CITATION REPORT

Murchison/Tatura /Rushworth area. This was the largest group of such camps set up in Australia, a unique concentration. Dhurringile mansion, 11 kilometres to the north, held internees for a short time, then German officer POWs and their batmen. Camp 13 near Murchison, with the associated wood-cutting camp at Graytown, held German and Italian POWs, and Japanese POWs after the Cowra breakout. The overall total capacity of these camps was in excess of eight thousand prisoners: the staff of 2700 comprised guards, medical personnel, women's services, and administrative staff. The combined populations of the camps far exceeded the local populace. Numbers of internees, particularly Italian internees, were released daily to work on local farms and orchards.

Murchison was a comfortable post-war country town with public gardens, reticulated water and electricity, varied agriculture and saw-milling. There was no other significant industry apart from retailing. The town's function as a local service centre has remained much the same.

Place History

28 Impey Road Murchison, is representative of the type (and that includes the scale and style) of house that was constructed in Murchison during the 19th century. Up until the 1890s the township of Murchison developed in response to the settlement of the area. This increase in the number of settlers to the area was largely associated with the Land Selection Acts. The land around Murchison was well suited to cropping and grazing and the construction of the railway line gave the area a direct link with the markets and ports. 28 Impey Road Murchison is representative of the intensification and development of the township that occurred during this period.

Description

Physical Condition

28 Impey Street Murchison is a fine example of a mid-to late Victorian house. Its design is representative of this period and its vernacular features contribute to the architectural character. Its design is predicated on symmetry and this is found in the design of the facade with its central door (with side lights) and sash windowson either side. The straight profile of the verandah contributes to the restrained style and this includes the proportions of the verandah with its simple decorative brackets and timber verandah posts.

The timber weatherboard cladding and corrugated metal roof are also integral to this vernacular aesthetic expression.

The setbacks provide an appropriate setting for the house.

Statement of Significance

What is Significant?

28 Impey Street, Murchison is a fine example of a mid-to-late Victorian house. Its vernacular architecture is significant and this includes the symmetrical facade, timber weatherboard cladding, the verandah with its decorative brackets and the corrugated metal clad hipped roof and brick chimney. The setbacks contribute to the setting for the house.

The fence is a sympathetic later addition to the house.

How is it Significant?

28 Impey Street, Murchison is of historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

HERITAGE CITATION REPORT

Why is it Significant?

It is of historic significance as it provides tangible physical evidence of the character of development that occurred in Murchison during the latter half of the 19th century. HERCON criterion A

It is of aesthetic significance for its representative architecture. It demonstrates many of the architectural characteristics associated with vernacular architecture from this period and region. HERCON criterion D

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

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HERITAGE CITATION REPORT

Name	Murchison Central Township Precinct		
Address	Murchison Public Gardens MURCHISON Roderick Square Reserve MURCHISON 1 Stevenson Street MURCHISON 12 Robinson Street MURCHISON 14-16 McKenzie Street MURCHISON 15 Impey Street MURCHISON 15 Watson Street MURCHISON 17 Stevenson Street MURCHISON 2 Impey Street MURCHISON 20 Robinson Street MURCHISON 21 Stevenson Street Meteorite Gardens MURCHISON 21 Watson Street MURCHISON 29 Stevenson Street MURCHISON 3 Stevenson Street MURCHISON 33 Stevenson Street MURCHISON 37 Stevenson Street MURCHISON 39 Stevenson Street MURCHISON 4 Impey Street MURCHISON 4 McKenzie Street MURCHISON 43 Stevenson Street MURCHISON 45 Stevenson Street MURCHISON 47 Stevenson Street MURCHISON 5 Stevenson Street MURCHISON 6 Impey Street MURCHISON 65 Stevenson Street MURCHISON 69 Stevenson Street MURCHISON 7 Stevenson Street MURCHISON 71 Stevenson Street MURCHISON 71a Stevenson Street MURCHISON 8 Impey Street MURCHISON	Significance Level	Contributory
Place Type	Mixed Use Precinct		
Citation Date	2014		

DRAFT



Murchison Central Township Precinct

Recommended Heritage Protection **VHR** No **HI** No **PS** Yes

History and Historical Context

Aboriginal Post Contact History

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HERITAGE CITATION REPORT

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On 28 September 1969 a meteorite shower fell 2 kilometres south of Murchison. Many local residents collected samples of these meteorites. The rocks were analysed at the NASA Ames Research Center where they were discovered to contain the first convincing evidence of amino acids of extra-terrestrial origin, confirming the Miller-Urey experiment. The Murchison meteorite samples contained 90 different amino acids, only 19 of which are found on earth.

HERITAGE CITATION REPORT

Statement of Significance

What is Significant?

The Murchison Central Township Precinct is significant as one of the earliest surveyed townships in the City of Greater Shepparton. Included in the survey is a town square which is a rare feature for a colonial township plan.

The township includes a number of early buildings as well as other buildings and places that demonstrate the historic development of the township.

The views from Stevenson Street to the treed river banks are important as they provide a tangible physical and visual connection to the river.

Contributory places:

*2-4 Impey Street MURCHISON HO65

6 Impey Street MURCHISON

*8 Impey Street MURCHISON HO61

*15 Impey Street MURCHISON HO62

4 McKenzie Street MURCHISON

12 McKenzie Street MURCHISON

12 Robinson Street MURCHISON

20 Robinson Street MURCHISON

*Roderick Square Reserve MURCHISON HO436

1 Stevenson Street MURCHISON

2 Stevenson Street MURCHISON

3 Stevenson Street MURCHISON (Presbytery)

4 Stevenson Street MURCHISON

*5 Stevenson Street MURCHISON (Ravenscraig) HO415

*7 Stevenson Street MURCHISON HO416

17 Stevenson Street MURCHISON

21 Stevenson Street MURCHISON (Meteorite Gardens)

*33 Stevenson Street MURCHISON HO69

HERITAGE CITATION REPORT

*39 and 45 Stevenson Street MURCHISON HO70

40 Stevenson Street, MURCHISON (Bills' Water Trough)

*47 Stevenson Street MURCHISON HO71

54 Stevenson Street, Murchison Public Gardens and War Memorials MURCHISON

65 Stevenson Street MURCHISON

69 Stevenson Street MURCHISON

71 Stevenson Street MURCHISON

71a Stevenson Street MURCHISON

How is it Significant?

The Murchison Central Township Precinct is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

The Murchison Central Township Precinct is of historic and aesthetic significance as it provides tangible physical evidence of early colonial township planning. The original town plan, and this includes the former Roderick Town Square, is still appreciable. The development of the township along the banks of the Goulburn River demonstrates its role as a paddlesteamer port during the gold rush period. HERCON criteria A & E

The township was originally surveyed to have as its focus the area bounded by the Roderick Town Square. This is supported by the location of the first punt site, the location of the former Common School and the subdivision pattern. However, the building of the bridge in 1871, and the punt ceasing to function, saw the focus of the township move north to Impey Street. The change in focus is demonstrated by the construction of a new school, churches and the surrounding residential development. HERCON criterion A

The precinct is of historic and aesthetic significance for its representative 19th century architecture. This includes public, commercial and residential buildings. There are also a number of distinctive places that are fine exemplars of their period. HERCON criteria A, D & E

It is of historic and aesthetic significance for a number of its early 20th century buildings. These can be compared in scale and extent to the earlier and more prosperous period of development of the township. HERCON criteria A, D & E

It is of historic and social significance for its community facilities. This includes the Meteorite Gardens which provide a representative place for the interpretation of a significant scientific event and one that placed the Murchison community on the world map in 1969. The Public Gardens in Stevenson Street are of social and historic significance as the location of a number of memorials. HERCON criteria A & G

The Public Gardens are of historic and aesthetic significance as they provide tangible physical evidence of the association that the township had with the river and the paddlesteamer port. HERCON criteria A, D & E

HERITAGE CITATION REPORT

* This place is also of Individual cultural heritage significance. Please refer to the individual citation for further information

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name Reserve adjacent to Murchison-Goulburn Weir Road
MURCHISON (Flume)
Address Murchison-Goulburn Weir Road MURCHISON **Significance Level** Local
Place Type Irrigation Channel/Canal
Citation Date 2014



Reserve adjacent to Murchison-Goulburn Weir Road, Murchison (Flume)

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

In the 1860s and 1870s, many schemes had been put forward to water the northern plains of Victoria, most based on what was seen as the 'wasted' water of the Goulburn, the state's largest river. Derided at the time, the schemes of the ardent early irrigationists had set the scene for the slow but inevitable progress towards fully-fledged irrigation systems. Most of the northern plains had been settled under the 1865 and 1869 Land Acts, particularly the latter. Dry years had followed the uncharacteristically good rainfall of the early 1870s, and water increasingly became the vital issue. The initial agriculture, grain-growing, was proving less reliable than expected, and a limited number of pioneering small-scale vineyards and orchards were established in the 1870s, relying on natural precipitation. Selectors in the Goulburn Valley joined others at the forefront of the clamour for water conservation and the damming of rivers for irrigation.

By 1882, the United Echuca and Waranga Waterworks Trust, which took in most of the western Goulburn Valley, had been established across the two shires, one of the water trusts grafted on to local government to supply water for stock and domestic purposes under the Water Conservation Act 1881; it had set up a wide network of main and distributary

HERITAGE CITATION REPORT

channels across its area. With the backdrop of the assured supply which would result from a weir (recommended by a series of Government-commissioned reports but constantly postponed), the Trust had from its inception looked to also providing irrigation. Its system was fed in the short term by water pumped from the Goulburn River near Murchison. The Goulburn irrigation scheme, based on 'National (State) Works' comprising the Weir, the Waranga Basin storage, and the large 'National' Channel connecting the two, was finally legislated for in the 1886 Irrigation Act of Alfred Deakin, Victorian Minister of Water Supply.

With the Weir under construction, notification that tenders would soon be called for the National Channel, of which this flume was a part, was advertised in March 1889 by Deakin:

'The works will comprise the excavations and forming of embankments for a channel 110 ft. wide at bottom, to carry 7 ft. in depth of water, and will include the construction of flumes across depressions, bridges at crossing of roads, drainage works for the conveyance of surface waters across the channel, profiles, the formation of roads, and all other works necessary for the conveyance of water, providing access to adjoining lands, and in forming new lines of communication in place of those cut off.'[1]

Fifteen tenders were received by the Water Supply Department for the construction of 'Goulburn western irrigation channel', soon known as the National Channel (later as the Goulburn-Waranga Channel, and finally as the Stuart Murray Canal, named after Murray, Chief Engineer of the Water Supply Department, who had planned and supervised the Goulburn Scheme, and who became the first Chairman of the statewide water authority, the State Rivers and Water Supply Commission). The National Channel extended from the Weir to join the distribution system at the Echuca and Waranga Trust's pumping station, the distance being seven miles. The lowest tender was that of Messrs. Rothwell and Langton, of Sydney, the amount being £57,790,[2] although it seems that the contractors for the work were in fact Crosbie, Marquand and Co.[3] The Channel was impressive: 110 feet [35.5m] in width wide at the bed and 146 feet [44.5m] at the top, built to carry a depth of 7 feet [2.1m] of water, and capable of carrying 100,00 cubic feet [2832 cubic meters] of water per minute.

Between the Weir and the pumping station, the Channel included five flumes of which this, No 4, was the largest, at 350 feet [107m] in length. The *Euroa Advertiser* reported on how the flumes were constructed:

Piles are driven into the ground 7 feet [2.1m] apart across the channel and 9 feet [2.7m] longwise with the channel. The piles are secured together with red gum sawn timber, long piles being used for the sides with shorter ones to keep them firm. The whole of the decking and sides are covered with 4-inch Oregon [sic] pine, imported direct from America. The whole of the piles and timber is covered with tar, so as to preserve it. On the top, above water level, are gangways, with handrailings on each side, which are nicely painted white.[4]

Flumes were common in the early stages of irrigation in the northern districts and elsewhere, and other flumes were built further along on the National Channel north of the pumping station. They were also constructed elsewhere over gullies, swamps and depressions, for example at Merrigum, where a flume carried the Bray Channel over the Mosquito Swamp.

On 13 December 1890 water was released from the almost-completed Weir, and reached No 1 flume, the closest to the pumping station and the Trust Channel.[5] Almost immediately there were leakage problems, particularly at the ends of

HERITAGE CITATION REPORT

the flumes where flume met excavated channel;[6] these junctions required further consolidation.[7] Caulking of the sides also had to be undertaken.[8] In some cases, particularly with No 3 flume (one of the smaller flumes, 'in trouble from the first'), a section of wall would break open,[9] and it was only revealed in November 1891 that one whole flume had been swept away in the first weeks.[10] In March 1891, 'a good deal of damage was done at No 3 flume', with earth washed away from some piles, 'leaving them suspended from the beams'.[11] Leaks necessitated the water being turned off at the Weir, causing a delay in water reaching farmers and stock in the areas covered by both the United Echuca and Waranga Waterworks Trust and the new Rodney Irrigation Trust (excised from the eastern area of the UEWWT in 1889 following the creation of the Shire of Rodney), and meant that the UEWWT's pump had to be brought back into temporary operation. In the winter of that first year of 1891, with the water turned off, the flumes on the first seven miles were 'considerably extended so as to avoid as far as possible the vexatious delays caused last summer by the flumes giving way'.[12] The flumes were still being repaired in 1899.[13]

The use of flumes in the irrigation systems of northern Victoria came under criticism. In 1893, the Rodney Trust, which under the impetus of the progressive fruit and vine growers of Mooroopna and Ardmona had now seized the irrigation initiative, was looking at substituting subways (locally referred to as siphons) for the what it saw as the problematic flumes. However the Trust's engineer JM Hector was rebuffed in his desire to make the change, the Water Supply Department not allowing loans for subways and insisting still on flumes, at additional expense, the Trust contended.[14] However by the first years of the twentieth century, flumes had been superseded, and the crossings of gullies, creeks and depressions by the East Goulburn Main Channel (belatedly being built from 1906 to carry irrigation water to the Shepparton area and beyond) were achieved by John Monash's reinforced concrete subways.

Flume No 4 on the National Channel was decommissioned in 1915, after around twenty-five years of operation, due to leakage problems from its inception, and in its place a subway structure was built below it to deal with the flow through the natural depression. The replacement structure consisted of a reinforced concrete pipe approximately 140m of 900mm diameter, which was cast in situ. To remedy erosion damage surrounding the downstream headwall, another reinforced concrete pipe, rubber ring jointed, 25m in length and 900mm in diameter, was added in the mid 1980's. The subway also features a scour valve which is used to drain the SMC pool upstream of the Punt Road regulator. This valve is one of the few remaining scour valves that remain operational along the SMC, and Goulburn Murray Water, the current water authority, has indicated that this item should be retained.[15]

Over the last thirty-five years, the concrete in the subway became increasingly degraded. Structural cracks resulted in leaks, and the integrity of the concrete after a century of use became questionable. Replacement works were undertaken in mid 2016 to address these issues, the Stuart Murray Canal being drained to allow for remediation.[16]

During this work, timber flume No 4, its piles and associated support structures, all still present in the SMC water way, were revealed, to much local and media interest.

[1] *Age*, 23 March 1889, p. 16

[2] *Colac Herald*, 7 May 1889, p. 3

HERITAGE CITATION REPORT

[3] *Euroa Advertiser*, 19 December 1890, p. 3,

[4] *Euroa Advertiser*, op. cit.

[5] *Kerang Times*, 19 December 1890, p. 2

[6] *Weekly Times*, 24 January 1891, p. 26

[7] Ibid.

[8] Ibid.24 Jan

[9] *Riverine Herald*, 30 March 1891, p. 3

[10] *Riverine Herald*, 4 November 1891, p. 2

[11] *Riverine Herald*, 30 March 1891, p. 3

[12] *Argus*, 15 October 1891, p. 6

[13] *Bendigo Independent*, 28 June 1899, p. 2

[14] *Kyabram Union*, 21 April 1893 p. 2

[15] All recent information from Jarrod O'Brien, Project Officer, Project Delivery Unit (Construction), Goulburn-Murray Water: emails to President of Murchison Historical Society, 28 and 29 June, 2016

[16] Ibid.

Description

Physical Description

This flume was built as part of the Goulburn Irrigation Scheme, the first large-scale publicly-funded irrigation scheme in Victoria and possibly Australia. The flume is a heavy wooden construction raised on piles; it acted as an aqueduct, carrying the 'National Channel' over a sizeable natural depression on the route from the Goulburn Weir to connect south of Murchison with the earlier channel of the United Echuca and Waranga Waterworks Trust. The flume consists of the piles and their struts surmounted by a wide decking with shallow outward-sloping retaining walls on either side, both decking and walls constructed of short lengths of 4 inch [10.2 cm] oregon. The remnants of the original tar covering are visible above the water line. Each side is topped by a walkway with handrail, now the only section visible, the decking and sides being generally submerged under the water of the Stuart Murray Canal, as the National Channel is now known.

Statement of Significance

What is Significant?

HERITAGE CITATION REPORT

The Flume in the reserve adjacent to the Murchison-Goulburn Weir Road, Murchison is significant.

How is it Significant?

The flume is of local historic and technical cultural heritage significance to the City of Greater Shepparton.

Why is it significant?

The flume is of historic significance for its association with the development of irrigation practices in the Goulburn Valley. HERCON criterion A

It is of technical significance for its capacity to illustrate technical aspects of the movement of water through the irrigation areas. HERCON criterion F

Recommendations 2014

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

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Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name	470 Murchison-Goulburn Weir Road MURCHISON	
Address	470 Murchison-Goulburn Weir Road MURCHISON	Significance Level Local
Place Type	Homestead Complex,Stables,Barn	
Citation Date	2014	

Recommended Heritage Protection	VHR No HI No PS Yes
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History and Historical Context

The Day family

William and Ann Day had migrated from Kent to Australia in 1852, eschewing the goldfields and coming to the Noorilim pastoral run to work. William carted goods to the Bendigo goldfields; Ann ran a store at the station, selling vegetables, meat, other produce and necessities to station workers and to passing traffic such as gold diggers moving through en route from the central goldfields to Beechworth. Ann then branched out and set up a shop in Stevenson Street in the fledgling town of Murchison, where in 1854 they had purchased eight town allotments in the first sale. Ready to expand their business interests, in 1863 they purchased 260 acres [105 ha] of land (Allotments 6-8 in the Parish of Noorilim) and set up their flour mill, which quickly became very successful; the date of commencement is unclear, but it was under construction in 1865.[1] A rate increase suggests that the two storey house probably dates from the same time.[2] The couple operated a punt across the Goulburn River adjacent to the farm from 1867 to 1876 to allow them to access grain from the east side of the river. By the late 1860s, with Allotments 20-27, Parish of Murchison and other land, including allotments in the Parish of Bailiaston to the south, the family had amassed nearly 1000 acres [405 hectares]. At this time the couple also operated a sawmill.[3]

After William Day's death in 1872, Ann and their seven children, aged 5 to 19, continued the mill operation, with Ann as the very capable manager expanding and consolidating their various businesses, including establishing a general store and butchery at the mill. The high point of the Mill's operation were the 1860s and the 1870s, 'the last era in which small mills located within wheat growing districts were able to obtain choice local wheats at favourable prices',[4] with the bulk of the wheat harvest travelling no more than 20-30 miles before being processed, and the flour largely being for local consumption. The mill was in decline by the late 1870s, due to its out of the way location and the introduction of roller milling technology; also yields and fluctuating market conditions had great impact on the small flour producers. The Day family did not make the transition to the expensive new roller mills developed in the 1870's. They stopped milling flour in the late 1880's, and from then on the property continued with its mixed farming, butchery and general store. The family also set up a creamery for a short time in the early nineties, separating milk purchased from small dairy farms, and producing butter until 1913. In 1891, Ann had Joseph, the eldest son, take over management of the whole enterprise. While it continued as a viable undertaking, the enterprise slowly declined, as farms of this size became less viable.[5] The Mill property remained in the family until it was sold to Parks Victoria in the 1980s.

The buildings at 470 Murchison-Rushworth Road, Murchison.

HERITAGE CITATION REPORT

William Day had selected the land on which these building stand, Allotments 20, 21, 22 and 23 in the Parish of Murchison, Agricultural Area of Murchison, under the Land Act 1865;[6] this was the year the Mill was being constructed to the south-east.[7]

On 5 April 1875 Ann Day, now a widow, received freehold of the 417 acres [169 ha] of Allotments 20-23; similarly, freehold to Allotments 24, 25 26, and 27 immediately to the north was gained in 1877.[8]

Ann Day and her seven living children, rather than Ann alone, became the joint owners of all the Day lands on 21 July 1891.[9] On 29 October 1891, Ann Day offered for sale by auction, at the Mill, 'the whole of the properties and effects in the estate of her late husband'.[10] Joseph Day, the oldest of the children, now 37, was available to proffer information.[11] All the properties were 'perfectly fenced, and subdivided by sheep-proof fencing; and the improvements leave nothing to be done. The land is of that beautiful undulating character, and red soil of the best quality. It is situated just opposite the far-famed Noorilim Estate, which it equals in many respects.'[12]

The 388 acres now constituting Allotments 20-23 (388 acres or 157 ha due to excision of an easement) on which these buildings are situated, was described as 'half cleared ready for the plough, subdivided into three paddocks, good sheepyards, watered by the Buffalo Creek and dam (never-failing supply). Main irrigation channel runs alongside, situated to west of the homestead block.'[13]

These Allotments (and the Mill/homestead property) passed to Joseph Day on 19 November 1891.[14] Research into the Day family papers by Charles Fahey has shown that his mother insisted that the estate be fully realised, and Joseph Day paid a full market price of £6.10 per acre.[15] Allotments 24-26 immediately to the north were purchased by his brother Henry, and Allotment 2 (97 acres or 39 ha) to the south-east of the Mill by Neil McMillan.[16]

Although Joseph now owned the property on which these building stand, electoral rolls show he lived at the Mill/homestead block. Possibly he initially farmed Allotments 20-23 himself. Charles Fahey has determined that by the early twentieth century Joseph Day 'had a diverse farming enterprise and could count on income from cropping, dairying and the sale of cattle, pigs and horses', [17] and the 1891 description of all the Day lands as having sheep-proof fencing, and of Allotments 20-23 as 'half cleared ready for the plough' indicates that Allotments 20-23 were doubtless used for sheep grazing, but also probably for cropping.

By 1909 Joseph's 21 year old son Robert William Joseph may have in residence on this property. It was now the only Day farm holding in the locality except for the Mill/homestead property, and electoral rolls show Robert's address as 'South Murchison', whereas his father is listed as at the Mill. By 1914 his younger brother Ernest Albert Charles is also listed at 'South Murchison': possibly one or other was still at the Mill, which was also listed as 'South Murchison', but it is likely that one of the brothers was farming this property and built the house. It was these two favoured brothers who in 1919 were to each receive two of the ten shares into which Joseph's will was divided after his wife's future needs were covered; their siblings received one each.[18]

HERITAGE CITATION REPORT

Joseph died on 26 April 1919, this property passing to another of his sons, John Herbert Alfred Day.[19] John Herbert remained at the Mill, and the addresses of both Robert and Ernest continue to be given as 'South Murchison,' indicating that one or both farmed this land, and probably also constructed the farm buildings.

John Day died on 24 June 1930, and Allotments 20-23 passed to his widow, Elizabeth Margaret, under her remarried name of Murphy, on 26 June 1936.[20]

The property left Day family hands on 14 May 1946, when it was acquired by William Hepworth, farmer of Murchison, who held it until his death in March 1949, whence it was transferred to Allan John Hillgrove, on 14 March 1950.[21] Hillgrove built a new house to the north.

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[1] Gary Vines and David Wixted, 'Day's Mill and Farm Heritage Action Plan', 2001

[2] Ibid.

HERITAGE CITATION REPORT

[3] Ibid.

[4] TG Parsons, 'Technological Change in the Melbourne Flour-milling and Brewing Industries 1870-90', *Australian Economic History Review* No 11, September 1971, p. 137, quoted in Anita Brady, Historic Places Section, Department of Conservation and Natural Resources, Melbourne, 'Day's Mill and Farm' (draft), nd, p. 18.

[5] Gary Vines and David Wixted, op. cit.

[6] Brady, op cit, p. 3

[7] Gary Vines and David Wixted, 'Day's Mill and Farm Heritage Action Plan', 2001

[8] Brady, op cit, p. 3

[9] Title: Vol 2373 Fol 411

[10] *Australasian*, 17 October 1891, p. 31

[11] Ibid.

[12] Ibid.

[13] Ibid.

[14] Title: Vol 2373 Fol 411

[15] Charles Fahey, 'Two Model Farmers: Ann and Joseph Day of Murchison', *Victorian Historical Journal*, Vol. 71, No. 2, Sept 2000, p. 118:

[16] Title op. cit.

[17] Charles Fahey, op. cit., p.119

[18] Will of Joseph Day, accessed on 24 March 2017 at <http://access.prov.vic.gov.au/public/veodownload?objectId=090fe27380512356&format=pdf&docTitle=07591P00020006062460pdf&encodingId=Revision-2-Document-1-Encoding-1-DocumentData>

[19] Title: Vol 2393 Fol 497

[20] Ibid.

[21] Ibid.

Description

Physical Description

The outbuildings are of a composite construction with corrugated iron cladding, vertical slab and log construction. The house has a hipped roof with bullnosed verandah and fretted timber brackets. This dates probably from c.1915-20: it

HERITAGE CITATION REPORT

retains some original finishes.

Statement of Significance

What is Significant?

The early 20th century house, the stables and barn at 470 Murchison-Goulburn Weir Road, Murchison are significant.

How is it Significant?

The house, stables and barn are of historic, technical and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The house and outbuildings are of historic significance as they provide tangible physical evidence of the character of rural and regional development during the late 19th and early 20th century. The scale and design of the homestead contributes to an understanding of the extent of economic growth and prosperity of the region during this period. It assists in demonstrating the impact of the consolidation of farming and agricultural industries on the prosperity of the region.

The stables and barn are of historic significance as they are representative examples of a once common building type during the establishment and settlement of the region. They are now rare surviving examples. They are of technical significance for their vernacular construction. HERCON criteria A & B

This farmstead complex is of historic significance for its association with the entrepreneurial Day family of Noorilim and Murchison, who established the historic Day's Mill (Victorian Heritage Register VHR H1523, Victorian Heritage Inventory H7924-0002, City of Greater Shepparton HO58).

As a group, homesteads, through their scale and design, contribute to an understanding of the extent of economic growth and success of particular agricultural districts. HERCON criterion A

The stables and barn are of aesthetic significance for their representative design and their contribution to a rural cultural landscape. HERCON criterion D

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

Yes Barn and stables

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 5 Murchison-Tatura Road MURCHISON (Waranga Park)
Address 5 Murchison-Tatura Road MURCHISON **Significance Level** Local
Place Type Homestead Complex
Citation Date 2014



5 Murchison-Tatura Road, Murchison (Waranga Park)

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Waranga Park at 5 Murchison-Tatura Road, Murchison is the 1906 Gunn family homestead which was originally located at the Pre-emptive Right of the Waranga Park (initially Waranga) pastoral run near what is now the Waranga Basin. It was moved to the current site in two sections in 1931, and an already existing four-roomed cottage was incorporated into the rebuilt dwelling.

The Waranga run of 51,840 acres [20,979 ha] had been hived off the huge Toolamba run in 1840, with DN and A McInnes the first leaseholders. Wilson Holker followed in 1846, James Jackson, Rae and Co in 1851, Charles Payne in 1853, and John McKay and John Shaw in February 1854, with John Kerr replacing Shaw in April 1855.[1]

Two years earlier, at the start of August 1853,[2] the discovery of gold nearby, followed by finds at Rushworth and Whroo, had seen a Police Camp established on the Waranga Creek near its entrance to the Waranga Swamp close to the homestead site. Gold Commissioners Richard 'Orion' Horne and William Willoughby were transferred from the Heathcote gold field to the new rush, initially known as the Goulburn or Waranga field, joining foot police and fifty mounted troopers. In a precursor to the Eureka Stockade, more than one thousand miners on this field rioted against the

HERITAGE CITATION REPORT

licence fees in late August 1853, a disturbance skillfully defused by Willoughby and Horne with no injuries or loss of life, and hardly reported.[3]

Gunn first took on the leasehold of the Waranga run in October 1865, according to both Spreadborough and Anderson, and Billis and Kenyon, the two accepted authoritative accounts of ownership sequences of Victoria's pastoral runs.[4] Local historian Joyce Hammond gives the date as 1856,[5] which is clearly incorrect, that being more likely to be the date Gunn came to work on the station. However it is clear from the Shire of Waranga rate book for 1863 (the first year of rating of the new Roads District which became a shire two years later) that in 1863 Gunn was paying rates on the Waranga Park Station.[6] The run was assessed on '26th and 30th November 1863' at a Net Annual Value (NAV) of £125. [7] Gunn was also paying rates on the neighbouring Protectorate Station (the former Aboriginal Protectorate, closed in 1850). The Gunn family's tenure of the Waranga Park run seems thus to have been earlier than previously thought.

The Goldsborough Pastoral Company gained the lease in June 1868, relinquishing it in July 1873 to Thomas Stewart. In May 1878 it passed back to William Gunn.[8]

William Gunn (1804-1888), a policeman, was born in Halkirk, Scotland, and emigrated to Australia in 1853 to try his luck with pastoralism. He obtained work at the Waranga run, and it seems likely, contrary to local historian Joyce Hammond's narrative, that Gunn was in employment on the run until he took it over. In 1857 his wife Cecilia came to Australia and the family lived in a bark and slab hut near the Waranga Creek, south of the Gold Commissioner's Camp of the 1853-54 rush.[9]

In the late 1870s, probably immediately after William Gunn took back the run, the Gunns built a 'fine house', again on the Waranga, now Gunn's, Creek: the timber section of this building came from the home of the Balaclava mine owner, J T Lewis of Whroo.[10]

William Gunn, who had been made a Justice of the Peace, died in October 1888, after being wheelchair-bound for his last sixteen years. His *Rushworth Chronicle* obituary described him as having 'held Waranga Park Station through every vicissitude of fortune with Scottish stolidity against hardships and droughts that to most graziers were unsurmountable and caused them to go to the wall,'[11] and the land the family held was problematical enough for a subsequent generation to add a dairy farm for security of income.[12] He was succeeded at Waranga Park by his son William, who had come from Scotland with his mother as a four year old in 1857 three years after William Gunn. In the 1890s William Gunn Jnr was still leasing part of the old run, but had made major additions to the purchased lands.[13]

William Gunn Jnr became a prominent community figure, active in public life, 'on every committee in Rushworth.'[14] A Waranga Shire Councillor for twenty-two years from 1897 to 1919, he served three terms as President. He was a Commissioner of the United Echuca and Waranga Waterworks Trust, the first water supply trust in Victoria, a responsible position: while anticipating a larger and hopefully State-run scheme, the Trust had spearheaded irrigation in the western Goulburn Valley, pumping water from the Goulburn River near Murchison from mid 1885 for stock and domestic use, and for limited irrigation from May 1886, and developing the system of distributary channels in the western Goulburn Valley. Gunn was instrumental in setting up the initial water supply for the town of Rushworth, being a member and long-serving Chairman of the town's Water Trust.[15] Like his father, he was a Justice of the Peace. His role as President of the Rushworth Mechanics' Institute for over 20 years is commemorated in the foundation stone of the Institute, which he laid on 18 July 1912: with his redoubtable wife Julia, and sister Margaret, he was 'a tireless worker' for the Institute and its library.[16] For eighteen years Gunn served on the vestry of the Rushworth Anglican Church, and for a period around 1914 he was Chairman of the Waranga United Common, administering Crown Land around the Waranga Basin for the community.[17] A proud Scot, he was Chief of the Rushworth Caledonian Society.[18]

It was William Gunn, community leader and son of the squatter, and his brother Alexander, who built the house now at 5 Murchison-Tatura Road, Murchison in 1906.

HERITAGE CITATION REPORT

By late 1905, the four and half mile [7.2km] retaining wall or embankment which was to create a new water storage from Gunn's Swamp had been completed (this structure is not to be confused with the earlier embankment *across* Gunn's Swamp which had carried the 1885 channel of the United Echuca and Waranga Waterworks Trust north and west of the Swamp). On 31 October 1905, water was let down the Trust's channel into the Waranga Basin from the Goulburn Weir for the first time. Intentionally, the new storage was not then filled to capacity, but to a depth of six and a half feet [2m] above the sills of the outlets. The Gunn's 1870s homestead, on Gunn's Creek at the south-east corner of the swamp, was not affected, but the neighbouring house of the Cleary family, a small dilapidated weatherboard structure, was partially inundated.[19]

From May 1906, provision of irrigation was directly administered by the State under the State Rivers and Water Supply Commission (SRWSC), which had relieved the cash-strapped local Trusts of the responsibility, and at the Waranga Basin the new authority continued the work of the old Trust.

On 13 August 1906, water was again let down the Trust Channel, partly, it seems, to deal with the residue of the flood of the previous month, thus raising the water level in the Basin. It was expected that the level would rise by six feet [1.8m].[20] Two dwellings were to be affected by this, Gunn's and the house of Mrs Cleary and family close by.[21] Both received legal notice to quit. As the *Argus* reported, the Gunn family-William was working with his brother Alexander in this period-was already constructing its new house above the proposed water level: 'The Messrs Gunn Brothers have in the course of construction a commodious residence on the east side of the Basin.'[22] The report noted the family had occupied the previous dwelling for thirty-one years, and received no compensation (the building was removed to Rushworth where it still stands, much altered, in Station Street).[23] In contrast, Mrs Cleary refused to move and promised 'to stay till she drowned', her defiance becoming a cause celebre, even supported by Trades' Hall,[24] until she finally accepted £20 compensation, and her family dismantled the water-sodden structure and removed it.[25] On 25 August 1906, the *Leader*, the *Age's* weekly pictorial, featured photographs of remaining sections of the Gunn homestead surrounded by water, and the Cleary's insubstantial building swamped.[26]

Remnants of the existence of the 1870s homestead-bricks from the foundations and paths, and the 'well' (underground tank)-are exposed on the rare occasions when the Basin waterline is very low.[27]

The Gunn's 'commodious' new 1906 house was built on what the family called 'the island', often referred to as 'Gunn's Island', a higher section of ground. This did in fact become an island when the Basin wall was raised in 1921 to further expand the capacity of the reservoir,[28] and the family moved the 1906 house to the new shore not far from the island: it now faced west.[29] William Gunn Jnr died during that year. Edith Christoe, daughter of William and Julia's only surviving child Janettie (who had married John McMillan, great-nephew of early Murchison identity, pioneering doctor and property developer Dr Neil McMillan), lived in the house at this new location for her first five years, and remembers the site as 'a hard place in summer,'[30] echoing the sentiments of gold miners seventy-five years earlier.

In 1931 the 1906 homestead building was transferred to the current site, part of Allotment 4, Parish of North Murchison, a dairy farm Janettie and John McMillan had purchased while retaining 'sheep land' at the Basin. The house was transported in two sections on a large truck. A four-roomed cottage on the site was subsumed into the rebuilt house, possibly becoming the maid's room and laundry to the rear, separated from the body of the building by a transverse 'vestibule' or breezeway.[31] The original exterior appearance and configuration of the homestead was largely retained, down to the decorative crossed verandah struts.[32]

In 1944 the homestead left Gunn hands when the McMillans moved into the township of Murchison. Subsequent owners have preserved the building largely as rebuilt in 1906.

The house is associated, like the Dhurringile mansion down the road, with the last pastoral landholders in the area.

HERITAGE CITATION REPORT

- [1] R Spreadborough and H Anderson (compilers), *Victorian squatters*, Ascot Vale (Vic), 1983, p. 297
- [2] *Argus*, 16 August 1853, p. 4
- [3] Joyce Hammond, *History of the Waranga Basin*, Shepparton, 1989, pp. 11-19 passim; *Geelong Advertiser*, 26 August 1853, p. 1; *McIvor Times*, 1 April 1909
- [4] R Spreadborough and H Anderson, op. cit., and RV Billis and AS Kenyon, *Pastoral pioneers of Port Phillip*, Melbourne 1974 (1932)
- [5] Joyce Hammond, op. cit, p. 3
- [6] Shire of Waranga rate book 1863, p. 10 (13 on the PDF)
- [7] Ibid.
- [8] R Spreadborough and H Anderson, op. cit.
- [9] Joyce Hammond op.cit., p. 6
- [10] *Argus*, 3 August 1906,p. 3; Hammond, op. cit., p. 7
- [11] Joyce Hammond, op. cit., p. 9
- [12] Edith Christoe, granddaughter of William Gunn Jnr, personal communication, 5 November 2016
- [13] Shire of Waranga rate books, passim
- [14] Hammond op. cit.
- [15] Hammond op. cit.
- [16] Hammond op. cit.
- [17] *Murchison Advertiser*, 27 February 1914, p. 2
- [18] *Shepparton Advertiser*, 24 November 1921, p.1
- [19] *Argus*, 3 August 1906, p. 3
- [20] *Leader*, 11 August 1906, p. 23
- [21] *Argus*, 3 August 1906, p. 3
- [22] *Argus*, 3 August 1906,p. 3
- [23] Joyce Hammond, op. cit.,p. 8; Warwick Finlay, personal communication, 12 November 2016
- [24] *Geelong Advertiser*, 18 August 1906, p. 4

HERITAGE CITATION REPORT

[25] *Riverine Herald*, 18 August 1906, p. 2; *Bendigo Advertiser*, 23 August 1906, p. 5

[26] *Leader*, 25 August 1906, p 33; *Age*, 24 August 1906

[27] Joyce Hammond, *History of the Waranga Basin*, Shepparton, 1989, p. 8; Ian Christoe, great grandson of William Gunn Jnr, personal communication, 27 November 2016

[28] WH Bossence, *Murchison: The J.G. Kenny Memorial History*, Melbourne, 1965, p. 107

[29] Joyce Hammond, *History of the Waranga Basin*, Shepparton, 1989, p. 9; Edith Christoe, personal communication, 5 November 2016

[30] Edith Christoe, personal communication, 5 November 2016

[31] Ibid.

[32] Ibid.

Description

Physical Description

Large early 20th century homestead.

Statement of Significance

What is Significant?

Waranga Park at 5 Murchison-Tatura Road Murchison is significant.

This includes all the architectural features associated with the style.

How is it Significant?

Waranga Park is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

HERITAGE CITATION REPORT

Why is it Significant?

Waranga Park is of historic significance for its association with the Waranga pastoral run and William Gunn, a squatter and settler and his son William Gunn Jnr. A community leader from the late 19th century and into the early 20th century Gunn Jnr was instrumental in many community projects and this included setting up the initial water supply for the township of Rushworth. It was William Gunn Jnr and his brother Alexander who built Waranga Park in 1906 and in 1931 this was moved to its current location. HERCON criterion A

Waranga Park is of aesthetic significance for its turn of the 20th century architecture. HERCON criterion D

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

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HERITAGE CITATION REPORT

Name 21 Old Weir Road MURCHISON (Murchison Cemetery)
Address 21 Old Weir Road MURCHISON **Significance Level** Local
Place Type Cemetery/Graveyard/Burial Ground
Citation Date 2014



21 Old Weir Road, Murchison (Murchison Cemetery)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

HERITAGE CITATION REPORT

Murchison is the pioneer town of the Goulburn Valley, and the cemetery is the oldest in the municipality.

It is thought that a few burials took place near the Police Paddocks in Willoughby Street before the cemetery was established, and possibly some further early burials lie under the road reserve, outside the current cemetery fence line.

On 2 April 1860, the Governor, with the advice of the Executive Council, approved the appointment of Neil Randal Duncombe Bond, Patrick Toole, Alexander Crawford, Donald McBean and William Paterson as inaugural Trustees of 'the ground set apart for a General cemetery at Murchison'. Chosen at a public meeting held in Murchison on 16 September 1859, the men were 'all Landowners in this District [who are] considered by the Inhabitants the most Eligible to hold the appointment' as trustees of 'the land set aside by you for a Cemetery', Philip Chauncy (District Surveyor at Heathcote), was informed. Chauncy had surveyed the site of Murchison in March 1854, including the cemetery site.

For over half a century, as in most small rural cemeteries in Australia, each trustee represented a denominational section of the cemetery, here, initially, Anglican, Catholic, Methodist and Presbyterian. Trustees were also generally respected local figures: William Barratt succeeded Crawford in September 1864 after the latter's death, and both Frederick Salas and his son Charles were Trustees in the last decades of the nineteenth century.

The responsibilities of early Trust members were to allot grave sites; to record identities, dates and locations of burials; to see to the smooth running of burial services; and to employ a grave-digger and possibly a sexton (record-keeper). Notes written by Cemetery Trust Secretary Charles Salas from 1906 to 1916 give an informative picture of the duties of Trustees at the time, and include such humane observations as 'Nov 24 Wm Motherwell Age 61 died suddenly, No 161 in Presby Ground Poor old Bill.'

The two graves containing three of the last, displaced members of the local Ngooraialim tribe, well-known identities 'King' Charles Tattambo, his wife 'Queen Mary' and son 'Captain' John, are the only known burial sites of members of the tribe, and are unusual for their inclusion in a European burial ground. The graves are enclosed by wrought iron palisades, one bearing the copper 'breastplate' boomerang motif Tattambo had worn. Tellingly, it announces that he was owned by the local pastoralist: 'Tattambo King, Belonging to Mr Fryer, Molka Station'.

The landscape and significance of the Murchison cemetery changed with the building of the Italian Ossario in 1961. Many of the Italian prisoners of war who died in the camps in Murchison and Tatura during World War Two had been buried at Murchison Cemetery. By the end of the war the cemetery had become a place of pilgrimage, but floods in 1956 did major damage to the graves. After a successful campaign to bring together the bodies of all Italian POWs in Australia, construction of the Ossario began in 1958, and it was consecrated on 10 September 1961. It now houses the remains of 130 Italian POWs and internees who died on Australian soil. The illuminated crypt, by the Italian architect R G Stella, was added to the original chapel area and bell tower, and dedicated in November 1966.

The memorial to Prisoners of War was constructed by Italian POWs, and was originally located in Rushworth. It was moved to the Ossario grounds on 7 September 1968. The upper plaque reads: 'Chi per la patria muor vissuto e assai': 'Who for the homeland spent life and more'. The lower plaque in translation reads 'This monument was erected by Italian prisoners of war in the Rushworth (VIC) concentration camp and transported to this Italian chapel of Murchison (VIC) on 7 September 1968 through the interest of Cavilieri Urbano A. Segafredo President and Founder of the Bendigo section of the Italian Federation of Ex Service and War Veterans.'

The other free-standing memorial commemorates Italian Soldiers, Airmen and Naval personnel; the plaque, translated, reads 'To the heroic soldiers of land-sea-sky that for the homeland sacrificed their youth. The Italian Federation of Ex Service and War Veterans and The Associations of Arms. Inaugurated by General G. De Rosa Diaz, 4 November 1975'.

In 2015, new signage was erected to indicate where each section of burials in the general cemetery can be found.

HERITAGE CITATION REPORT

A commemorative plaque was unveiled on 27 April 2015 in a ceremony involving Murchison Primary School students, part of the Australia-wide Centenary of Anzac commemorations. The planting of a Lone Pine tree, a seedling from an original pine cone from Lone Pine Ridge, also took place.

Among well-known local families represented in the cemetery are the Hammond, Barratt, Day, Crawford and Ewart families. William Ambrose Phillips was a Ticket of Leave man associated with the Protectorate, having worked there in 1840; his son was the first white child born in Murchison (1845). The Murchison cemetery is well kept.

The Murchison Cemetery is administered by an active group of voluntary Trustees. Public cemeteries in Victoria are governed by cemetery trusts. Members of a cemetery trust are appointed by the Governor in Council, upon recommendation of the Minister for Health.

References

W H Bossence, *Murchison*, Hawthorn, 1965

Graeme Butler, Shire of Waranga Conservation Study, 1988

Victorian Government Gazette, No. 45, 11 April 1860, p. 651

Letter, Alexander Hall to Philip Chauncy (District Surveyor at Heathcote), dated 16 October 1859, held by Murchison Historical Society

'Cemetery Trust', typed notes held by Murchison Historical Society

Charles Salas, Secretary of Murchison Cemetery Trust, 'Notes 1906-1916', held by Murchison Historical Society

Description

Physical Description

The Murchison cemetery is located on an elongated triangular site. It is largely bordered by a low pipe and Cyclone mesh fence, and the land is slightly undulating. Paths are unmade, with the exception of the gravel walkway leading to the Ossario, and the area is in rough-mown grass.

The cemetery is divided into sections defined by recent signage: Anglican, Catholic, Presbyterian and General.

There is a lawn cemetery area, and a small brick Columbarium erected in 1998.

The pair of graves (HO63, Hermes No 156238) of three of the last of the local Aborigines, 'King' Charles Tattambo, 'Queen' Mary and 'Captain' John is enclosed by wrought iron palisades, and one bears a boomerang motif. Another early grave is engraved with Chinese characters.

HERITAGE CITATION REPORT

The Italian Ossario (HO64, Hermes No 156324) is situated on the south-east, in a triangular fenced-off section, the entrance marked by two granite piers with bronze bas-relief figures. The Ossario is approached along a gravel path flanked by Mediterranean cypresses (*Cupressus sempervirens*), each tree bearing a plaque with the name of an Italian military service association. The area is landscaped and also contains two free-standing Italian war memorials.

Statement of Significance

What is Significant?

The Murchison Cemetery is significant.

This includes all of the memorials, the burial sites with memorial stones and railings, the layout of the cemetery, associated plantings and the Lone Pine tree.

The pair of Ngooraialim graves (HO63, Hermes No 156238) and the Italian Ossario (HO64, Hermes No 156324) contribute to the cultural heritage significance of this place.

How is it Significant?

The Murchison Cemetery is of cultural heritage significance to Aboriginal communities.

The Murchison Cemetery is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of local historic significance for its association with the early development of the Murchison region. It is a place that has historic resonance for both the Aboriginal communities and the early settlers. It provides tangible physical evidence, through the graves (and the inscriptions) of the two members of the Ngooraialim people and of the types of relationships that existed in the 19th century between local Aboriginal peoples and the European settlers. It provides evidence of the relationship between the Protectorate and colonial social practices.

It is of historic significance for its association with the POW Internment camps and in particular the Italian community. It provides tangible physical evidence of the relationships between those interred and the wider community.

It is of historic significance as a place of burial for the Murchison community. HERCON criterion A

HERITAGE CITATION REPORT

It is of historic and aesthetic significance for its plantings, the 19th century layout of the burial ground, and the memorials. There is a tangible sense of melancholy and this is supported by the types of memorials that are found within this cemetery. The memorials that demonstrate the pervading 19th and 20th century cultural attitudes regarding Indigenous politics as well as internment politics are poignant places for reflection. HERCON criteria A & E

Recommendations 2014

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes The lone Pine tree and all mature trees are of significance
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name Ngooraiialim Graves
Address 21 Old Weir Road (Murchison Cemetery)
MURCHISON **Significance Level** B
Place Type Isolated Grave/Burial Site
Citation Date 2004



King Billy, Queen Mary and Captain John graves

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

King Charles Tattambo, 'King of the Goulburn Tribe', was buried in the Murchison Cemetery in 1866.

Tattambo left a widow, 'Queen Mary', his last wife, and 'Captain John', a son by his first wife. Captain John Tattambo died in October 1874 and was laid to rest next to his father. His death was followed only a few days later by Queen Mary's death. Members of the tribe had become residents of the Aboriginal Protectorate when it was established in 1839 but it was within a short space of time that the whole tribe had declined.

References

William Bossence. *Murchison*

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

14.1 Indigenous Graves

Description

Physical Description

The Ngooraialim Graves, Murchison Cemetery, 21 Old Weir Road, comprise a pair of graves enclosed by wrought iron palisades and marked with generic timber crosses within the enclosure. One fence is painted black and features spear tops with boomerang motifs and contains the graves of Queen Mary and Captain John, the other is painted brown with wagon-wheel motifs.

Physical Condition

GOOD

Intactness

GOOD

Australian Heritage Commission Criteria

Australian Heritage Commission

8.9 Commemorating significant events and people

9.6 Mourning the dead

HERITAGE CITATION REPORT

Statement of Significance

The graves are of local historic significance. Interred in the mid-1870s, the graves are the only known burial sites of members of the Ngooraialim tribe. Located within the general cemetery, the graves are a significant reminder and recognition that these individuals were the last of their tribe and are unusual for their inclusion in a European burial setting. They are also associated with the Goulburn Valley Aboriginal Protectorate, located near Murchison from 1840 to 1851.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

Yes Wrought iron palisades

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

-

Aboriginal Heritage Place

No

Other Recommendations

. Retain and conserve

DRAFT

HERITAGE CITATION REPORT

Name Ossario
Address 21 Old Weir Road (Murchison Cemetery)
MURCHISON **Significance Level** A
Place Type War Memorial
Citation Date 2004



Ossario

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

Many of the Italian prisoners of war who died in the camps in Murchison and Tatura were buried at Murchison Cemetery. By the end of the War the cemetery had become a place of pilgrimage. Luigi Gigliotti of Kyabram petitioned local Italian families to finance a mausoleum - the Ossario - for not only those who died at Murchison, but for the reinterment of all Italian detainees and POWs who died in Australian camps. Two years prior to the construction of the Ossario, an annual celebration of the mass was begun before a temporary altar, and on 10 September 1961 the Ossario was dedicated by Ferdinando Storchi, the Under Secretary for Foreign Affairs and Minister for Migration in Italy, before an audience of 1,000 people.

References

Sagazio, Celestina (ed.). *Cemeteries, Our Heritage*.

Joyce Hammond. *Walls of Wire*.

HERITAGE CITATION REPORT

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

14.4 Memorials to Citizens from other Lands

Description

Physical Description

The Ossario is a single-storey building with an attached bell tower, reminiscent of Italian rural vernacular architecture. It has a shallow pitched gabled roof clad in terracotta Roman tiles with projecting eaves and a cross surmounting the bell tower roof. External walls are of granite and are battened along the side of the bell tower and at the eastern end of the facade. The facade contains a wide arched opening with wrought iron gates, behind which stands the altar of white Italian marble. The Ossario is approached along a gravel path flanked by Italian Cypress trees (*Cupressus sempervirens*) with the entrance marked by two granite piers with bronze bas-relief figures. The building stands amidst attractive landscaped grounds planted with a variety of trees and shrubs including Golden Monterey Cypress (*Cupressus macrocarpa*), Silky Oak (*Grevillea robusta*) and Cherry Plum (*Prunus cerasifera*). To the front of the building are two flagpoles and two memorial sculptures with inscriptions in Italian.

Physical Condition

GOOD

Intactness

GOOD

Recommended Management

Curtilage

A nominal curtilage extending to the fenced reserve surrounding the Ossario should be maintained. In addition, a nominal curtilage of 15 metres, free of additional structures, should be maintained on all sides of the building itself

HERITAGE CITATION REPORT

Australian Heritage Commission Criteria

Australian Heritage Commission

8.8 Remembering the fallen

8.10 Commemorating significant events and people

9.6 Mourning the dead

Statement of Significance

The Ossario, Murchison Cemetery, is of state historic and aesthetic significance. As the final resting place of 130 Italian prisoners of war and detainees who died in Australia during World War II, and as one of only three foreign war cemeteries located in Australia, two of which are located in the municipality, the Ossario is a poignant memorial. Aesthetically, it is an unusual example of a funerary structure in an Italian vernacular design. The aesthetic qualities of the place are enhanced by its landscape setting including the memorial avenue on the approach to the building.

Recommendations 2004

DRAFT

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Yes
No
Yes Italian Cypress trees (<i>Cupressus sempervirens</i>), Golden Monterey Cypress (<i>Cupressus macrocarpa</i>), Silky Oak (<i>Grevillea robusta</i>) and Cherry Plum (<i>Prunus cerasifera</i>)
Yes Two granite piers with bronze bas-relief figures, entrance gates, two flagpoles and two memorial sculptures
Yes
-
No

Other Recommendations

. Retain in its intact state with minimal further alteration to existing fabric

HERITAGE CITATION REPORT

Name 10 Pretty John Road MURCHISON
Address 10 Pretty John Road MURCHISON **Significance Level** Local
Place Type Homestead Complex
Citation Date 2014



10 Pretty John Road, Murchison

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

The house at 10 Pretty John Road, Murchison was constructed by selector John Crawford, his widow or his son, and was the family home for around half a century.

John Crawford of Dargalong received the Crown Grant for the three hundred acres [121.5 ha] of Allotments 149, 150, 159, and 160, Parish of Dargalong, County of Moira, on 12 May 1869, having selected under the Land Act 1865. Crawford, born in Tullintan, County Donegal, Ireland, had immigrated to Australia ahead of his brother Andrew and cousin James, both of whom also came to the Goulburn Valley and established well-known and successful properties, Woodlands at Tatura and Fenton Hall at Harston respectively.

John Crawford died on 25 December 1881, and his wife Sarah held the property until her death on 11 November 1901. Her executors sold the southern section to Robert Cassidy on 7 May 1902, and the northern portion, including the house site, was transferred to their son Samuel George Crawford (known as George) on 20 May 1902.

George Crawford operated the property until his death on 22 November 1950, whence it was transferred to Andrew

HERITAGE CITATION REPORT

David Crawford of Fenton Hall (the name Andrew was used widely among the extensive Crawford family), and then to Andrew's widow Marjorie, until it left Crawford family hands in April 1964 some time after her death.

Description

Physical Description

This homestead is a fine mid-range Victorian homestead. It is representative for the region and the period. The facade has a central door flanked on either side by timber sash windows and this contributes to the symmetry of the main facade. Other typical features include the hipped roof, a bullnose return verandah and brick chimneys. The verandah returns on both sides and has retained its integrity.

Of note is the Flemish brick bond used on the facade. This brick bond is less common for rural buildings in the region and from this period because it was more expensive to construct but it gave a building prestige. The verandah with its cast metal posts and decorative brackets and frieze provide a particular grace to this facade.

The roof has retained the short sheets typical of the period.

The integrity and intactness of this building is of note.

Statement of Significance

What is Significant?

The brick Victorian homestead at 10 Pretty John Road, Murchison is significant.

This includes the architectural features associated with its period of construction, the bullnosed verandah with its cast iron posts and metal frieze and brackets, the hipped roof, the brick chimneys, the face brickwork, the timber-framed windows and the symmetrical facade.

How is it Significant?

The homestead is of historic and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

The house is of historic significance for its association with the Crawford family, who were successful selectors during the 19th century, and continued their association with the property until around the 1960s.

HERITAGE CITATION REPORT

It is of historic significance as it provides tangible physical evidence of the character of rural and regional development during the mid to late Victorian period. The scale and design of the building contributes to an understanding of the extent of economic growth and prosperity of the region. HERCON criteria A & G

It is of aesthetic significance for its representative mid Victorian architecture. The subtle aesthetics of the building are found in the design of the facade. Its symmetry is the dominant characteristic. The Flemish brick bond is a relatively unusual detail for farm buildings in this region. This building is one of the most intact homesteads from this period. The architectural expression demonstrates some particularly fine features (albeit typical) and these support the quality of the Victorian character of this homestead. HERCON criterion E

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

HERITAGE CITATION REPORT

Name Murchison East-Murchison Rail Bridge MURCHISON
Address MURCHISON **Significance Level** Local
Place Type Railway Bridge/ Viaduct
Citation Date 2014



Murchison East-Murchison Rail Bridge, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

(Except where otherwise acknowledged, information is largely derived from V. Isaacs and R. Whitehead, *The Rushworth, Colbinabbin and Gargarre railway: a brief history*, Melbourne, 1973, pp. 3-13.)

The railway bridge over the Goulburn River between Murchison East and Murchison on the now defunct Murchison East to Rushworth, Colbinabbin and Gargarre rail line was built in 1944 as a replacement for the original 1890 timber trestle bridge. This earlier bridge had been badly damaged by extensive floods on the Goulburn in April 1939, with 'several piles swinging', and goods trains being cancelled, although the lighter rail motors carrying passengers were not disbarred.[1] In 1940 plans were drawn up for replacing the timber trestles with reinforced concrete piers, and temporary repairs were made in subsequent years. For a while these were limited, due to the exigencies of war: in fact the local Council, Waranga, had unanimously carried a motion that the work was unnecessary due to wartime manpower shortages.[2] The Railways Department finally went ahead during the War, the level of deterioration of the wooden structure, the larger and heavier locomotives being used, and the danger posed by floods carrying a heavy load of debris, meaning that reconstruction was inevitable. It is also believed locally that replacement was made more imperative by the

HERITAGE CITATION REPORT

need to accommodate the movement of large volumes of supplies to the rail siding near POW Camp 13 close to the Waranga Basin.[3]

The work was completed on 23 February 1944, achieved with the use of coffer dams and steel sheet piling.[4] It consisted of seven main concrete piers 54 ft [16.5m] in height supporting the central five 60 ft [18.3 m] steel spans crossing the main stream, the concrete piers being supported by 25 timber piles driven into the stream bed to a depth of 25 ft [7.6 m]. A further three 20 ft [6.1m] spans, six 30 ft [9.1 m] spans, and six 60 ft [18.3 m] spans are located on the east side, with fourteen 20 ft [6.1 m] spans on the west, all supported by a further fourteen concrete piers. Decking was timber. Wooden trestles supported the extremities: these were replaced by earth fill in the late 1960s or early 1970s, and Armco steel pipes provide flood openings for the lengthy embankment.

The new bridge was capable of carrying locomotives weighing 123 tons, in contrast to the earlier bridge designed for engines up to 65 tons.[5] It was in fact less costly to construct in steel and concrete than in timber: suitable timber was difficult to obtain, and rolled steel beams were cheaper than timber for the spans, the steel girders being fabricated at the Railways Workshops at Spotswood. The concrete employed was a 6 to 1 mixture using mine tailings from Chiltern as an aggregate, made in concrete mixers of seven and ten cubic feet capacity; 'the concrete distributed by elevating towers was thoroughly packed by pneumatic vibrators,' enabling a very dry mixture to be used.[6]

The railway had come to Murchison and Rushworth in 1890. Local agitation for a railway on the western side of the Goulburn had been long-standing, the Goulburn Railway League having been active from the early 1870s. Murchison and Rushworth increased the pressure after the line was taken from Mangalore to Shepparton on the eastern side of the Goulburn in 1880, with a branch line to Tatura (extended to Echuca in 1887) on the western side of the river, but to the north of Murchison and Rushworth.

Surveying for a rail line from Murchison East to Rushworth had begun in 1886, and tenders for construction of the first bridge were invited in October 1887.[7] Cairns Brothers of Murchison were the successful tenderers at £40,514.11.5.[8] Work began in early 1888, and criticism of the very slow progress being made became a constant, starting in April 1888 when it was reported that 'not more than 12 or 14 men are working between Rushworth and the river'.[9] That limited number continued for the whole period of construction. The firm was still advertising for 'bridge carpenters' on 12 February 1889,[10] although the first pile of the bridge over the Goulburn had been driven on 25 January 1888 at a small ceremony. In July 1889 the Murchison East to Rushworth line was among the many listed by the Railways Commissioners as overdue: '...detention has occurred through trouble in getting timber for the bridge. The contactors are said not to be showing that judgement in the work which might be expected'.[11] The bridge was the most prominent engineering feature of the line, and accounted for £10,553 of the total cost. The line was opened on 1 September 1890, with the junction station on the Shepparton line, previously known as Murchison, now called Murchison East. Only eight passengers travelled on the first train, the 7.25 am out of Rushworth, thirty passengers in all travelling that day. Stations between Murchison and Rushworth were Waranga, located around halfway along the line and serving the sawmills of the Hammond family and others, and the Whroo Road Siding closer to Murchison, later known as Hammond Siding, which was initially open only for light goods, but was soon also serving Hammond sawmills. Hammond mills and other Murchison sawmills had been turning out sleepers for the new Victorian rail lines, including local lines, for a number of

HERITAGE CITATION REPORT

years, producing 1200 per week in 1879.[12] The rail line was continued to Colbinabbin in August 1914, with a branch to Stanhope and Girgarre completed in 1917.

The original 1890 bridge consisted of a series of timber trestles with openings largely twenty feet in width. The portion over the main stream reached a height of 52 feet [15.8m] above the bed of the river, while the spans over the riverside flats and floodways were 20 [6.1m] to 25 feet [7.6] high. On the west bank particularly, the bridge approaches were (and are) quite long, reaching to higher ground in the area of the former Murchison station. The bridge was considered to have a maximum width span of 12 feet [3.7m], ending river navigation by paddle steamers from Echuca and Shepparton to Seymour.

The current bridge remains essentially as built in 1944, with the changes to the embankment approaches detailed above. On the Murchison East side one of the piers has been engraved with flood level markers, indicating flood levels in 1916 and 1939. Also, the piers are marked with the usual sequential numbers in Roman numerals. [13]

The Murchison/Rushworth/Colbinabbin/Girgarre railway line system was closed on 12 October 1987, and a rail trail has been developed along the line from Murchison to Rushworth. Extending the trail on to the Melbourne-Shepparton railway line at Murchison East would allow better access from public transport; making the bridge safe to cross would nevertheless be a significant undertaking, as the timber decking has rotted through in many places.

[1] *Age*, 28 April 1939, p. 12, and *Goulburn Valley Stock and Property Journal*, 3 May 1939, p. 4.

[2] Article, no date, from un-named newspaper in the possession of Murchison Historical Society.

[3] <http://www.murchisonvictoria.com.au/historical-photographs-and-books-preserved-at-murchison.htm>, accessed on 10 July 2016.

[4] From articles in un-named newspapers dated 4 September 1942, 13 November 1942 and 1 November 1944 in the possession of Murchison Historical Society.

[5] Newspaper article dated 28 January 1944, paper un-named, Murchison Historical Society.

[6] *Ibid.*

[7] *Bendigo Advertiser*, 5 November 1887, p. 8.

[8] *Argus*, 22 November 1887, p. 7.

[9] *Leader*, 28 April 1888, p. 16.

[10] *Age*, 12 February 1889, p. 7.

[11] *Age*, 29 July 1889, p. 5.

[12] K Gregory, D Pearson and W Stewart, *From Protectorate to Premier Small Town: a brief history of Murchison 1840-*

HERITAGE CITATION REPORT

1985, Murchison, 1985, p. 43.

[13] <https://www.railpage.com.au/f-p1837368.htm>, accessed on 10 June 2016.

Description

Physical Description

The bridge consists of seven main concrete piers 54 ft [16.5m] in height supporting the central five 60 ft [18.3 m] steel spans crossing the main stream, the concrete piers being supported by 25 timber piles driven into the stream bed to a depth of 25 ft [7.6 m]. A further three 20 ft [6.1m] spans, six 30 ft [9.1 m] spans, and six 60 ft [18.3 m] spans are located on the east side, with fourteen 20 ft [6.1 m] spans on the west, all supported by a further fourteen concrete piers. Decking is timber. Armco steel pipes provide flood openings for the lengthy earthen embankments. The original work was completed on 23 February 1944, achieved with the use of coffer dams and steel sheet piling.[4]

Statement of Significance

What is Significant?

The Murchison East-Murchison Rail Bridge Murchison is significant.

How is it Significant?

The Murchison East-Murchison Rail Bridge is of local historic, technical and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

The 1944 rail bridge is of historic significance for its role in connecting rural areas to the main Melbourne markets.

It is of historic and social significance for its association with the Prisoner of War and Internment Camps. Despite the shortage of construction materials during war time, it was critical to replace the deteriorating and unsafe 1890 timber trestle bridge and this was undertaken in 1944. HERCON criteria A & G

The rail bridge is of technical significance for its design and construction. HERCON criterion F

The rail bridge is of aesthetic significance for its landmark presence on the Goulburn River. HERCON criterion E

Recommendations 2014

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name River Road Murchison Precinct
Address 10 River Road MURCHISON 12 River Road MURCHISON 16 River Road MURCHISON 26 River Road MURCHISON 30 River Road MURCHISON 64 River Road MURCHISON 66 River Road MURCHISON 76 River Road MURCHISON 8 River Road MURCHISON 80 River Road MURCHISON 86 River Road MURCHISON 88 River Road MURCHISON 94 River Road MURCHISON
Significance Level Local
Place Type Townscape
Citation Date 2014



River Road Murchison Residential Precinct

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Aboriginal Post Contact History

The Ngoorialum tribe were the Aboriginal inhabitants of the area. This tribe (and other clans) were placed in the Murchison Protectorate soon after Europeans came to this area. The Murchison Protectorate was one of four Port Phillip Aboriginal Protectorates established in February 1839. The Chief Protector was George Augustus Robinson (1788-1866). Robinson supervised the four Protectorates set up in different geographic districts of Port Phillip. Initially, in May 1839, the Goulburn Valley Protectorate was located near Mitchellstown under James W Dredge. He quickly resigned in protest, it is said, at the appalling conditions imposed upon the Aboriginal people. Dredge was replaced one year later by William Le Souef in 1840, and the Protectorate removed to 'a square mile of country which Robinson had chosen'. By 1841, Le Souef reported to Robinson that improvements to the Protectorate included acres of wheat, barley, oats, maize and potatoes. It also included five small and large bark buildings. The work was undertaken by those living within the

HERITAGE CITATION REPORT

Protectorate. The Goulburn Aboriginal Station, as it was known, closed in May 1853, and Governor La Trobe abolished the Office of the Protector of Aborigines in 1860.

Murchison and District

Squatters started settling the area in 1840. French vigneron Ludovic Marie came to the district in the 1850s and established a vineyard. He also set up a hotel and a punt service over the Goulburn for gold miners travelling between Bendigo and Beechworth. Marie received his licence to establish a punt 1855. In 1854, the township site was surveyed by the Colonial Surveyor Philip Chauncy. The area surveyed for the township was next to the former Protectorate and adjacent to the river crossing point. It appears that Chauncy placed the township centre in this location for a number of reasons. The river crossing was already at this location and had created a de facto settlement. He was acting on early town planning principles (that went back to Arthur Philip), where townships were to be situated on rivers, the area was typically 3 miles (1.9km) by 1 mile (0.4km), and within this area only small allotments were to be released with the rest of the space reserved for future expansion. Public areas were to be reserved for public buildings and other purposes such as public squares and/or reserves. Chauncy's 1854 survey of the Port of Echuca is similar in intent to Murchison - with both having a town square near to the river and roughly in the centre of the old township. The location for Echuca like Murchison was identified by the site of the punt and the river crossing.

Murchison soon became prosperous as it was on the route to the goldfields and shallow draft paddle steamers could navigate the Goulburn River. There are a number of early buildings from this period surviving in the township.

Land along the Goulburn was first opened for selection in 1865, with most small landowners moving into the area in the 1870s. By 1865 Murchison boasted a school, two hotels and stores and a number of houses. When the selectors began opening up the land, they cleared the fertile ground and began growing wheat. The cultivation of wheat in turn meant the establishment of flour mills, scattered across the Goulburn Valley. Murchison area had a flour mill at Noorilim, six kilometres south of the township, to grind locally grown wheat (VHR H1523). In addition Day's Mill (VHR H7924) became large and important flour milling operation for the region and continued to function for many years with flour being shipped out by train.

In 1871 a bridge was built over the Goulburn to replace the punt service. Between 1871 and 1875 the Waranga shire, in which Murchison was situated, increased its areas under wheat and under fallow two fold and six fold respectively. In Murchison a Mechanics' Institute was opened in 1874, and Presbyterian, Anglican and Catholic churches were built during that decade. A railway line was built along the eastern side of the Goulburn River in 1880, passing through Murchison East. Ten years later a branch line crossed the river to the west, passing through Murchison to Colbinabbin.

After the 1890s Murchison entered a period of stagnation, with few initiatives in commerce or development. The building of the Goulburn Weir for irrigation in 1887-90 meant that the Goulburn River was no longer navigable by paddle steamer. Much of the Dhurringile district remained under the control of a few individuals and this meant that Murchison was denied the commercial benefits that a closer settled district would have provided. Irrigation waters that were made available to many districts following the completion of the Goulburn Weir in 1891 were not readily available to the farm lands surrounding much of Murchison. This meant townships such as Shepparton, Tatura and Mooroopna continued to thrive on the back of irrigation developments while Murchison struggled.

A number of events occurred in the Interwar period that provided some stimulus to the local economy and supported further development. This included the provision of electricity (1926), the construction of a Bush Nursing Hospital (1934) and the construction of a new steel bridge (1937). This coincided with further housing development along Rushworth Road and River Road. The houses were relatively substantial and stylish with many displaying fine architectural features. The location of these largely substantial buildings is of note, as Rushworth Road and River Road became the preferred areas for new residential building. This period is notable for an increasing prosperity of some farmers, and townships such as Murchison benefited from the consolidation of farms and integrated rural industries such as dairies, creameries, butter factories and accessibility of metropolitan markets through rail links.

During World War 2, three prisoner of war camps, together with four internment camps, were established in the Murchison/Tatura /Rushworth area. This was the largest group of such camps set up in Australia, a unique concentration. Dhurringile mansion, 11 kilometres to the north, held internees for a short time, then German officer POWs and their batmen. Camp 13 near Murchison, with the associated wood-cutting camp at Graytown, held German and Italian POWs, and Japanese POWs after the Cowra breakout. The overall total capacity of these camps was in excess of eight thousand prisoners: the staff of 2700 comprised guards, medical personnel, women's services, and administrative staff. The combined populations of the camps far exceeded the local populace. Numbers of internees, particularly Italian internees, were released daily to work on local farms and orchards.

Murchison was a comfortable post-war country town with public gardens, reticulated water and electricity, varied agriculture and saw-milling. There was no other significant industry apart from retailing. The town's function as a local service centre has remained much the same.

On 28 September 1969 a meteorite shower fell 2 kilometres south of Murchison. Many local residents collected samples of these meteorites. The rocks were analysed at the NASA Ames Research Center where they were discovered to contain the first convincing evidence of amino acids of extra-terrestrial origin, confirming the Miller-Urey experiment. The Murchison meteorite samples contained 90 different amino acids, only 19 of which are found on earth.

Statement of Significance

What is Significant?

The River Road Murchison Residential Precinct is of historic and aesthetic significance.

The riverine environment contributes to the aesthetic significance of the precinct.

Contributory places are as follows:

*8 River Road MURCHISON HO413

10 River Road MURCHISON

HERITAGE CITATION REPORT

12 River Road MURCHISON

16 River Road MURCHISON

26 River Road MURCHISON

30 River Road MURCHISON

64 River Road MURCHISON

66 River Road MURCHISON

76 River Road MURCHISON

*80 River Road MURCHISON HO137

86 River Road MURCHISON

88 River Road MURCHISON

94 River Road MURCHISON

How is it Significant?

The River Road Murchison Residential Precinct is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The River Road Murchison Residential Precinct is of historic and aesthetic significance as the contributory places demonstrate the type of residential development that was occurring on the outskirts of Murchison during the early to mid-20th century period.

This period is notable for an increasing prosperity for many farmers, and townships such as Murchison benefited from the consolidation of farms, and the integration of rural industries such as dairies, creameries, butter factories and the accessibility of metropolitan markets through rail links.

The intensification of development on the outskirts of Murchison is associated with the increasing prevalence and use of cars, the new steel bridge (1937) and the provision of electricity.

The River Road houses have varying architectural expressions. The variations in design reflect the diversity of architectural expressions common for this period. Many of these places demonstrate a particular design quality.

HERCON criteria A, D & E

*This place is also of Individual cultural heritage significance. Please refer to the individual citation (HERMES records)

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name 8 River Road MURCHISON
Address 8 River Road MURCHISON **Significance Level** Local
Place Type House
Citation Date 2014



8 River Road, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901),
Interwar Period (c.1919-c.1940)

History and Historical Context

Place History

10 River Road through its physical fabric demonstrates that it is one of the earliest surviving buildings in Murchison. Its location on River Road as one of the main routes into Murchison supports its early date of construction.

Aboriginal Post Contact History

The Ngooraialum tribe were the Aboriginal inhabitants of the area. This tribe (and other clans) were placed in the Murchison Protectorate soon after Europeans came to this area. The Murchison Protectorate was one of four Port Phillip Aboriginal Protectorates established in February 1839. The Chief Protector was George Augustus Robinson (1788-1866). Robinson supervised the four Protectorates set up in different geographic districts of Port Phillip. Initially, in May 1839, the Goulburn Valley Protectorate was located near Mitchellstown under James W Dredge. He quickly resigned in protest, it is said, at the appalling conditions imposed upon the Aboriginal people. Dredge was replaced one year later by William

HERITAGE CITATION REPORT

Le Souef in 1840, and the Protectorate removed to 'a square mile of country which Robinson had chosen'. By 1841, Le Souef reported to Robinson that improvements to the Protectorate included acres of wheat, barley, oats, maize and potatoes. It also included five small and large bark buildings. The work was undertaken by those living within the Protectorate. The Goulburn Aboriginal Station, as it was known, closed in May 1853, and Governor La Trobe abolished the Office of the Protector of Aborigines in 1860.

Murchison and District

Squatters started settling the area in 1840. French vigneron Ludovic Marie came to the district in the 1850s and established a vineyard. He also set up a hotel and a punt service over the Goulburn for gold miners travelling between Bendigo and Beechworth. Marie received his licence to establish a punt 1855. In 1854, the township site was surveyed by the Colonial Surveyor Philip Chauncy. The area surveyed for the township was next to the former Protectorate and adjacent to the river crossing point. It appears that Chauncy placed the township centre in this location for a number of reasons. The river crossing was already at this location and had created a de facto settlement. He was acting on early town planning principles (that went back to Arthur Philip), where townships were to be situated on rivers, the area was typically 3 miles (1.9km) by 1 mile (0.4km), and within this area only small allotments were to be released with the rest of the space reserved for future expansion. Public areas were to be reserved for public buildings and other purposes such as public squares and/or reserves. Chauncy's 1854 survey of the Port of Echuca is similar in intent to Murchison - with both having a town square near to the river and roughly in the centre of the old township. The location for Echuca like Murchison was identified by the site of the punt and the river crossing.

Murchison soon became prosperous as it was on the route to the goldfields and shallow draft paddle steamers could navigate the Goulburn River. There are a number of early buildings from this period surviving in the township.

Land along the Goulburn was first opened for selection in 1865, with most small landowners moving into the area in the 1870s. By 1865 Murchison boasted a school, two hotels and stores and a number of houses. When the selectors began opening up the land, they cleared the fertile ground and began growing wheat. The cultivation of wheat in turn meant the establishment of flour mills, scattered across the Goulburn Valley. Murchison area had a flour mill at Noorilim, six kilometres south of the township, to grind locally grown wheat (VHR H1523). In addition Day's Mill (VHR H7924) became large and important flour milling operation for the region and continued to function for many years with flour being shipped out by train.

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A number of events occurred in the Interwar period that provided some stimulus to the local economy and supported further development. This included the provision of electricity (1926), the construction of a Bush Nursing Hospital (1934) and the construction of a new steel bridge (1937). This coincided with further housing development along Rushworth Road and River Road. The houses were relatively substantial and stylish with many displaying fine

HERITAGE CITATION REPORT

architectural features. The location of these largely substantial buildings is of note, as Rushworth Road and River Road became the preferred areas for new residential building. This period is notable for an increasing prosperity of some farmers, and townships such as Murchison benefited from the consolidation of farms and integrated rural industries such as dairies, creameries, butter factories and accessibility of metropolitan markets through rail links.

During World War 2, three prisoner of war camps, together with four internment camps, were established in the Murchison/Tatura /Rushworth area. This was the largest group of such camps set up in Australia, a unique concentration. Dhurringile mansion, 11 kilometres to the north, held internees for a short time, then German officer POWs and their batmen. Camp 13 near Murchison, with the associated wood-cutting camp at Graytown, held German and Italian POWs, and Japanese POWs after the Cowra breakout. The overall total capacity of these camps was in excess of eight thousand prisoners: the staff of 2700 comprised guards, medical personnel, women's services, and administrative staff. The combined populations of the camps far exceeded the local populace. Numbers of internees, particularly Italian internees, were released daily to work on local farms and orchards.

Murchison was a comfortable post-war country town with public gardens, reticulated water and electricity, varied agriculture and saw-milling. There was no other significant industry apart from retailing. The town's function as a local service centre has remained much the same.

On 28 September 1969 a meteorite shower fell 2 kilometres south of Murchison. Many local residents collected samples of these meteorites. The rocks were analysed at the NASA Ames Research Center where they were discovered to contain the first convincing evidence of amino acids of extra-terrestrial origin, confirming the Miller-Urey experiment. The Murchison meteorite samples contained 90 different amino acids, only 19 of which are found on earth.

Description

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Physical Description

8 River Road Murchison was altered during the Interwar period when the original verandah posts were replaced with columns that are constructed from masonry plinths and rendered, square and fluted columns. This gives the house a Bungalow type appearance. However, the house clearly dates from the 19th century and still retains features from this period. This includes multi-paned sash windows. However, it is the roof framing that is of particular interest as it is framed with the rafters angled in to form a pyramid. The timbers are milled timbers but roughly dressed. This can be compared to the more typical framing for similar proportioned buildings as these typically have a small ridge with principal rafters.

The house is timber framed and is clad with timber weatherboards. The roof has been clad with short sheets of corrugated metal (painted). The brick chimney appears to have been modified over time.

Statement of Significance

What is Significant?

8 River Road, Murchison is significant.

Any remnant features from the 19th century and this includes the multi-paned colonial timber sash windows and original doors are significant.

The pyramidal roof framing is significant.

HERITAGE CITATION REPORT

The lean to to the rear is not significant.

The Inter-war verandah posts do not contribute to the 19th century character of the building.

How is it Significant?

8 River Road Murchison is of local historic, aesthetic and technical cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

8 River Road Murchison is of historic significance as it is an early surviving residential building in the Murchison area. HERCON criterion A

It is of aesthetic significance for its simple proportions (square) and the pyramidal roof that falls in an unbroken line to form a verandah. This form is a relatively uncommon form in an urban context. HERCON criterion E

It is of technical significance for its roof framing. HERCON criterion F

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

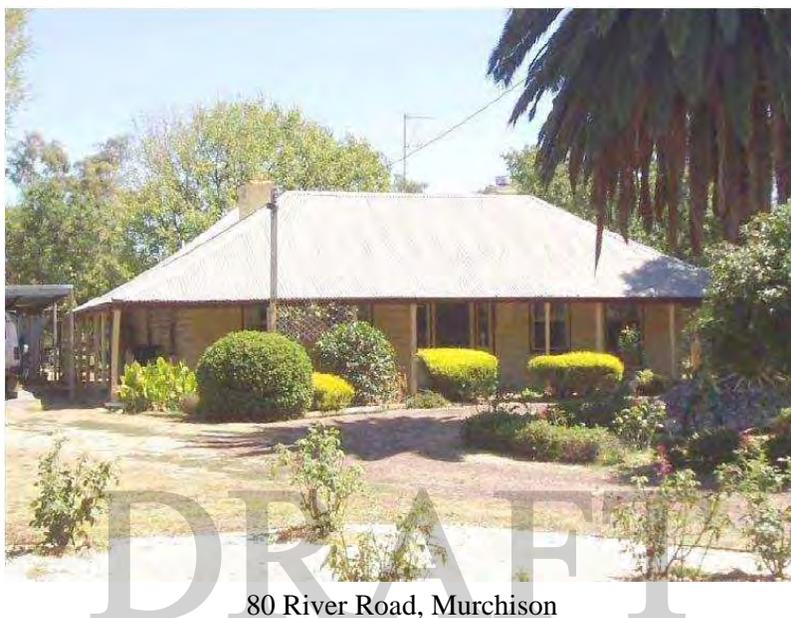
No

Other Recommendations

The internal controls apply to the pyramidal roof framing, internal finishes, doors and the layout.

HERITAGE CITATION REPORT

Name 80 River Road, MURCHISON
Address 80 River Road MURCHISON **Significance Level** Local
Place Type House
Citation Date 2014



Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

The house at 80 River Road is situated on land originally part of Allotment 8 in Section 17 of the county of Rodney, which was first sold to a butcher Charles Wemyss in December 1854. Physical evidence including timber slab wall construction and timber roof shingling suggests the existing house dates from the c.1850s-60s and is possibly the first dwelling erected on the site by Wemyss. In 1901, Amy and Albert Gill purchased the property and subdivided the eastern side into a series of smaller residential allotments between the 1920s and 1940s. Amy Gill is believed to have operated the building as a boarding house.

References

Graeme Butler, *Waranga Conservation Study*, Volume Three, pp. 28-29.

Parish plan of the Township of Murchison and Murchison East, Department of Lands & Survey, 1915.

Shirley Cloggie, pers comm.

HERITAGE CITATION REPORT

Description

Physical Description

The house at 80 River Road, Murchison is a single-storey homestead with walls clad in rough-sawn ironbark boards laid horizontally. It has a hipped corrugated galvanised steel roof with an integral verandah supported on timber posts. The symmetrical front elevation contains a central front door flanked on either side by a pair of timber-framed, double-hung multi-pane sash windows. Internally, the house features pressed metal lining to the walls and ceilings. Original or early timber slab linings have been reportedly uncovered in internal walls.

A mature Canary Island palm (*Phoenix canariensis*) is located to the front of the building. The property also contains a large prefabricated metal shed and a modern metal-framed carport.

Statement of Significance

What is Significant?

80 River Road, Murchison is significant.

The large Canary Island Palm (*Phoenix canariensis*) contributes to the significance.

How is it Significant?

80 River Road, Murchison is of local historic, aesthetic and technical cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic significance as it was constructed c.1860 and is one of the earliest surviving residences in Murchison. HERCON criterion A

A number of the internal walls have retained their original timber slab structural system and this is a rare surviving feature. This technique was once a common form of construction. HERCON criteria A, B & F

It is of aesthetic significance for its regional Victorian vernacular construction. HERCON criterion D

The large Canary Island Palm (*Phoenix canariensis*) contributes to the aesthetic significance. HERCON criterion D

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	Yes The Canary Island Palm (<i>Phoenix canariensis</i>) to the front of the house and all mature trees are significant.
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name	Roderick Square, MURCHISON	
Address	Roderick Square (intersection of McKenzie and Watson Streets) MURCHISON	Significance Level Local
Place Type	Reserve	
Citation Date	2014	

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

History and Historical Context Aboriginal Post Contact History

The Ngoraialum tribe were the Aboriginal inhabitants of the area. This tribe (and other clans) were placed in the Murchison Protectorate soon after Europeans came to this area. The Murchison Protectorate was one of four Port Phillip Aboriginal Protectorates established in February 1839. The Chief Protector was George Augustus Robinson (1788-1866). Robinson supervised the four Protectorates set up in different geographic districts of Port Phillip. Initially, in May 1839, the Goulburn Valley Protectorate was located near Mitchellstown under James W Dredge. He quickly resigned in protest, it is said, at the appalling conditions imposed upon the Aboriginal people. Dredge was replaced one year later by William Le Souef in 1840, and the Protectorate removed to 'a square mile of country which Robinson had chosen'. By 1841, Le Souef reported to Robinson that improvements to the Protectorate included acres of wheat, barley, oats, maize and potatoes. It also included five small and large bark buildings. The work was undertaken by those living within the Protectorate. The Goulburn Aboriginal Station, as it was known, closed in May 1853, and Governor La Trobe abolished the Office of the Protector of Aborigines in 1860.

Murchison and District

Squatters started settling the area in 1840. French vigneron Ludovic Marie came to the district in the 1850s and established a vineyard. He also set up a hotel and a punt service over the Goulburn for gold miners travelling between Bendigo and Beechworth. Marie received his licence to establish a punt 1855. In 1854, the township site was surveyed by the Colonial Surveyor Philip Chauncy. The area surveyed for the township was next to the former Protectorate and adjacent to the river crossing point. It appears that Chauncy placed the township centre in this location for a number of reasons. The river crossing was already at this location and had created a de facto settlement. He was acting on early town planning principles that went back to Arthur Philip; townships were to be situated on rivers, the area was typically 3 miles (1.9km) by 1 mile (0.4km), and within this area only small allotments were to be released with the rest of the space reserved for future expansion. Public areas were to be reserved for public buildings and other purposes such as public squares and/or reserves. Chauncy's 1854 survey of the Port of Echuca is similar in intent to Murchison - with both having a town square near to the river and roughly in the centre of the old township. The location for Echuca like Murchison was identified by the site of the punt and the river crossing. Unlike the Echuca square/reserve which is irregular in shape, the Roderick town square is a formalised space.

These types of public spaces are atypical as colonial the planning policies, as set out by Governor Bourke, deliberately excluded the automatic provision of a formal town square when new townships were surveyed. Reserves for other public functions were generally part of the township plans but a centralised public space such as found at Murchison was not typical. The primary reason being that these types of centralised spaces were not supported because they provided scope

HERITAGE CITATION REPORT

for the gathering of crowds and potential uprisings. Today, Roderick Square appears a benign and anomalous open area on the edges of the township. Its impact lost by the re-orientation of the township development further along the river to the north.

Murchison soon became prosperous as it was on the route to the goldfields and shallow draft paddle steamers could navigate the Goulburn River. There are a number of early buildings from this period surviving in the township.

Land along the Goulburn was first opened for selection in 1865, with most small landowners moving into the area in the 1870s. By 1865 Murchison boasted a school, two hotels and stores and a number of houses. When the selectors began opening up the land, they cleared the fertile ground and began growing wheat. The cultivation of wheat in turn meant the establishment of flour mills, scattered across the Goulburn Valley. Murchison area had a flour mill at Noorilim, six kilometres south of the township, to grind locally grown wheat (VHR H1523). In addition Day's Mill (VHR H7924) became large and important flour milling operation for the region and continued to function for many years with flour being shipped out by train.

In 1871 a bridge was built over the Goulburn to replace the punt service. Between 1871 and 1875 the Waranga shire, in which Murchison was situated, increased its areas under wheat and under fallow two fold and six fold respectively. In Murchison a Mechanics' Institute was opened in 1874, and Presbyterian, Anglican and Catholic churches were built during that decade. A railway line was built along the eastern side of the Goulburn River in 1880, passing through Murchison East. Ten years later a branch line crossed the river to the west, passing through Murchison to Colbinabbin.

After the 1890s Murchison entered a period of stagnation, with few initiatives in commerce or development. The building of the Goulburn Weir for irrigation in 1887-90 meant that the Goulburn River was no longer navigable by paddle steamer. Much of the Dhurringile district remained under the control of a few individuals and this meant that Murchison was denied the commercial benefits that a closer settled district would have provided. Irrigation waters that were made available to many districts following the completion of the Goulburn Weir in 1891 were not readily available to the farm lands surrounding much of Murchison. This meant townships such as Shepparton, Tatura and Mooroopna continued to thrive on the back of irrigation developments while Murchison struggled.

A number of events occurred in the Interwar period that provided some stimulus to the local economy and supported further development. This included the provision of electricity (1926), the construction of a Bush Nursing Hospital (1934) and the construction of a new steel bridge (1937). This coincided with further housing development along Rushworth Road and River Road. The houses were relatively substantial and stylish with many displaying fine architectural features. The location of these largely substantial buildings is of note, as Rushworth Road and River Road became the preferred areas for new residential building. This period is notable for an increasing prosperity of some farmers, and townships such as Murchison benefited from the consolidation of farms and integrated rural industries such as dairies, creameries, butter factories and accessibility of metropolitan markets through rail links.

During World War 2, three prisoner of war camps, together with four internment camps, were established in the Murchison/Tatura /Rushworth area. This was the largest group of such camps set up in Australia, a unique concentration. Dhurringile mansion, 11 kilometres to the north, held internees for a short time, then German officer POWs and their batmen. Camp 13 near Murchison, with the associated wood-cutting camp at Graytown, held German and Italian POWs, and Japanese POWs after the Cowra breakout. The overall total capacity of these camps was in excess of eight thousand prisoners: the staff of 2700 comprised guards, medical personnel, women's services, and administrative staff. The combined populations of the camps far exceeded the local populace. Numbers of internees, particularly Italian internees, were released daily to work on local farms and orchards.

Murchison was a comfortable post-war country town with public gardens, reticulated water and electricity, varied agriculture and saw-milling. There was no other significant industry apart from retailing. The town's function as a local service centre has remained much the same.

HERITAGE CITATION REPORT

Description

Physical Description

Roderick Square lies at the intersection of McKenzie and Watson Streets. The area is relatively flat and is lightly treed. The majority of the trees are Eucalypts.

Statement of Significance

What is Significant?

Roderick Square, at the intersection of McKenzie and Watson Streets, Murchison, is significant.

Why is it Significant?

Roderick Square, Murchison is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

How is it Significant?

It is of historic and social significance as it provides tangible physical evidence of the original town plan as surveyed by Philip Chauncy in 1854. HERCON criteria A & G

It is of historic significance for its contribution to an understanding of colonial town planning principles. HERCON criteria A

It is a rare feature in colonial town planning principles. HERCON criteria B

It is of aesthetic significance for its lightly treed open space. HERCON criteria E

It is of aesthetic significance for the formality it provides within the built environment of Murchison. HERCON criteria E

Recommendations 2014

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name Bridge - Goulburn River
Address Robinson Street MURCHISON **Significance Level** B
Place Type Road Bridge
Citation Date 2004



Bridge - Goulburn River

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

This bridge was erected between November 1935 and March 1937. The works were prompted by the deteriorating condition of the existing 1870 timber structure, which also had a limited five ton load capacity. Funding of £11,250 was provided by the Federal government. The work was undertaken by Johns and Waygood for the Country Roads Board, with the main bridge span fabricated in their workshop before being reassembled and riveted on site. The steelwork for the approach span was also welded together after erection. The new bridge was officially opened by the Governor of Victoria, Lord Huntingfield, on Wednesday 1 April, 1937, the old bridge having closed on 20 March 1937.

References

William Bossence, *Murchison*, pp. 89-92, 164-165.

Graeme Butler, *Waranga Conservation Study*, p. 4-15.

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

6.1 Roads and bridges

Description

Physical Description

The Bridge over the Goulburn River at Murchison is a steel and concrete structure with total length of over 120 metres. It comprises a central main span, 53 metres long, and five shorter approach spans, three to east side and two to the west side. The main span consists of an arched steel Pratt truss with a counterbraced central bay, supported on tapered concrete piers. The asphalt roadway is two lanes in width and has modern steel crash barriers to either side. Running along the south side of the bridge is a footpath enclosed by a galvanised pipe and Cyclone wire handrail.

Physical Condition

GOOD

Intactness

GOOD

Australian Heritage Commission Criteria

Australian Heritage Commission

3.6 Establishing lines and networks of communication

3.7 Moving goods and people

3.13 Developing an Australian engineering and construction industry

Statement of Significance

The Bridge over the Goulburn River at Murchison is of local historic and aesthetic significance. Erected in 1935-1937 and replacing an earlier timber bridge, it is evidence of the use of this place as a crossing point since the earliest days of

HERITAGE CITATION REPORT

European settlement in the area. It also demonstrates an increasing reliance on road transport in the inter-War years. Aesthetically, the bridge is a prominent element on the river and a local landmark defining the eastern approach to the town.

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

Other Recommendations

. Maintain and conserve

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HERITAGE CITATION REPORT

Name Rushworth Road Murchison Precinct
Address 1 Rushworth Road MURCHISON 11 Rushworth Road MURCHISON 12 Rushworth Road MURCHISON 15 Rushworth Road MURCHISON 25 Rushworth Road MURCHISON 27 Rushworth Road MURCHISON 9 Rushworth Road MURCHISON
Significance Level Local
Place Type Townscape
Citation Date 2014



Rushworth Road Murchison Residential Precinct

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Aboriginal Post Contact History

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HERITAGE CITATION REPORT

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Statement of Significance

What is Significant?

The Rushworth Road Murchison Residential Precinct is significant.

Contributory places:

*1 Rushworth Road MURCHISON (HO414, Kestell)

9 Rushworth Road MURCHISON

11 Rushworth Road MURCHISON

12 Rushworth Road MURCHISON

HERITAGE CITATION REPORT

15 Rushworth Road MURCHISON

25 Rushworth Road MURCHISON

27 Rushworth Road MURCHISON

How is it Significant?

The Rushworth Road Murchison Residential Precinct is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The group of houses is of historic and aesthetic significance as these houses demonstrate the character of residential development that was occurring in Murchison during the Interwar period.

The houses are of a substantial scale and the design is of a relatively high quality. The location of these largely substantial buildings is of note, as Rushworth Road (and River Road) became the preferred areas for much of the new residential building. This period is notable for an increasing prosperity for many farmers. Townships such as Murchison benefited from the consolidation of farms, and the integration of rural industries such as dairies, creameries, butter factories, and accessibility of metropolitan markets through rail links.

The intensification of development on the outskirts of Murchison is associated with the increasing prevalence and use of cars, the new steel bridge (1937) and the provision of electricity. HERCON criteria A & D

*This place is also of Individual cultural heritage significance. Please refer to the individual citation (HERMES records)

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name 1 Rushworth Road MURCHISON (Kestell)
Address 1 Rushworth Road MURCHISON **Significance Level** Local
Place Type Homestead Complex
Citation Date 2014



1 Rushworth Road, Murchison (Kestell)

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

Contextual History

Murchison was within the lands of the Ngurraillam Aboriginal peoples. From 1840 pastoral runs were established locally, Murchison coming within the Baileston run. In 1840 a failed Aboriginal Protectorate was transferred from further south on the Goulburn to the locality, Protector William le Soeuf being one of the first European settlers in the district.

In 1853 gold was discovered at nearby Rushworth and Whroo. The track from the Bendigo goldfields connected with

HERITAGE CITATION REPORT

these fields, and crossed the Goulburn River near the Protectorate en route to the Ovens fields. In 1853 the punt, hotel and store established by vigneron Ludovic Marie cemented Murchison as a major crossing point. In 1854 a site for a town was surveyed next to the former Protectorate, which had closed in 1850.

Land along the Goulburn was first opened for selection in 1865, with most small landowners moving into the area in the 1870s. By 1865 Murchison boasted a school, two hotels, stores, and a flour mill at Noorlim six kilometers south of the township to grind locally grown wheat (VHR H1523). Between 1871 and 1875 the Waranga shire, in which Murchison was situated, increased its areas under wheat and under fallow two fold and six fold respectively. In Murchison a Mechanics' Institute was opened in 1874, and Presbyterian, Anglican and Catholic churches were built during that decade. A railway line was built along the eastern side of the Goulburn River in 1880, passing through Murchison East. Ten years later a branch line crossed the river to the west, passing through Murchison to Colbinabbin.

After the 1890s Murchison entered a period of stagnation, with few initiatives in commerce or development. Irrigation available following the completion of the Goulburn Weir in 1891 enabled the agricultural development of Shepparton, Tatura and Dhurringile as Murchison declined.

A large influx of population occurred during World War II when internment and prisoner-of-war camps, housing several thousand people including families, were established in lightly inhabited areas near the Waranga Basin; the Dhurringile homestead housed German officer POWs. In 1965 the Victorian Government purchased the mansion for use as a minimum-security prison.

Murchison was a comfortable post-war country town with public gardens, reticulated water and electricity, varied agriculture and saw-milling. There was no other significant industry apart from retailing. The town's function as a local service centre has remained much the same.

In 1969 Murchison was a site of international scientific interest when a meteorite of rare mineral composition showered hundreds of fragments on the area.

Place History

Kestell

Ludovic Marie, the founding figure of Murchison, purchased Crown Suburban Allotment 1, Township of Murchison, County of Rodney, nine acres [3.6 ha] at the south-west corner of the Rushworth Road and Impey Street, on 18 December 1854, nine months after the township of Murchison had been surveyed.[1]

HERITAGE CITATION REPORT

The corner allotment of just over one acre passed to Amy Augusta Buscombe of Kyneton on 6 March 1888: it can be assumed that this was a gift from her father in light of her forthcoming October marriage to local solicitor Charles Alfred Argyle, who purchased the neighbouring acre a few weeks later.[2]

The house dates to the period between Buscombe's purchase of the corner block on 4 March 1888, and 4 June 1889, when the property, now including a residence, is rated at a Net Annual Value (NAV) of £35.[3] The birth of the couple's first child took place in the house in October 1889, announced in the *Argus*: 'On 19th inst., at Kestell, Murchison, the wife of Charles Alfred Argyle of a daughter'.[4] The couple had named the house 'Kestell', honouring a Buscombe family name incorporated in the name of Amy Argyle's father, James Henry Kestell Buscombe, a prosperous Kyneton real estate and stock agent and auctioneer; he had held a large grazing property at Glenlyon since the 1860s. JHK Buscombe in fact died at Kestell in early August 1892 while staying with his daughter and her husband.[5]

Kestell was the largest and most imposing residence in the town at the time, and rated at the highest Net Annual Value (NAV), £35.[6] A similar villa at 5 Stevenson Street, Murchison, constructed a few years later (1893-4) by accountant Alexander McRobert, bears such resemblance to Kestell that it seems likely that they were constructed by the same builder; possibly McRobert was emulating the dwelling of high-status solicitor Argyle, although the style is archetypal for the period.

As local solicitor, Charles Argyle was a prominent figure in the town. By June 1886 he had set up practice in Murchison with GM Barthold,[7] who resided in Mooroopna, and the partnership subsequently covered both Tatura and Kyabram, advertising regular attendance in both towns, and later in Merrigum. Argyle was solicitor to the fledgling Shire of Rodney and to the equally recently-established Rodney Irrigation Trust, which controlled irrigation over the Shire. Founding Chairman of the town's Waterworks Trust, he held that position from 1891 to 1895.[8] He was also involved in local recreation, being a steward at the Tatura Races, and in 1896 a founding member and first President of the Murchison Anglers' Club.[9]

In 1895 the Argyles moved to Tatura.[10] Charles was from a well-educated and ambitious family: his brother Stanley became a famous Collins Street medical practitioner, member of the Victorian Upper House, Chief Secretary and Minister of Health under the premierships of Kyabram's John Allan, and ultimately Premier from 1932 to 1935, having received a knighthood in 1930. Charles clearly wanted to move on to bigger things: he later practised in Kyneton, his home town. By 1901, if not earlier, Kestell was occupied by Murchison storekeeper Ernest Johnson, although it is listed in the Waranga Rate Book for 1901 as still owned by Amy Argyle.

On 5 October 1905 Kestell passed to Charles and Alfred Salas, the only members of the extensive family of Murchison pioneer Frederick Salas and his wife Annie Cutforth to remain in Murchison.[11] It is likely that Charles, Alfred and their mother Annie, widowed in 1899, lived in Kestell for some period at this time, as Annie died there in 1912.[12] Interestingly, Annie is referred to in the death notice as Annie Cutforth, as it seems she often was; this possibly reflected a stalwart independence. Other family members may have been living at Kestell, as in September 1916 Annie Winifred Leete, nee Salas, sister of Charles and Alfred and wife of Richard Archibald Leete, gave birth to a baby daughter there.[13]

HERITAGE CITATION REPORT

Charles and Alfred Salas had succeeded their father as community figures in Murchison. Charles had continued with the family's butcher's shop and slaughterhouse after his father's death in 1899, and ran the family's farm; he seems later to have jointly conducted the local newsagency. He was a Trustee of the Murchison Recreation Reserve from 1903.[14] Alf, a hairdresser at one time, rejoined the family business at his father's death; he in particular was involved in every worthy cause in the town, including being a member of the Murchison Public Gardens Committee, and its Vice-President in 1922.[15] The brothers were highly involved in the Presbyterian Church, were office-bearers in the YMCA, and involved in the Red Cross.[16] Both were talented musicians prominent in the local band, and Alf, with James Kenny as MC, played piano for almost all local dances for thirty years from 1909.[17] Both also were foundation and long-term members of the Fire Brigade. All-round sportsmen, the brothers were involved in organising local athletic carnivals, and in demand as committee members and players for the tennis, cricket, rifle and bowls clubs.[18]

On 4 August 1920 Alfred Salas became the sole owner of Kestell, just before his marriage to Mary Ann Amelia Nicholas of Mansfield,[19] and the couple lived there until Alfred's death in August 1948. Mary continued at Kestell until December 1964, when the property was purchased by David Penry Jones, who subdivided it into six blocks, Kestell being Number 5.[20]

When prolific National Trust photographer John T Collins photographed the house in 1981, he recorded it as 'Kooringal',[21] the name bestowed on it by Jones or later owners, and the name 'Kestell' has faded from public consciousness in Murchison.

It is the pioneering Salas family with whom this house is identified by older residents of the town.

The house has been well maintained and the removal of non significant later additions such as a sleepout on the west, has enhanced its aesthetic values.

[1] Map: Township of Murchison and Murchison East, Parish of Murchison, Counties of Rodney and Moira 1911.

[2] Titles: Vol 1982 Fol 396346; Vol 2676 Fol 535143

[3] Shire of Waranga Ratebook 1889-1890

[4] *Argus*, 24 October 1889, page 1

[5] *Bendigo Advertiser*, 8 August 1892, page 2

[6] Shire of Waranga Ratebook 1889-1890

HERITAGE CITATION REPORT

- [7] *Argus*, 30 June 1886, p 8
- [8] WH Bossence, *Tatura and the Shire of Rodney*, Melbourne, 1969, p. 102
- [9] *Kyabram Union*, 21 March 1890, p. 2; *Age*, 15 July 1896, p. 6
- [10] WH Bossence, *Tatura and the Shire of Rodney*, Melbourne, 1969, p. 231.
- [11] Title: Vol 3084 Fol 616777
- [12] *Age*, 8 October 1912, p. 1
- [13] *Age*, 19 September 1916, p. 1
- [14] *Age*, 11 August 1903, p. 6
- [15] *Shepparton Advertiser*, 12 June 1922, p1
- [16] *Murchison Advertiser*, 25 October 1918, p. 4; 23 February 1917, p. 2
- [17] WH Bossence, *Tatura and the Shire of Rodney*, Melbourne, 1969, p. 158
- [18] *Murchison Advertiser*, 23 January 1914, p. 2
- [19] *Age*, 14 August 1920, p. 5
- [20] Title: Vol 3084 Fol 616777
- [21] <http://trove.nla.gov.au/version/182613977> accessed on 3 November 2016.

Description

Physical Condition

Kestell is a late Victorian villa. It is a very good representative example from this period. The facade is distinguished by its symmetry - the central door, flanked on either side by windows, the decorative breakfront and the brick chimneys.

The villa is constructed from timber with timber weatherboards and the roof is clad with corrugated metal. The brick chimneys have subtle cornices that provide further texture to the facade through their shadow lines. The eaves with their paired timber brackets are typical for the period and style. The return verandah has a highly decorative cast iron frieze and brackets. The central front door with its late Victorian timber detailing is enhanced by the side lights and high lights. The centralised character of the front door is further emphasised by the breakfront. The pediment to the breakfront has replicated the cast iron detailing found on the verandah and the overall symmetry of the facade is further refined by the timber finial.

Statement of Significance

What is Significant?

HERITAGE CITATION REPORT

Kestell at 1 Rushworth Road, Murchison is significant.

This includes the architectural features associated with the style and period such as the symmetrical facade, the detailed design of the central door and windows, the chimneys, the pedimented breakfront and the return verandah with its cast iron frieze and brackets.

The setting of the house contributes to its significance.

How is it Significant?

Kestrell is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

Kestell is of historic and social significance for its association with Charles Argyle a prominent local solicitor during the late 19th century and Alfred Salas a member of a pioneering family and a contributor to the development of the township. HERCON criteria A & G

Kestell is of historic significance for being a large and most imposing residence in Murchison during the late 19th century. HERCON criterion A

Kestell is of aesthetic significance for its fine Victorian architecture. It is a striking contribution to the residential areas of Murchison. HERCON criterion E

1 Rushworth Road is also a contributory place within the Rushworth Road Murchison Residential Precinct. Please refer to the precinct citation HO (Hermes record # 200692) for further information about the significance of the place.

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name Station Street Murchison Precinct
Address 39 Station Street MURCHISON 48 Station Street MURCHISON 52 Station Street MURCHISON 54 Station Street MURCHISON 56 Station Street MURCHISON 60 Station Street MURCHISON **Significance Level** Local
Place Type Townscape
Citation Date 2014



Station Street Murchison Residential Precinct

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Aboriginal Post Contact History

The Ngooraialum tribe were the Aboriginal inhabitants of the area. This tribe (and other clans) were placed in the Murchison Protectorate soon after Europeans came to this area. The Murchison Protectorate was one of four Port Phillip Aboriginal Protectorates established in February 1839. The Chief Protector was George Augustus Robinson (1788-1866). Robinson supervised the four Protectorates set up in different geographic districts of Port Phillip. Initially, in May 1839, the Goulburn Valley Protectorate was located near Mitchellstown under James W Dredge. He quickly resigned in protest, it is said, at the appalling conditions imposed upon the Aboriginal people. Dredge was replaced one year later by William Le Souef in 1840, and the Protectorate removed to 'a square mile of country which Robinson had chosen'. By 1841, Le Souef reported to Robinson that improvements to the Protectorate included acres of wheat, barley, oats, maize and potatoes. It also included five small and large bark buildings. The work was undertaken by those living within the Protectorate. The Goulburn Aboriginal Station, as it was known, closed in May 1853, and Governor La Trobe abolished the Office of the Protector of Aborigines in 1860.

Murchison and District

HERITAGE CITATION REPORT

Squatters started settling the area in 1840. French vigneron Ludovic Marie came to the district in the 1850s and established a vineyard. He also set up a hotel and a punt service over the Goulburn for gold miners travelling between Bendigo and Beechworth. Marie received his licence to establish a punt 1855. In 1854, the township site was surveyed by the Colonial Surveyor Philip Chauncy. The area surveyed for the township was next to the former Protectorate and adjacent to the river crossing point. It appears that Chauncy placed the township centre in this location for a number of reasons. The river crossing was already at this location and had created a de facto settlement. He was acting on early town planning principles (that went back to Arthur Philip), where townships were to be situated on rivers, the area was typically 3 miles (1.9km) by 1 mile (0.4km), and within this area only small allotments were to be released with the rest of the space reserved for future expansion. Public areas were to be reserved for public buildings and other purposes such as public squares and/or reserves. Chauncy's 1854 survey of the Port of Echuca is similar in intent to Murchison - with both having a town square near to the river and roughly in the centre of the old township. The location for Echuca like Murchison was identified by the site of the punt and the river crossing.

Murchison soon became prosperous as it was on the route to the goldfields and shallow draft paddle steamers could navigate the Goulburn River. There are a number of early buildings from this period surviving in the township.

Land along the Goulburn was first opened for selection in 1865, with most small landowners moving into the area in the 1870s. By 1865 Murchison boasted a school, two hotels and stores and a number of houses. When the selectors began opening up the land, they cleared the fertile ground and began growing wheat. The cultivation of wheat in turn meant the establishment of flour mills, scattered across the Goulburn Valley. Murchison area had a flour mill at Noorilim, six kilometres south of the township, to grind locally grown wheat (VHR H1523). In addition Day's Mill (VHR H7924) became large and important flour milling operation for the region and continued to function for many years with flour being shipped out by train.

In 1871 a bridge was built over the Goulburn to replace the punt service. Between 1871 and 1875 the Waranga shire, in which Murchison was situated, increased its areas under wheat and under fallow two fold and six fold respectively. In Murchison a Mechanics' Institute was opened in 1874, and Presbyterian, Anglican and Catholic churches were built during that decade. A railway line was built along the eastern side of the Goulburn River in 1880, passing through Murchison East. Ten years later a branch line crossed the river to the west, passing through Murchison to Colbinabbin.

After the 1890s Murchison entered a period of stagnation, with few initiatives in commerce or development. The building of the Goulburn Weir for irrigation in 1887-90 meant that the Goulburn River was no longer navigable by paddle steamer. Much of the Dhurringile district remained under the control of a few individuals and this meant that Murchison was denied the commercial benefits that a closer settled district would have provided. Irrigation waters that were made available to many districts following the completion of the Goulburn Weir in 1891 were not readily available to the farm lands surrounding much of Murchison. This meant townships such as Shepparton, Tatura and Mooroopna continued to thrive on the back of irrigation developments while Murchison struggled.

A number of events occurred in the Interwar period that provided some stimulus to the local economy and supported

HERITAGE CITATION REPORT

further development. This included the provision of electricity (1926), the construction of a Bush Nursing Hospital (1934) and the construction of a new steel bridge (1937). This coincided with further housing development along Rushworth Road and River Road. The houses were relatively substantial and stylish with many displaying fine architectural features. The location of these largely substantial buildings is of note, as Rushworth Road and River Road became the preferred areas for new residential building. This period is notable for an increasing prosperity of some farmers, and townships such as Murchison benefited from the consolidation of farms and integrated rural industries such as dairies, creameries, butter factories and accessibility of metropolitan markets through rail links.

During World War 2, three prisoner of war camps, together with four internment camps, were established in the Murchison/Tatura /Rushworth area. This was the largest group of such camps set up in Australia, a unique concentration. Dhurringile mansion, 11 kilometres to the north, held internees for a short time, then German officer POWs and their batmen. Camp 13 near Murchison, with the associated wood-cutting camp at Graytown, held German and Italian POWs, and Japanese POWs after the Cowra breakout. The overall total capacity of these camps was in excess of eight thousand prisoners: the staff of 2700 comprised guards, medical personnel, women's services, and administrative staff. The combined populations of the camps far exceeded the local populace. Numbers of internees, particularly Italian internees, were released daily to work on local farms and orchards.

Murchison was a comfortable post-war country town with public gardens, reticulated water and electricity, varied agriculture and saw-milling. There was no other significant industry apart from retailing. The town's function as a local service centre has remained much the same.

On 28 September 1969 a meteorite shower fell 2 kilometres south of Murchison. Many local residents collected samples of these meteorites. The rocks were analysed at the NASA Ames Research Center where they were discovered to contain the first convincing evidence of amino acids of extra-terrestrial origin, confirming the Miller-Urey experiment. The Murchison meteorite samples contained 90 different amino acids, only 19 of which are found on earth.

Statement of Significance

What is Significant?

The Station Street Murchison Residential Precinct comprising the housing development that occurred in response to the construction of the railway line.

Contributory places include:

39 Station Street MURCHISON

48 Station Street MURCHISON

52 Station Street MURCHISON

54 Station Street MURCHISON

HERITAGE CITATION REPORT

56 Station Street MURCHISON

60 Station Street MURCHISON

How is it Significant?

The Station Street Murchison Residential Precinct is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

Station Street Murchison Residential Precinct is of historic significance as it demonstrates the economic impact of the construction of the 1890 branch rail line from Murchison to Colbinabbin. The contributory places demonstrate the historic and aesthetic character of residential railway development associated with the construction of rural branch lines.

The Station Street Murchison Residential Precinct is of historic and aesthetic significance as they demonstrate the scale and type of housing associated with the development of the rail line. HERCON criteria A & D

Recommendations 2014

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Yes
No
Yes All mature trees
No
No
Greater Shepparton Heritage Incorporated Plan
No

HERITAGE CITATION REPORT

Name Murchison Masonic Lodge
Address 8 Station Street MURCHISON **Significance Level** B
Place Type Other - Religion
Citation Date 2004



Murchison Masonic Lodge

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

The first Masonic Lodge met in Murchison at the Bridge Hotel in 1872 and continued to meet there until 1885. This lodge was known as Waranga St John's Lodge, No. 65. From 1885 to 1915 its meetings were held in a room at Brown's building in Robinson Street and later in the Mechanics' Institute. The Buffalo Lodge also met in Murchison. The Masonic Lodge was built in Station Street and dedicated in 1935. It has recently ceased to accommodate the Masonic Lodge and the building has been sold.

References

Personal Communication, Warwick Findlay, 12 December 2002.

William Bossence, *Murchison*, p. 84, p. 135.

HERITAGE CITATION REPORT

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

10.0 Worshipping

Description

Physical Description

The former Masonic Lodge, Murchison, is a single-storey clinker-brick building with an asymmetrical facade. It comprises a rectangular plan hall with a parapeted gabled roof clad with corrugated galvanised steel and penetrated by a simple face brick chimney and cylindrical metal ventilators. Extending along the south elevation is a skillion-roofed wing which appears to be a later addition. Abutting the north side of the facade is a toilet block, also likely to be later addition. The parapet to the facade has a rendered integral pediment and extends across the front of the skillion wing. The main entrance is located below the gable parapet and has a round arched fanlight and rendered surround with a keystone motif. Above the entrance is a rendered circular panel bearing the Masonic symbol.

Physical Condition

GOOD

Intactness

GOOD

Australian Heritage Commission Criteria

Australian Heritage Commission

8.1 Organising recreation

HERITAGE CITATION REPORT

8.5 Forming associations

Statement of Significance

The former Masonic Lodge, Murchison, is of local historic and aesthetic significance. Erected in 1935 it provides evidence of the importance of the Masonic lodge as a centre for local community activity and social networking at that time. Aesthetically, it is a modest inter-War hall building.

Recommendations 2004

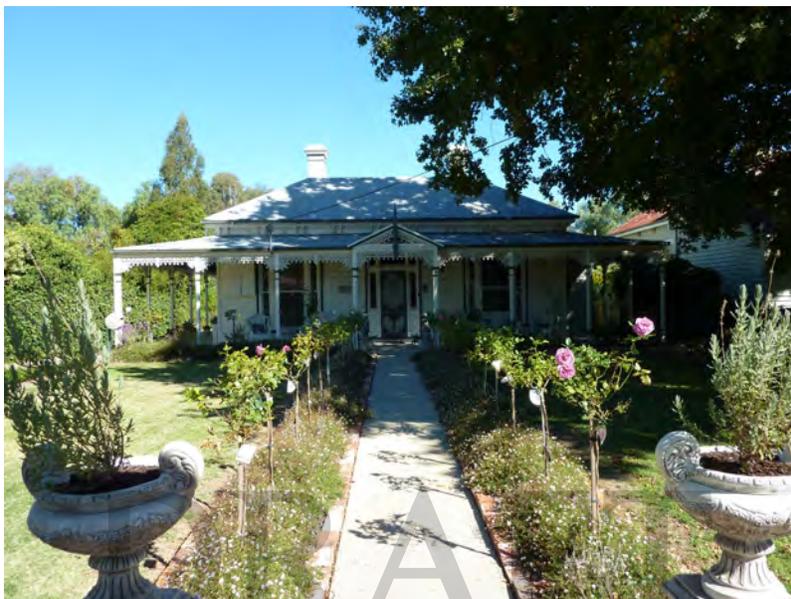
External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

Other Recommendations

. Retain original unpainted finish to face brickwork otherwise investigate original external paint colours

HERITAGE CITATION REPORT

Name 5 Stevenson Street, MURCHISON (Ravenscraig)
Address 5 Stevenson Street MURCHISON **Significance Level** Local
Place Type House
Citation Date 2014



5 Stevenson St MURCHISON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Integrity

The integrity is high.

History and Historical Context

Contextual History

Murchison was within the lands of the Ngurraillam Aboriginal peoples. From 1840 pastoral runs were established locally, Murchison coming within the Baileston run. In 1840 a failed Aboriginal Protectorate was transferred from further south on the Goulburn to the locality, Protector William le Souef being one of the first European settlers in the district.

In 1853 gold was discovered at nearby Rushworth and Whroo. The track from the Bendigo goldfields connected with

HERITAGE CITATION REPORT

these fields, and crossed the Goulburn River near the Protectorate en route to the Ovens fields. In 1853 the punt, hotel and store established by vigneron Ludovic Marie cemented Murchison as a major crossing point. In 1854 a site for a town was surveyed next to the former Protectorate, which had closed in 1850.

Land along the Goulburn was first opened for selection in 1865, with most small landowners moving into the area in the 1870s. By 1865 Murchison boasted a school, two hotels, stores, and a flour mill at Noorlim six kilometers south of the township to grind locally grown wheat (VHR H1523). Between 1871 and 1875 the Waranga shire, in which Murchison was situated, increased its areas under wheat and under fallow two fold and six fold respectively. In Murchison a Mechanics' Institute was opened in 1874, and Presbyterian, Anglican and Catholic churches were built during that decade. A railway line was built along the eastern side of the Goulburn River in 1880, passing through Murchison East. Ten years later a branch line crossed the river to the west, passing through Murchison to Colbinabbin.

After the 1890s Murchison entered a period of stagnation, with few initiatives in commerce or development. Irrigation available following the completion of the Goulburn Weir in 1891 enabled the agricultural development of Shepparton, Tatura and Dhurringile as Murchison declined.

A large influx of population occurred during World War II when internment and prisoner-of-war camps, housing several thousand people including families, were established in lightly inhabited areas near the Waranga Basin; the Dhurringile homestead housed German officer POWs. In 1965 the Victorian Government purchased the mansion for use as a minimum-security prison.

Murchison was a comfortable post-war country town with public gardens, reticulated water and electricity, varied agriculture and saw-milling. There was no other significant industry apart from retailing. The town's function as a local service centre has remained much the same.

In 1969 Murchison was a site of international scientific interest when a meteorite of rare mineral composition showered hundreds of fragments on the area.

Place History

Ravenscraig

John Baker Hodgson obtained Crown Allotments One and Two of Section Three, Town and Parish of Murchison, County of Rodney, at the first sale of land in the township; the sale was held at Heathcote on 29 May 1854, following Philip Chauncy's survey in March.[1]

HERITAGE CITATION REPORT

On 5 September 1892, a portion of the land originally purchased by Hodgson, 'part of Crown Allotment One of Section Three, Town of Murchison, Parish of Murchison, County of Rodney' was purchased by Mary Florence McRobert, 'the Wife of Alexander Walker McRobert of the same place, Accountant' the title unusually informs us,[2]. Son of the last holder of the Mt Pleasant pastoral run east of Axedale, McRobert was the accountant at the Commercial Bank at Murchison and living in the bank residence by at least mid-1891,[3] the year he married Mary, daughter of the owner of the Commercial Hotel, Robert Currie.

The house was constructed between 6 June 1893, when Alexander McRobert (and presumably the family) were living in a cottage on Watson Street near Willoughby Street, and 5 June 1894, by which time the McRoberts were occupying a residence, the Net Annual Value (NAV) of which was £25[4]. The similar but larger villa of the Argyle family on the corner of the Rushworth Road (now 1 Rushworth Road) was rated at £35. The two houses bear such a resemblance that it seems likely that they were constructed by the same builder; possibly McRobert was emulating the style of the dwelling of high-status solicitor Argyle, although the style is archetypal for the period. McRobert by now seems to be self employed, with his own office, and was doing well. He was a Waranga Shire Councillor,[5] was made a Justice of the Peace in 1896, and in early 1895 was part of a move for the libraries of the Goulburn Valley Mechanics' Institutes to form a union to exchange books.[6]

In 1896 he changed direction and became an auctioneer, gaining his licence that year.[7] An overt patriot and Empire loyalist, as were most leading town figures, McRobert was a member of the militia, in which he held the rank of Captain. At the Premier's call in January 1900 for country communities to form a Victorian Bushman's Corps for service in the British-led Boer War in South Africa, McRobert collected sixty horses from the Murchison area as possible war mounts; sixteen were chosen by the Governmental veterinary surgeon.[8]

Alexander McRobert died in March 1903 at the early age of thirty-eight, and the property was held in the family's hands until 27 November 1913, when it was purchased by Edward Charles Parsons, passing to Edward James Rogers (29 June 1920), Maria Furness (26 January 1938), and Herbert Roland Furness (18 November 1939). [9]

On 9 June 1944 it came into the hands of a couple with longstanding family ties in Murchison, John Archibald McMillan and his wife Janettie (nee Gunn).[10] Janettie was the granddaughter of William Gunn, the last pastoral leaseholder of the Waranga pastoral run, much of which, along with the first homestead, was drowned by the waters of the Waranga Basin, the irrigation reservoir created from the depression of Gunn's Swamp. Janettie had lived at the second Waranga homestead, including for the first years of her married life; the couple had subsequently purchased a dairy farm in North Murchison, to which they transferred the homestead building in two sections in 1931. With the purchase of the Stevenson Street house on 9 June 1944, the family moved into the centre of the town. John was the son of Robert Neil McMillan, the nephew and adopted son of early Murchison identity, pioneering doctor and property developer Dr Neil McMillan, whose 'one man development of the Stevenson Street commercial strip'[11] just along from the McMillan's new house had given the main streetscape much of its early shape.

HERITAGE CITATION REPORT

John Archibald McMillan died in April 1953, and the property, which had been known as 'Ravencraig' from before they had purchased it, passed to Janettie on 26 November 1954. Subsequent owners have successively restored the house, which is now in excellent condition.

Edith Christoe, daughter of John and Janettie, remembers that there was a circular lawn in front of the house, edged by a path of clay or earth, and a deep backyard containing a mulberry tree.[12]

Person responsible:

Anne Tyson

DRAFT

[1] Map: Township of Murchison and Murchison East, Parish of Murchison, Counties of Rodney and Moira 1911.

[2] Title: Vol 2448 Vol 489429

[3] Shire of Waranga Rate Book 1891

[4] Shire of Waranga Rate Books 1893, 1894

[5] *Kyabram Union*, 6 Oct 1893, p. 3

[6] *Euroa Advertiser*, 1 February 1895, p. 3

[7] *Victoria Police Gazette*, 22 January 1896, p. 22

[8] *The Argus*, 16 February, p. 6

[9] Title: Vol 3759 Vol 750468

[10] Ibid.

HERITAGE CITATION REPORT

[11] Graeme Butler, *Shire of Waranga Conservation Study 1988, Volume Three*, Rushworth, 1988, p. 26

[12] Edith Christoe, personal communication, 5 November 2016.

Description

Physical Description

Ravenscraig is a distinctive late Victorian villa. It is a very good representative example from this period. The facade is distinguished by its symmetry - the central door, flanked on either side by windows, the decorative breakfront and the brick chimneys.

The villa is constructed from timber with timber weatherboards and the roof is clad with corrugated metal. The brick chimneys have subtle cornices that provide further texture to the facade through their shadow lines. The eaves with their paired timber brackets are typical for the period and style. The return verandah has a highly decorative cast iron frieze and brackets. The central front door with its late Victorian timber detailing is enhanced by the side lights and high lights. The centralised character of the front door is further emphasised by the breakfront. The pediment to the breakfront has replicated the cast iron detailing found on the verandah and the overall symmetry of the facade is further refined by the timber finial.

The garden setting with the central pathway complements the late Victorian architecture.

Intactness

Ravenscraig is largely intact.

Statement of Significance

What is Significant?

'Ravenscraig' the late Victorian villa at 5 Stevenson Street, Murchison.

The distinctive late Victorian architecture with its symmetrical presentation, the return verandah with its decorative cast iron frieze and brackets and pedimented breakfront, the two primary brick chimneys, the central door with its side and high lights and the timber sash windows with side lights and the bracketed eaves all contribute to the significance of this place.

The setting provided by the surrounding grounds also contributes to its significance.

How is it Significant?

'Ravenscraig' is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

'Ravenscraig' is of historic significance for its association with the development of Murchison. The homestead has been associated with a number of leading town figures such as Alexander McRobert, John Archibald McMillan and his wife

HERITAGE CITATION REPORT

Janettie. HERCON criterion A

'Ravensraig' is of aesthetic significance as a fine regional example of a late Victorian Villa. Its architecture is distinguished by a number of highly decorative elements. HERCON criterion E

A contributory place within the Murchison Central Township Precinct. Please refer to the precinct citation (HERMES record #200478) for information about the significance of the place. Hercon Criteria A, D, E and G

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 7 Stevenson Street, MURCHISON The former Commercial Bank of Australia (CBA)
Address 7 Stevenson Street MURCHISON **Significance Level** Local
Place Type House,Bank
Citation Date 2014



7 Stevenson Street Murchison

Recommended Heritage Protection VHR No HI No PS Yes
Designer / Architect Taylor, Lloyd, Wyatt, F **Architectural Style** Victorian Period (1851-1901)

Integrity

The integrity is relatively high.

History and Historical Context

Contextual History

Murchison was within the lands of the Ngurraillam Aboriginal peoples. From 1840 pastoral runs were established locally, Murchison coming within the Baileston run. In 1840 a failed Aboriginal Protectorate was transferred from further south on the Goulburn to the locality, Protector William le Souef being one of the first European settlers in the district.

In 1853 gold was discovered at nearby Rushworth and Whroo. The track from the Bendigo goldfields connected with these fields, and crossed the Goulburn River near the Protectorate en route to the Ovens fields. In 1853 the punt, hotel and

HERITAGE CITATION REPORT

store established by vigneron Ludovic Marie cemented Murchison as a major crossing point. In 1854 a site for a town was surveyed next to the former Protectorate, which had closed in 1850.

Land along the Goulburn was first opened for selection in 1865, with most small landowners moving into the area in the 1870s. By 1865 Murchison boasted a school, two hotels, stores, and a flour mill at Noorlim six kilometers south of the township to grind locally grown wheat (VHR H1523). Between 1871 and 1875 the Waranga shire, in which Murchison was situated, increased its areas under wheat and under fallow two fold and six fold respectively. In Murchison a Mechanics' Institute was opened in 1874, and Presbyterian, Anglican and Catholic churches were built during that decade. A railway line was built along the eastern side of the Goulburn River in 1880, passing through Murchison East. Ten years later a branch line crossed the river to the west, passing through Murchison to Colbinabbin.

After the 1890s Murchison entered a period of stagnation, with few initiatives in commerce or development. Irrigation available following the completion of the Goulburn Weir in 1891 enabled the agricultural development of Shepparton, Tatura and Dhurringile as Murchison declined.

A large influx of population occurred during World War II when internment and prisoner-of-war camps, housing several thousand people including families, were established in lightly inhabited areas near the Waranga Basin; the Dhurringile homestead housed German officer POWs. In 1965 the Victorian Government purchased the mansion for use as a minimum-security prison.

Murchison was a comfortable post-war country town with public gardens, reticulated water and electricity, varied agriculture and saw-milling. There was no other significant industry apart from retailing. The town's function as a local service centre has remained much the same.

In 1969 Murchison was a site of international scientific interest when a meteorite of rare mineral composition showered hundreds of fragments on the area.

Place History

It is unclear when the Commercial Bank of Australia (established in 1866) set up in Murchison, but it is likely that it initially used the premises of some other town business in Stevenson Street. The other early bank, the Bank of Victoria, was by 1861 installed in one of Dr Neil McMillan's shops.[1]

The bank sought its own property in 1876, purchasing one of the commercial lots offered by Elizabeth Fryer on the south side of Stevenson Street diagonally opposite the Mechanics' Institute, which had been opened in the previous year.[2] The lot was part of Crown Allotment One of Section Three, Town of Murchison, Parish of Murchison, County of Rodney. John Baker Hodgson had been the initial purchaser of Crown Allotments One and Two at the first sale of land in the township, held at Heathcote on 29 May 1854, following Philip Chauncy's survey in March.[3]

Tenders were called for new banks at Mooroopna and Murchison by architects Lloyd Tayler & Wyatt on 4 April 1876,[4] and the Murchison building was opened under RJ Mitchell, manager. From this branch a Rushworth agency was established by manager, Matthew H Mortimer, to serve the rebirth of mining activity in the 1880s.[5]

Mortimer remained at Murchison for a lengthy period, becoming a Justice of the Peace in 1888. At his departure in October 1889 he was presented with purse of one hundred gold sovereigns.[6] Other CBA employees proved less trustworthy: in October 1881 accountant Duncan McCrimmon received two months' imprisonment at Sandhurst for having falsified the books, and a later manager, Frederick William Doe embezzled over £2000 from the bank in 1906 to speculate unsuccessfully on Tattersall's lotteries.[7]

CBA branch bank construction commenced in earnest only after 1885, when Tayler, among other architects, designed

HERITAGE CITATION REPORT

banks at Brighton, Fitzroy, Melbourne (head office), Mornington, Omeo, Mooroopna; Nathalia (1898) was his last recorded commission. Before 1885, only two other CBA buildings are recorded by the historian of Victoria's bank architecture, Bruce Trethowan, in his *Banks of Victoria: CBA at Carlton* (Tayler, 1873), and Rushworth. Tayler also designed National Banks at Richmond, Warrnambool (1868) and Coleraine (1869). Of all these examples, none resembles the Murchison example in elevation, ornament, or in its unusual quasi-domestic siting.[8]

A 1915 photograph shows it part of a continuous commercial streetscape, in which the CBA and the now demolished former Bank of Victoria were the architecturally presumptuous structures in the precinct. In comparison with its compatriot, however, the CBA possessed an unusual residential character, given its set-back from the street and consequent timber picket fence and front garden. The spade-head picket fence had a deeply scalloped outline and stout posts.[9]

The Murchison CBA bank closed some time before 1965, predating the 1982 amalgamation of the Commercial Bank of Australia and the Bank of NSW to form Westpac. The building has subsequently served as a variety of commercial premises and is now a private dwelling.

Once the major element in the western end of Murchison's commercial strip, then the link between the civic group in Impey Street and the commercial heart near the bridge, the building is now isolated by intervening unrelated development but still recognizable as once fulfilling that role.[10]

Person responsible:

Anne Tyson

[1] WH Bossence, *Tatura and the Shire of Rodney*, Melbourne, 1969, p. 115

[2] Graeme Butler, *Shire of Waranga Conservation Study 1988, Volume Four*, Rushworth, 1988, pp. 15-6

[3] Map: Township of Murchison and Murchison East, Parish of Murchison, Counties of Rodney and Moira 1911.

[4] *Argus*, 4 April 1976, p. 3

[5] Butler, op. cit.

[6] *Seymour Express*, 15 October 1889, p. 2

[7] *Bendigo Advertiser*, 26 October 1881, p. 2;

[8] Ibid.,

[9] Ibid.

[10] Ibid.

Description

Physical Description

A former bank and residence built of stuccoed masonry with the parapeted section marking the commercial area and the

HERITAGE CITATION REPORT

hipped roof the residential section at the rear. Distinctive elements include the heavy mouldings over the window and doors openings, underscored by unusual scrolled ornamentation; rosettes also punctuate large areas of stucco. The fence has been replaced although the original lobby doors remain.

Statement of Significance

What is Significant?

The former Commercial Bank Building at 7 Stevenson Street, Murchison.

Design elements such as the parapeted section marking the commercial area and the hipped roof the residential section at the rear and architectural features such as the heavy mouldings over the window and doors openings, the unusual scrolled ornamentation; rosettes and the relatively large areas of undecorated stucco contribute to its significance.

The fence while sympathetic is not significant.

How is it Significant?

The former Commercial Bank Building is of local aesthetic and historic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The former Commercial Bank Building is of historic significance as it provides tangible physical evidence of the early commercial development of Murchison. It was once a major element of the western end of Murchison's commercial strip and provided the link between the civic group in Impey Street and the commercial heart near the bridge. HERCON criterion A

The former Commercial Bank Building is of aesthetic significance for its unusual Victorian bank architecture. It is of aesthetic significance for its association with the prestigious architectural firm - Lloyd Taylor and Wyatt. HERCON criterion E

A contributory place within the Murchison Central Township Precinct. Please refer to the precinct citation (HERMES record #200478) for information about the significance of the place. Hercon Criteria A, D, E and G

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

Yes Front fence

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 33 Stevenson Street MURCHISON (former Hotel)
Address 33 Stevenson Street MURCHISON **Significance Level** Local
Place Type Hotel,Shop
Citation Date 2014

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

The building on this site, currently a general store, was originally a hotel. The site was surveyed in 1854 by Philip La Mothe Snell Chauncey and purchased by him. He resold this land to the French hotelier, Ludovic Marie, in 1856, for £40. Marie operated the first punt across the river from 1855 to capture the passing gold trade from diggers trekking between the Ovens Valley and the Golden Triangle. In 1863, the hotel licence was taken over by William McIntosh who changed the name to the Commercial Hotel. In 1876 it was acquired by Henry Thorne who retained the name of the Commercial Hotel. It was sold with one acre of land and 'first class stables'. The hotel served the community in a number of ways including as consulting rooms for visiting doctors and as the venue for the police court in 1873.

C R Plouright succeeded a Mr Whitbourn as licensee in 1901 and he remained for eight years, during which time he entertained a number of visiting dignitaries. Amongst those was the Governor-General, Lord Northcote, who visited the hotel whilst inspecting the works at Waranga basin. Messrs Wilson, Broderick, Darby, and Canny succeeded Plouright, with W H Walker taking over in 1923. The hotel installed the first wireless set in the Murchison district. More recently, the building has been converted into a general store.

References

Graham Butler, *Waranga Conservation Study*.

William Henry H William Bossence, *Murchison: The J.G. Kenny Memorial History*, p. 52.

Identified By

SOMA Design Partnership, June 2001.

Description

Physical Description

The store, Murchison-Tatura Road, Murchison, is a double-storey brick Victorian former hotel on a rectangular plan with a transverse hipped corrugated galvanised steel roof. Extending across the full length of the facade is a skillion-roofed verandah, supported by cast iron columns at the ground floor and by stop chamfered timber posts on the first floor, with carved timber brackets and cross-braced timber balustrading. The facade is rendered and surmounted by a simple parapet with a central raked pediment, bearing the year 1854 in painted lettering. Openings to the ground floor have been fitted

HERITAGE CITATION REPORT

with aluminium framed windows and doors and a c.1930s canted bay window has been constructed to the centre of the elevation. The first floor level contains regular fenestration of timber-framed, double hung sash windows with moulded timber architraves.

Statement of Significance

What is Significant?

The former hotel at 33 Stevenson Street, Murchison is significant.

The features associated with its mid Victorian architecture are significant and they include: the timber sash windows, the verandah, the hipped roof, the original finishes and the simple parapet and features.

The canted bay contributes to an understanding of the evolution of the built fabric.

Later additions such as the aluminium framed windows and openings are not of significance.

The hotel contributes to the historic character of the streetscape.

How is it Significant?

33 Stevenson Street, Murchison is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic significance as it is the first hotel (c.1854) and is one of the oldest surviving buildings in Murchison.

It is of historic significance as it demonstrates the business opportunities available at strategic river crossings in the nineteenth century

It is of historic significance for its association with Ludovic Marie a local viticulturist and the operator of the first punt across the river. HERCON criterion A

It is of aesthetic significance for its mid Victorian styled architecture. HERCON criterion E

A contributory place within the Murchison Central Township Precinct. Please refer to the precinct citation (HERMES record #200478) for information about the significance of the place. Hercon Criteria A, D, E and G

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	Yes Brick building on Stevenson Street to west of Hotel
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name	39 and 45 Stevenson Street MURCHISON (pair of shops)	
Address	39 and 45 Stevenson Street MURCHISON	Significance Level Local
Place Type	Shop	
Citation Date	2014	

Recommended Heritage Protection	VHR No HI No PS Yes
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Architectural Style	Victorian Period (1851-1901)
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History and Historical Context

These shops were built in c.1876 by local landowner, Dr Neil McMillan, on allotments purchased by him when the township was originally surveyed in 1854. He had arrived in Murchison during 1854, and quick to speculate, he bought property and built the two shops. One was originally used as a store and the other as a saddlery. McMillan also owned the Commercial Hotel and the Caledonian Hotel in Murchison.

One of the shops became a tobacconist and the other a store, later the office of Broomfield & Stewart, solicitors. McMillan's wife and son co-owned the properties after his death until 1912 when Robert McMillan became the sole owner. He then sold it to John Seegar, a pastry cook from Northcote, in 1925.

A 1915 photograph of the pair of shops shows No. 43 as 'The Central Store' operated by Wilkinson & Co, general merchants. The building has recently been sold and is now operating as a Laundromat.

References

Graeme Butler, *Waranga Conservation Study*, Volume Four, p. 4-20.

Identified By

SOMA Design Partnership, June 2001.

Description

Physical Description

The shops at 39 and 45 Stevenson Street, Murchison comprise a pair of attached Victorian brick shop buildings each with a parapeted gabled roof clad in corrugated galvanised steel. The parapets are pedimented and are embellished with moulded cornices. Screening the facade is timber-framed skillion-roofed verandah with a central gablet to each shop and stop-chamfered timber posts with a carved timber frieze and brackets.

The first shop (No.45) has a central, splayed entrance with a pressed metal soffit and non-original sliding door, flanked on either side by large, fixed-sash shop windows. The second shop is divided into two separate tenancies (No.39), the interiors to which have been gutted. The entry doors to each shop are located to the centre of the facade and are flanked

HERITAGE CITATION REPORT

by a timber-framed fixed-sash shop window. No. 39 has a non-original timber-framed door and window.

Statement of Significance

What is Significant?

39 and 45 Stevenson Street, Murchison is significant.

The shop front to north as an original shop front is significant and this includes the parapet and any other original features. The infill shop front is not significant.

The shop front contribute to the historic character of the streetscape.

How is it Significant?

39 and 45 Stevenson Street, Murchison is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The shop is of historic significance as one of the earliest surviving shop fronts in Murchison. It was constructed c.1876. It is of historic significance as it is an example of property speculation and is one of several properties owned by the local doctor and entrepreneur, Neil McMillan.

The shop contributes to the historic significance of the precinct as it provides tangible physical evidence of the character of the commercial development of the township during the early 20th century. HERCON criterion A

The shop is of aesthetic significance for its Victorian architecture. The design demonstrates typical regional shop front design. HERCON criterion D

A contributory place within the Murchison Central Township Precinct. Please refer to the precinct citation (HERMES record #200478) for information about the significance of the place. Hercon Criteria A, D, E and G

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 40 Stevenson Street MURCHISON (Bills Water Trough)
Address 40 Stevenson Street MURCHISON **Significance Level** Local
Place Type Monument
Citation Date 2014



Bills Water Trough, 40 Stevenson Street, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

History and Historical Context

The trough is one of a number installed at that time in local towns; others were placed at Tatura, Kyabram and Merrigum. The troughs were donated through a trust set up by George and Annis Bills. George Bills was born in Brighton, England in 1859. He migrated with his family to New Zealand and subsequently to Echuca in 1873. In 1882 he opened a bird dealer's shop in Brisbane, where he met and married Annis Swann who had immigrated from Sheffield in England. He and his brothers set up a very successful business, Busby's Best Bedding (BBB), which manufactured spring mattresses. George became a Life Governor of the RSPCA in 1924.

George and Annis had no children, and following the death of George in 1927, a trust fund was set up, believed to be around £70,000-£80,000. One of the purposes of the trust, as set out in George Bills' will, was to:

'..construct and erect and pay for horse troughs wherever they may be of the opinion that such horse troughs are desirable for the relief of horses and other dumb animals either in Australasia, in the British Islands or in any other part of the world subject to the consent of the proper authorities being obtained.'

HERITAGE CITATION REPORT

Each trough cost £13 plus transport and installation. The majority of the troughs were installed in Victoria and NSW between 1930 and 1939.

Murchison's trough was first located on the north side of Stevenson Street approximately opposite the real estate office, near the town's weighbridge. In the 1970s, it was removed for some time to Cassidy's farm. It was returned to a central location, now near the bridge, in around 2000, largely due to the efforts of Keith Gregory.

References:

Shepparton Advertiser, 5 February 1935, p. 4

https://en.wikipedia.org/wiki/Bills_horse_troughs

Description

Physical Description

Pre-cast rectangular concrete trough with concrete back.

Statement of Significance

What is Significant?

The concrete Bills' water trough is significant.

How is it Significant?

It is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic significance as one of many concrete horse troughs that were installed in Victoria and New South Wales between 1930 and 1939.

They are of historic significance for their association with the Bills' Trust fund which was set up by the philanthropists George and Annis Bills. The trough demonstrates an unusual philanthropic trust (for its period) as it deals with the welfare of horses in particular and other animals as needed. It also demonstrates the extent to which horses were still part of everyday street life up until World War II. HERCON criterion A

It is of aesthetic significance for its style and design. The trough contributes to the streetscape values. HERCON criterion D

A contributory place within the Murchison Central Township Precinct. Please refer to the precinct citation (HERMES record #200478) for information about the significance of the place. Hercon Criteria A, D, E and G

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 47 Stevenson Street MURCHISON (the Caledonian Hotel)
Address 47 Stevenson Street MURCHISON **Significance Level** Local
Place Type Hotel
Citation Date 2014

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901),
Interwar Period (c.1919-c.1940)

History and Historical Context

This building was one of many owned by the Murchison physician, land owner and speculator, Dr Robert McMillan. Its licence was granted in 1865 when the hotel boasted three sitting rooms and four bedrooms. It was originally known as the Caledonia Hotel and Fred Seeger was the first licensee. The second storey of the hotel was built in 1928 when it was renamed the Caledonian Hotel.

References

William Bossence. *Murchison*.

Identified By

SOMA Design Partnership, June 2001.

Description

Physical Description

The Caledonian Hotel, at the corner of Robinson and Stevenson Streets, Murchison, is a double-storey brick inter-War hotel with a rendered and parapeted facade. The parapet is divided into bays by capped piers and contains a pediment to each frontage bearing the name of the hotel in pressed cement lettering.

The street frontage is screened by a wide, skillion-roofed return verandah, supported on rendered and capped piers with paired timber posts on the first floor and roughcast render balustrading. The ground floor elevation is finished with c.1930s glazed ceramic tiles to 1/3 height and contains timber-framed windows with a fixed sash of leadlight glazing and louvred top sash. At north end of the Stevenson Street elevation is an original panelled timber door with a leadlight glazed fanlight. Some windows have been modified by the insertion of air-conditioning units and the removal of the leadlight glazing. The western half of Robinson Street frontage has no verandah and is of face red-brick with timber-framed, double-hung sash windows.

Statement of Significance

HERITAGE CITATION REPORT

What is Significant?

The Caledonian Hotel at 47 Stevenson Street, Murchison is significant.

This includes the features associated with the double storey verandah, the rendered and parapeted facade, the pressed cement lettering

How is it Significant?

The Caledonian Hotel at 47 Stevenson Street, Murchison is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic significance as this site has been the location of a hotel since 1865.

It is of historic significance as it has been associated with a continued use of this site as a place for a hotel for over 130 years. The place has been an important focus for local social activity and recreation. It was remodelled in 1928, and is a substantially intact example of an inter-War hotel.

It is of historic significance as one of many owned by the Murchison physician, land owner and speculator, Dr Robert McMillan.

It contributes to the historic significance of the precinct as it provides tangible physical evidence of the character of the residential development of the township during the early 20th century. HERCON criterion A

It is of aesthetic significance for its double-storey brick Inter-War hotel architecture. The parapet is a distinctive element with the division of the bays by capped piers and the pediment to each frontage bearing the name of the hotel in pressed cement lettering. HERCON criterion E

A contributory place within the Murchison Central Township Precinct. Please refer to the precinct citation (HERMES record #200478) for information about the significance of the place. Hercon Criteria A, D, E and G

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 15 Watson Street, MURCHISON
Address 15 Watson Street MURCHISON **Significance Level** Local
Place Type House
Citation Date 2014



15 Watson Street, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

History and Historical Context Aboriginal Post Contact History

The Ngooraialum tribe were the Aboriginal inhabitants of the area. This tribe (and other clans) were placed in the Murchison Protectorate soon after Europeans came to this area. The Murchison Protectorate was one of four Port Phillip Aboriginal Protectorates established in February 1839. The Chief Protector was George Augustus Robinson (1788-1866). Robinson supervised the four Protectorates set up in different geographic districts of Port Phillip. Initially, in May 1839, the Goulburn Valley Protectorate was located near Mitchellstown under James W Dredge. He quickly resigned in protest, it is said, at the appalling conditions imposed upon the Aboriginal people. Dredge was replaced one year later by William Le Souef in 1840, and the Protectorate removed to 'a square mile of country which Robinson had chosen'. By 1841, Le Souef reported to Robinson that improvements to the Protectorate included acres of wheat, barley, oats, maize and potatoes. It also included five small and large bark buildings. The work was undertaken by those living within the Protectorate. The Goulburn Aboriginal Station, as it was known, closed in May 1853, and Governor La Trobe abolished the Office of the Protector of Aborigines in 1860.

Murchison and District

HERITAGE CITATION REPORT

Squatters started settling the area in 1840. French vigneron Ludovic Marie came to the district in the 1850s and established a vineyard. He also set up a hotel and a punt service over the Goulburn for gold miners travelling between Bendigo and Beechworth. Marie received his licence to establish a punt 1855. In 1854, the township site was surveyed by the Colonial Surveyor Philip Chauncy. The area surveyed for the township was next to the former Protectorate and adjacent to the river crossing point. It appears that Chauncy placed the township centre in this location for a number of reasons. The river crossing was already at this location and had created a de facto settlement. He was acting on early town planning principles that went back to Arthur Philip; townships were to be situated on rivers, the area was typically 3 miles (1.9km) by 1 mile (0.4km), and within this area only small allotments were to be released with the rest of the space reserved for future expansion. Public areas were to be reserved for public buildings and other purposes such as public squares and/or reserves. Chauncy's 1854 survey of the Port of Echuca is similar in intent to Murchison - with both having a town square near to the river and roughly in the centre of the old township. The location for Echuca like Murchison was identified by the site of the punt and the river crossing.

Murchison soon became prosperous as it was on the route to the goldfields and shallow draft paddle steamers could navigate the Goulburn River. There are a number of early buildings from this period surviving in the township.

Land along the Goulburn was first opened for selection in 1865, with most small landowners moving into the area in the 1870s. By 1865 Murchison boasted a school, two hotels and stores and a number of houses. When the selectors began opening up the land, they cleared the fertile ground and began growing wheat. The cultivation of wheat in turn meant the establishment of flour mills, scattered across the Goulburn Valley. Murchison area had a flour mill at Noorilim, six kilometres south of the township, to grind locally grown wheat (VHR H1523). In addition Day's Mill (VHR H7924) became large and important flour milling operation for the region and continued to function for many years with flour being shipped out by train.

In 1871 a bridge was built over the Goulburn to replace the punt service. Between 1871 and 1875 the Waranga shire, in which Murchison was situated, increased its areas under wheat and under fallow two fold and six fold respectively. In Murchison a Mechanics' Institute was opened in 1874, and Presbyterian, Anglican and Catholic churches were built during that decade. A railway line was built along the eastern side of the Goulburn River in 1880, passing through Murchison East. Ten years later a branch line crossed the river to the west, passing through Murchison to Colbinabbin.

After the 1890s Murchison entered a period of stagnation, with few initiatives in commerce or development. The building of the Goulburn Weir for irrigation in 1887-90 meant that the Goulburn River was no longer navigable by paddle steamer. Much of the Dhurringile district remained under the control of a few individuals and this meant that Murchison was denied the commercial benefits that a closer settled district would have provided. Irrigation waters that were made available to many districts following the completion of the Goulburn Weir in 1891 were not readily available to the farm lands surrounding much of Murchison. This meant townships such as Shepparton, Tatura and Mooroopna continued to thrive on the back of irrigation developments while Murchison struggled.

A number of events occurred in the Interwar period that provided some stimulus to the local economy and supported further development. This included the provision of electricity (1926), the construction of a Bush Nursing Hospital (1934) and the construction of a new steel bridge (1937). This coincided with further housing development along Rushworth Road and River Road. The houses were relatively substantial and stylish with many displaying fine architectural features. The location of these largely substantial buildings is of note, as Rushworth Road and River Road became the preferred areas for new residential building. This period is notable for an increasing prosperity of some farmers, and townships such as Murchison benefited from the consolidation of farms and integrated rural industries such as dairies, creameries, butter factories and accessibility of metropolitan markets through rail links.

During World War 2, three prisoner of war camps, together with four internment camps, were established in the Murchison/Tatura/Rushworth area. This was the largest group of such camps set up in Australia, a unique concentration. Dhurringile mansion, 11 kilometres to the north, held internees for a short time, then German officer POWs and their

HERITAGE CITATION REPORT

batmen. Camp 13 near Murchison, with the associated wood-cutting camp at Graytown, held German and Italian POWs, and Japanese POWs after the Cowra breakout. The overall total capacity of these camps was in excess of eight thousand prisoners: the staff of 2700 comprised guards, medical personnel, women's services, and administrative staff. The combined populations of the camps far exceeded the local populace. Numbers of internees, particularly Italian internees, were released daily to work on local farms and orchards.

Murchison was a comfortable post-war country town with public gardens, reticulated water and electricity, varied agriculture and saw-milling. There was no other significant industry apart from retailing. The town's function as a local service centre has remained much the same.

Place History

15 & 21 Watson Street, Murchison, are Victorian vernacular cottages and they demonstrate the dispersed character of the development of Murchison during the 19th century. The original township was surveyed in 1854 by Philip Chauncy but the township moved further to the north as the surveyed area was prone to flooding. This change of focus has created a disparate historic settlement character with some of the earlier buildings found to the south of the present township and this also includes the Common School (HERMES 200053).

Description

Physical Description

15 Watson Street Murchison demonstrates most of the architectural features associated with Victorian vernacular cottage architecture. This includes the hipped roof, symmetrical facade (central door with timber sash windows on either side) and straight profile verandah.

The house is clad with timber weatherboards and the roof is clad with a corrugated metal roof with brick chimneys.

Statement of Significance

What is Significant?

15 and 21 Watson are representative examples of the type of vernacular building associated with the 19th century development of Murchison. The design and construction of these buildings demonstrates many of the vernacular values associated with this period. This includes the symmetrical facade with a central door, sash windows on either side of the door, a verandah to the front and the hipped roof clad with corrugated metal.

How is it Significant?

15 & 21 Watson Street, Murchison are of local historic and aesthetic cultural heritage significance to the Greater Shepparton City.

Why is it Significant?

15 & 21 Watson Street, Murchison are of historic significance as they provide tangible physical evidence of the character of residential development in Murchison during the 19th century.

The 19th century urban development of Murchison is characterised by its dispersed character. This can be attributed to

HERITAGE CITATION REPORT

the change of focus of the township during the 19th century as it moved to the north of the original survey plan area. These two places contribute to an understanding of this disparate development character. Criterion A

15 Watson & 21 Watson Street, Murchison are representative examples of a typical Victorian vernacular cottage. Criterion D

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name 21 Watson Street, MURCHISON
Address 21 Watson Street MURCHISON **Significance Level** Local
Place Type House
Citation Date 2014



21 Watson Street, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

History and Historical Context Aboriginal Post Contact History

The Ngooraialum tribe were the Aboriginal inhabitants of the area. This tribe (and other clans) were placed in the Murchison Protectorate soon after Europeans came to this area. The Murchison Protectorate was one of four Port Phillip Aboriginal Protectorates established in February 1839. The Chief Protector was George Augustus Robinson (1788-1866). Robinson supervised the four Protectorates set up in different geographic districts of Port Phillip. Initially, in May 1839, the Goulburn Valley Protectorate was located near Mitchellstown under James W Dredge. He quickly resigned in protest, it is said, at the appalling conditions imposed upon the Aboriginal people. Dredge was replaced one year later by William Le Souef in 1840, and the Protectorate removed to 'a square mile of country which Robinson had chosen'. By 1841, Le Souef reported to Robinson that improvements to the Protectorate included acres of wheat, barley, oats, maize and potatoes. It also included five small and large bark buildings. The work was undertaken by those living within the Protectorate. The Goulburn Aboriginal Station, as it was known, closed in May 1853, and Governor La Trobe abolished the Office of the Protector of Aborigines in 1860.

Murchison and District

HERITAGE CITATION REPORT

Squatters started settling the area in 1840. French vigneron Ludovic Marie came to the district in the 1850s and established a vineyard. He also set up a hotel and a punt service over the Goulburn for gold miners travelling between Bendigo and Beechworth. Marie received his licence to establish a punt 1855. In 1854, the township site was surveyed by the Colonial Surveyor Philip Chauncy. The area surveyed for the township was next to the former Protectorate and adjacent to the river crossing point. It appears that Chauncy placed the township centre in this location for a number of reasons. The river crossing was already at this location and had created a de facto settlement. He was acting on early town planning principles that went back to Arthur Philip; townships were to be situated on rivers, the area was typically 3 miles (1.9km) by 1 mile (0.4km), and within this area only small allotments were to be released with the rest of the space reserved for future expansion. Public areas were to be reserved for public buildings and other purposes such as public squares and/or reserves. Chauncy's 1854 survey of the Port of Echuca is similar in intent to Murchison - with both having a town square near to the river and roughly in the centre of the old township. The location for Echuca like Murchison was identified by the site of the punt and the river crossing.

Murchison soon became prosperous as it was on the route to the goldfields and shallow draft paddle steamers could navigate the Goulburn River. There are a number of early buildings from this period surviving in the township.

Land along the Goulburn was first opened for selection in 1865, with most small landowners moving into the area in the 1870s. By 1865 Murchison boasted a school, two hotels and stores and a number of houses. When the selectors began opening up the land, they cleared the fertile ground and began growing wheat. The cultivation of wheat in turn meant the establishment of flour mills, scattered across the Goulburn Valley. Murchison area had a flour mill at Noorilim, six kilometres south of the township, to grind locally grown wheat (VHR H1523). In addition Day's Mill (VHR H7924) became large and important flour milling operation for the region and continued to function for many years with flour being shipped out by train.

In 1871 a bridge was built over the Goulburn to replace the punt service. Between 1871 and 1875 the Waranga shire, in which Murchison was situated, increased its areas under wheat and under fallow two fold and six fold respectively. In Murchison a Mechanics' Institute was opened in 1874, and Presbyterian, Anglican and Catholic churches were built during that decade. A railway line was built along the eastern side of the Goulburn River in 1880, passing through Murchison East. Ten years later a branch line crossed the river to the west, passing through Murchison to Colbinabbin.

After the 1890s Murchison entered a period of stagnation, with few initiatives in commerce or development. The building of the Goulburn Weir for irrigation in 1887-90 meant that the Goulburn River was no longer navigable by paddle steamer. Much of the Dhurringile district remained under the control of a few individuals and this meant that Murchison was denied the commercial benefits that a closer settled district would have provided. Irrigation waters that were made available to many districts following the completion of the Goulburn Weir in 1891 were not readily available to the farm lands surrounding much of Murchison. This meant townships such as Shepparton, Tatura and Mooroopna continued to thrive on the back of irrigation developments while Murchison struggled.

A number of events occurred in the Interwar period that provided some stimulus to the local economy and supported further development. This included the provision of electricity (1926), the construction of a Bush Nursing Hospital (1934) and the construction of a new steel bridge (1937). This coincided with further housing development along Rushworth Road and River Road. The houses were relatively substantial and stylish with many displaying fine architectural features. The location of these largely substantial buildings is of note, as Rushworth Road and River Road became the preferred areas for new residential building. This period is notable for an increasing prosperity of some farmers, and townships such as Murchison benefited from the consolidation of farms and integrated rural industries such as dairies, creameries, butter factories and accessibility of metropolitan markets through rail links.

During World War 2, three prisoner of war camps, together with four internment camps, were established in the Murchison/Tatura/Rushworth area. This was the largest group of such camps set up in Australia, a unique concentration. Dhurringile mansion, 11 kilometres to the north, held internees for a short time, then German officer POWs and their

HERITAGE CITATION REPORT

batmen. Camp 13 near Murchison, with the associated wood-cutting camp at Graytown, held German and Italian POWs, and Japanese POWs after the Cowra breakout. The overall total capacity of these camps was in excess of eight thousand prisoners: the staff of 2700 comprised guards, medical personnel, women's services, and administrative staff. The combined populations of the camps far exceeded the local populace. Numbers of internees, particularly Italian internees, were released daily to work on local farms and orchards.

Murchison was a comfortable post-war country town with public gardens, reticulated water and electricity, varied agriculture and saw-milling. There was no other significant industry apart from retailing. The town's function as a local service centre has remained much the same.

Place History

The two Victorian vernacular cottages demonstrate the disparate nature of the development of Murchison. The original township was surveyed in 1854 by Philip Chauncy but the township moved further to the north as the surveyed area was prone to flooding. This change of focus has created a disparate historic settlement character with some of the earlier buildings found to the south of the present township and this also includes the Common School (HERMES 200053).

Description

Physical Description

21 Watson Street Murchison demonstrates most of the architectural features associated with Victorian vernacular cottage architecture. This includes the hipped roof, symmetrical facade (central door with timber sash windows on either side) and straight profile verandah.

The house is brick and the roof is clad with a corrugated metal roof and there are brick chimneys.

Statement of Significance

What is Significant?

15 and 21 Watson are representative examples of the type of vernacular building associated with the 19th century development of Murchison. The design and construction of these buildings demonstrates many of the vernacular values associated with this period. This includes the symmetrical facade with a central door, sash windows on either side of the door, a verandah to the front and the hipped roof clad with corrugated metal.

How is it Significant?

15 & 21 Watson Street, Murchison are of local historic and aesthetic cultural heritage significance to the Greater Shepparton City.

Why is it Significant?

15 & 21 Watson Street, Murchison are of historic significance as they provide tangible physical evidence of the character of residential development in 19th century Murchison.

The 19th century urban development of Murchison is characterised by its dispersed character. This can be attributed to the change of focus of the township during the 19th century as it moved to the north of the original survey plan area.

HERITAGE CITATION REPORT

These two places contribute to an understanding of this disparate development character. Criterion A

15 Watson & 21 Watson Street, Murchison are representative examples of a typical Victorian vernacular cottage.
Criterion D

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name 3-23 Willoughby Street MURCHISON (Aboriginal Protectorate)
Address 3-23 Willoughby Street MURCHISON **Significance Level** Local
Place Type Post-contact Site
Citation Date 2014



3-23 Willoughby Street, Murchison (Aboriginal Protectorate)

Recommended Heritage Protection VHR No HI Yes PS Yes

History and Historical Context

The central station of the Goulburn River Aboriginal Protectorate District at what is now Murchison operated from 1840 until 1853, and is a significant post-contact Aboriginal site on the Goulburn River. It was the focus of interaction between Aboriginal communities, particularly the Ngurai-illam wurrung, Daungwurrung and Yorta Yorta peoples, government officials and settlers during the early years of contact in the Port Phillip District. The site continued to hold significance to Aboriginal people after the 1850s, linking pre- and post-contact histories and geographies.

The Port Phillip Protectorate was the main body established with the aim of protecting Aboriginal peoples from the difficulties they faced arising from European settlement. Four Protectorate stations were set up in Victoria and each was overseen by an Assistant Protectorate.

The first Goulburn River protectorate in the region was established at Mitchellstown. This location was changed and it was re-established on the river immediately east of the present Murchison township under a new Assistant Protector, William

HERITAGE CITATION REPORT

le Souef, who took up supervision in November 1840, and was one of the first European settlers in the Murchison district. The area for the protectorate was 1 square mile - 640 acres (262ha).

Aborigines who came to the Station received blankets and rations of flour, meat, soap and tobacco, and were encouraged to remain there. The departmental return of April 1841 shows 200 local Aborigines as having attended, with individual lengths of stay varying between five and thirty days. A Departmental doctor noted in September 1841 that about one hundred were present and a high number were suffering from accidents and diseases.

In September 1841, Le Souef reported to Chief Protector Robinson that improvements to the Protectorate included acres of wheat, barley, oats, maize and potatoes, and five small and large bark buildings. The work was undertaken by those living within or visiting the Protectorate. In November 1842 Le Soeuf stated that 'commodious and solid houses' were being built, 200 acres of excellent land had been fenced, and nearly fifty acres were totally cleared. Three wells with cast-iron hand pumps and lead piping irrigated the vegetable plots.

Le Soeuf failed to develop a good relationship with the local Aboriginal people and departed in 1844, replaced by ES Parker.

The Goulburn Protectorate closed in May 1853, and local Aborigines received no further Government assistance. The Protectorate system was discontinued and the office of Protector of Aborigines abolished in 1860. Local historian Warwick Finlay succinctly summed up the failure of the Protectorate system: 'The assistance offered was no match for the loss of traditional food sources, the total breakdown of a long-established culture and the devastating effects of the introduced diseases.'

There are no standing remains. Surface features including postholes and mounding define the location of a number of the Protectorate buildings.

DRAFT

References:

WH Bossence, *Murchison: The J.G. Kenny Memorial History*, Melbourne, 1965, pp. 40-56

Warwick Finlay, *The Doctor, the Captain, the Poet and others: commemorating 150 years of Murchison Township*, Shepparton, 2005 (2004), pp. 11-13

Description

Physical Description

The Aboriginal Protectorate area is a lightly wooded and grassed area. There are a number of significant trees within this place.

Statement of Significance

What is Significant?

The former Aboriginal Protectorate site is significant.

How is it Significant?

HERITAGE CITATION REPORT

The former Aboriginal Protectorate site is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The former Aboriginal Protectorate site is of historic significance for its association with post-contact colonial attitudes to the welfare of the Aboriginal community. It is of social significance to the families of those who were detained in this Protectorate. HERCON criteria A & G

The former Aboriginal Protectorate site is of aesthetic significance for its landscape values and the resonance between these values and Aboriginal cultural values. HERCON criteria D & H

Recommendations 2014

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

Yes All mature trees are of significance.

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

-

Aboriginal Heritage Place

Yes

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HERITAGE CITATION REPORT

Name 44 Willoughby Street MURCHISON (the former Common School 1126)
Address 44 Willoughby Street MURCHISON **Significance Level** Local
Place Type School - State (public)
Citation Date 2014



Murchison Common School

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

Place History

Formal schooling in Murchison began with a school attached to the Goulburn River Aboriginal Protectorate Station, established by 1842[1]. Subsequently, a day school organised by the first Free Presbyterian clergyman in the area, Rushworth minister Rev A McNicol, was opened in the town on 11 November 1859, in a shingle-roofed slab building. Along with the school, the building hosted the church services and social gatherings. McNicol's daughter Agnes was the initial teacher, 21 pupils attending.[2] McNicol applied to the Denominational School Board for a grant, £100 being received on 1 November 1860. The school was now under the Denominational Schools' Board (as distinct from Government-established schools administered by the National Schools' Board), classified as a State-aided Presbyterian School, with a Board of local Trustees, among them Frederick Salas, Murchison pioneer and identity, and with an enrolment of 16 boys and 15 girls. The teacher was Hugh G Wylie.[3]

As a Denominational School, Murchison was typical at this time: in 1858, the year before it opened, 72% of Victorian

HERITAGE CITATION REPORT

children who attended school were educated in Denominational Schools (though less than half the children of school age were attending any school).[4] In 1862 the National and Denominational Schools' Boards were brought together in Victoria under a new Education Act, which created a Board of Education, into which all Denominational Schools wishing for government funding were subsumed. Schools under the Board of Education were now to be known as 'Common Schools' and financed from Government grants (and any local funding). The fledgling Murchison school became Common School No 420. Several years later the school was transferred to Watson Street adjacent to Roderick Square.[5] Local identities who served on the Committee during the first ten years included Salas, J Cloney, H Thorne and C Wemyss. After this building was blown down on 17 December 1870, local residents raised £90, and applied for a Government grant, citing that the number of school-children living within 2 miles of the proposed school was 66, comprising 19 boys, 40 girls and 7 children under 8. With a equivalent grant from the Board of Education, land was purchased on Willoughby Street, and the school was built.[6]

The building in Willoughby Street, the new Common School Number 1126, was opened on 1 November 1871, with Thomas Meagher, formerly of Whroo, as head teacher. At the end of the next year, the ground-breaking 'free, compulsory and secular' Education Act of 1872 was passed, and slowly nomenclature moved away from 'Common Schools' to 'State Schools', although the Willoughby Street building is still known locally as the former Common School or, amongst a few older residents, as 'the Sloyd School' (see below).

A teacher's residence was built in 1875, and in October 1877 H Hearle was appointed from Blowhard school, an inspector's report on his performance there noting 'the attainments of the scholars ... reflect great credit on Mr Hearle'. [7] Despite the construction of the first (wooden) bridge across the Goulburn at Murchison, on the site of the current bridge, some students from east of the river were rowed back and forth daily until the railway bridge was completed in 1890.[8]

By the end of 1879, although the school had been built to house 70 students, there were 200 names on the roll and an average attendance of 120. A meeting of parents demanded the building be enlarged, with the resolution to be taken by local members Simon Fraser and Duncan Gillies to Parliament.[9] Gillies took it to the Lower House two days later, the Minister for Public Instruction acknowledging that the 'question of provision for education in the country districts' was frequently raised, and that he had plans for 'upwards of fifty or sixty schools which ought to be constructed, but for which there were no funds available.'[10] In 1896 the Schools' Inspector wrote of Willoughby Street: 'Both sense of sight and smell are made unpleasantly aware that the school ground is a favourite camping ground for a herd of goats kept in the neighbourhood.'[11] That year the Shire Secretary, WH Geyle, forwarded a formal request for a new school.[12]

Other schools were operating intermittently in the town. In 1897 a Miss Glendenning had announced her intention to open a private school in the Baptist Church; another school, known locally as 'Wesley College', was operated in the Wesleyan Church opposite the police station, and Miss Peters conducted infant classes in the 'Trinity School' opposite the water tower.[13]

In 1900, there were 160 pupils in attendance at the State School on the day the school photographs were taken, as a pupil

HERITAGE CITATION REPORT

writing to the children's pages of the *Leader* noted.[14] At the end of that year, the school was described as being in disrepair, with parents obviously protesting, as the Board of Advice for the Central and Eastern Ridings of the Shire of Waranga moved that parents who withheld their children from the schools which were 'not in a fit state to accommodate children', such as Murchison and Rushworth, should not be prosecuted.[15]

In a contemporary local echo of an issue played out in public education over a century or more later, in 1904 the Board refused to allow the Anglican minister to conduct 'Scripture lessons' in the Murchison and Rushworth schools, the subject arousing 'considerable discussion' and prompting one Board member to resign.[16]

After continued local agitation about conditions at Willoughby Street, in 1901 the Minister for Education promised a new school for Murchison, locals pressing for early construction with 'the present building being quite inadequate for the needs of the district.' In August 1901 land was purchased in Impey Street from Martin Cloney for £150.[17] Nothing eventuated. Committee and parents kept up the pressure, the Murchison and District Progress Association in 1902 urging on the Minister the necessity of a new school, as the Department was seeking to rent a building to cope with the overcrowding. Several deputations visited the Premier, Sir Thomas Bent.[18] Finally, four years later, in early 1906, Messrs Eadie and Kelso's tender of £1761 for a new school was accepted; junior classes had been held in a rented building nearly half a mile from the Willoughby Street school, 'a state of affairs that was unsatisfactory to both parents and teachers'.[19] The new school was opened on 27 September 1906 by the Director of Education, Frank Tate, in a ceremony attended by W Cussen MLC and local Councillors, as well as the architect, Major Watson, and Mr Ford, Supervisory Officer.[20]

For a time the Willoughby Street school building was used for cookery classes, and for Sloyd. Sloyd was a Swedish system of manual training in the use of tools and materials. Taken up in Victoria, the design and craft elements were diminished, it often becoming little more than basic woodwork. Sloyd Woodwork centres at a limited number of locations provided a limited number of places for boys in Grades 6, 7 and 8.[21] At this time most pupils only continued to Grade 8, the highest class in State schools; the State had only accepted responsibility for secondary education in 1910, and no more than 25 high schools were built by 1920. Instruction in Sloyd was for a term of twelve months, for a half day per week. The Murchison Sloyd School in the old Common School on Willoughby Street, refurbished in 1916, was one of 57 in the State that year: other local Sloyd Schools were at Rushworth, Kyabram and Nagambie, with Shepparton yet to come.[22] At Willoughby Street the boys made the treasured Honour Roll recording ex-pupils who served in WW1, which currently hangs in the Impey Street building.[23] Sloyd work was also auctioned for the war work of the Red Cross.[24] R Matthews was the temporary teacher in charge of both the Murchison and Rushworth Sloyd Schools in June 1922, dividing his time equally[25]. In 1926, Ronald MacLennan, a 9 year-old sixth-grader from Murchison writing in the children's pages of the *Weekly Times*, confided: 'I go to sloyd and music and like it very much.'[26] It is unclear when the Sloyd and cookery classes at Willoughby Street ceased.

In January 1947, the former Common School became the location for the 'the town's first secondary industry.' In a much-vaunted boost for the town, boot and shoe manufacturer AG Fillingham Pty Ltd of Clifton Hill leased the building as a boot factory. It was opened on 31 January 1947 by John McDonald (later Sir John), Leader of the State Opposition and the Victorian Country Party, Shepparton orchardist, and MLA for the seat of that name, in the presence of a representative of the Minister for Decentralisation.[27] Mc Donald lauded decentralisation, and complimented the company on its 'progressive step'; he foresaw a 'great future' for Murchison with the completion of the Eildon scheme.

HERITAGE CITATION REPORT

AG Fillingham stated he believed the factory would expand, and praised the work of McDonald and the Murchison Progress Association, also noting the 'fine type of employee offering.' A decentralisation initiative spearheaded by the local Progress Association and facilitated by McDonald, the factory in the 'fully modernised' building employed up to twenty-two local girls.

Despite the 1947 fanfare and hope, the boot factory in the former Common School closed down after about five years, due mainly to Government withdrawal of freight subsidies.[28]

The building was purchased as a private dwelling by the Ferguson family in the 1950s, and changed hands again in 2006.

[1] K Gregory, D Pearson and W Stewart, *From Protectorate to Premier Small Town: a brief history of Murchison 1840-1985*, Murchison, 1985, p. 12

[2] Ibid.

[3] Ibid, p. 13, and WH Bossence, *Murchison: The J.G. Kenny Memorial History*, Melbourne, 1965, p. 149

[4] *The Encyclopedia of Melbourne*, <http://www.emelbourne.net.au/biogs/EM00507b.htm>, accessed on 23 June 2016

[5] K Gregory, D Pearson and W Stewart, op cit, p. 13

[6] Ibid.

[7] *Ballarat Star*, 29 October 1877, p. 4

[8] K Gregory, D Pearson and W Stewart, op cit, p. 14

[9] *Argus*, 1 December 1879, p. 7

[10] *Geelong Advertiser*, 4 December 1879, p. 3

[11] K Gregory, D Pearson and W Stewart, op cit, p. 14

[12] Ibid.

[13] Ibid.

[14] *Leader*, 30 June 1900, p. 42

[15] *Age*, 26 November 1900, p. 6

[16] *Bendigo Independent*, 7 April 1904, p. 4

[17] *Age*, 19 February 1901, p. 8

[18] *Numurkah Leader*, 12 September 1902, p. 7, and K Gregory, D Pearson and W Stewart, op cit, p. 16

HERITAGE CITATION REPORT

- [19] *Benalla Standard*, 2 March 1906, p. 3
- [20] K Gregory, D Pearson and W Stewart, op cit, p. 16
- [21] *Tribune* (Melbourne), 29 June 1916, p. 5
- [22] Ibid.
- [23] *Argus*, 9 November 1917, p. 9
- [24] *Murchison Advertiser*, 31 May 1918, p. 3
- [25] *Shepparton Advertiser*, 12 June 1922, p. 1
- [26] *Weekly Times*, 2 October 1926, p. 57
- [27] *Shepparton Advertiser*, 7 February 1947, p. 1
- [28] K Gregory, D Pearson and W Stewart, op cit, p. 16

Description

Physical Condition

The former Common School has an unusual twin-gabled face-brick composition. Features such as the carved barge boards, the corbelled brick chimney, the oculus vent at the apex of each gable and the centralised gabled porch contribute to its architectural expression.

The window openings have been modified, the brickwork has been painted and the picket fence has been replaced.

Sources: Graeme Butler, *Waranga Conservation Study: Shire of Waranga Conservation Study; Volume Four*

Statement of Significance

What is Significant?

The former Common School (No 1126) at 44 Willoughby Street, Murchison is significant.

The modified window openings and the painted finish to the original face brickwork are not significant.

How is it Significant?

The former Common School is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

The former Common School, constructed in 1871, is of historic significance for its association with the 1862 *Education Act*, which created a Board of Education into which all Denominational Schools wishing for government funding were

HERITAGE CITATION REPORT

subsumed. Schools under the Board of Education were now to be known as Common Schools and financed from Government grants.

It is of historic and social significance for its association with Sloyd (Swedish training in the use of tools and materials) and in 1916 it was one of 57 Sloyd workshops in the state. During WWI the boys made timber objects for the Red Cross to sell to raise funds for the war effort and after WWI the boys made the Honour Roll (now located in the Primary School in Impey Street).

It is of historic significance for its association with the development of a regional post-war secondary industry - the development of a boot factory. HERCON criteria A & G

The former Common School is of aesthetic significance for its unusual twin-gabled face-brick composition and features such as the carved barge boards, the corbelled brick chimney, the oculus vent at the apex of each gable and the centralised gabled porch. HERCON criterion E

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name Murchison East Railway Station
Address 20 Cassidys Road MURCHISON EAST **Significance Level** B
Place Type Station Building
Citation Date 2004



Murchison East Railway Station

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

In June 1874 a deputation had waited on the Minister for Railways to agitate for a line from Avenel to Murchison. A railway survey party commenced work in the same year, however it took three years to reach a point 1 miles (2.4 kilometres) from Murchison. A contract was signed in February 1879 and by November the line had been completed to Murchison East. It was ready for use in January 1880, at which time it was also extended to Shepparton. The contract for the station building at Murchison East was awarded to builders Pritchard and Blackwood on 11 February 1881.

References

William Bossence. *Murchison*, p. 75-80.

Miles Lewis. *Australian Architectural Index*.

HERITAGE CITATION REPORT

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

6.3 Railways

Description

Physical Description

The Murchison East Railway Station, Cassidys Road, comprises a single-storey weatherboard station building on a L-shaped plan with a gabled roof clad in corrugated galvanised steel, which is punctuated by three rendered brick chimneys with moulded caps. The platform side and southern end are screened by a skillion-roofed return verandah supported on timber posts with timber lining boards to the gable ends. The verandah has a central timber-framed segmental pediment. The main elevation of the station contains three single door openings with 4-panelled timber doors and moulded architraves and two timber-framed double-hung sash windows. Most openings have been sheeted over. A large opening in the north end contains a non-original steel roller shutter in place of the original chimney.

Adjacent to the station building are the signal levers, a cast iron lamp standard with modern luminaire and recent prefabricated steel shed. To the west of the building is a line of mature Pepper trees (*Schinus molle*).

Physical Condition

FAIR

Intactness

GOOD

Occupancy

Ownership VicTrack

HERITAGE CITATION REPORT

Australian Heritage Commission Criteria

Australian Heritage Commission

3.6 Establishing lines and networks of communication

3.7 Moving goods and people

Statement of Significance

The Murchison East Railway Station, Cassidys Road, Murchison East, is of local historical and aesthetic significance. As one of the few remaining structures associated with the Murchison East railway complex, it provides evidence of the expansion of the railway into the Goulburn Valley region in the late nineteenth century. Aesthetically, it is a modest, yet substantially intact, example of a small regional weatherboard Victorian station.

Recommendations 2004

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Yes
No
Yes Pepper trees (Schinus molle)
Yes Remnant railway structures
No
-
No

Other Recommendations

. Reconstruct missing and conserve original doors and windows . Preferably remove steel roller door and reconstruct missing chimney to north elevation . Rationalise surface mounted services and lighting . Investigate original external paint scheme . The trees should be assessed on a 1 to 2 year basis by a qualified arborist.

HERITAGE CITATION REPORT

Name Railway Hotel
Address 4910-4920 Goulburn Valley Highway MURCHISON EAST **Significance Level** B
Place Type Hotel
Citation Date 2004



Railway Hotel

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Accounts of the opening of the railway to Murchison in 1880 mention Samuel Parkin's Railway Terminus Hotel as one of the most comfortable hotels in the Goulburn Valley. The publican, according to the account in the *Argus*, was prepared to accommodate 'all classes of the travelling public'. The hotel also offered good stabling, a 'good safe paddock and plenty of water'.

Ratebooks for that year value the hotel with its associated 40 acres of cultivated land at £65. By 1910 ownership had been transferred to Frederick W Barry, then passed to Michael Walsh in 1932/33. The value of the property remained steady through the late 1930s at £80, with publicans during this period including Arthur O'Brien, Joseph Wood and Thomas Hart. Between 1938-40 a J Murphy is listed as the owner, then H J Walsh. The existing hotel building was constructed in c.1947, the rated value of the building jumping from £80 in 1946 to £600 in 1948 (which was amended to £450.)

References

William Bossence. *Murchison*, p. 78.

HERITAGE CITATION REPORT

Nagambie Ratebooks 1880-1948.

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

11.1 Eating, Drinking and More: the role of the country 'pub'

Description

Physical Description

The Railway Hotel is a double-storey, red-brick Moderne style hotel with a hipped roof clad in corrugated galvanised steel (over-painted green). The facade is asymmetrically composed with a curved parapeted wall to the corner and a projecting parapeted single storey bay to the front with a balcony above. The parapet contains the name of the building in wrought iron and is capped with a soldier course of red brick set between string courses of brown brick. Windows are timber framed and include paired double-hung sashes and tripartite double hung sashes. The doorway located on the curved corner wall is fitted with a non-original panelled timber door. A mature Canary Island Date Palm (*Phoenix canariensis*) is planted in front of the building.

Physical Condition

GOOD

Intactness

GOOD

Australian Heritage Commission Criteria

Australian Heritage Commission

HERITAGE CITATION REPORT

3.21 Lodging people

4.5 Making towns to serve rural Australia

8.4 Eating and Drinking

Statement of Significance

The Railway Hotel is of local historic, social and aesthetic significance. The site has been continuously occupied by a hotel since at least 1880, thereby demonstrating a remarkable continuing use from early settlement of the area, made successful by the subsequent establishment of the nearby Murchison East Railway Station. The site has been an important focus for local social activity and recreation for over 120 years. Aesthetically, the hotel is a substantially intact example of a brick Moderne hotel which marks a major road and rail junction.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes Canary Island date palms (*Phoenix canariensis*)

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

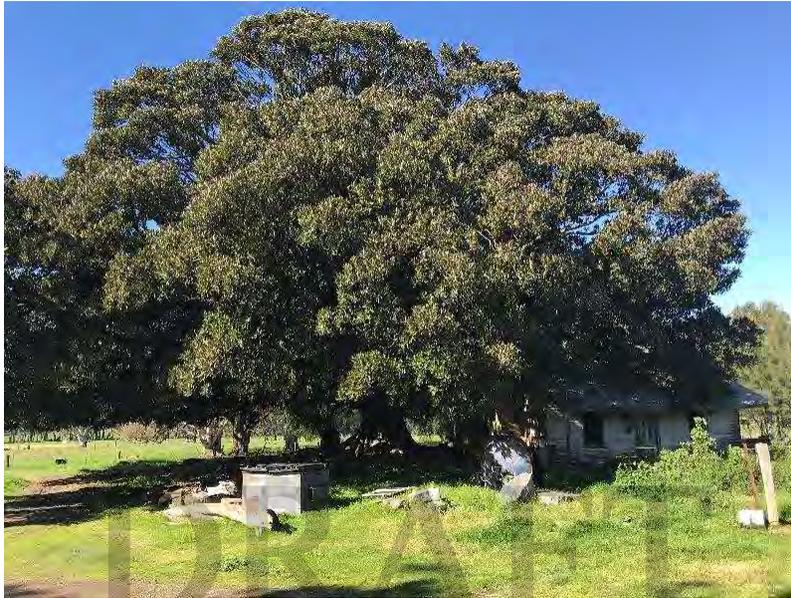
No

Other Recommendations

. Retain Canary Island date palm . Reconstruct original windows and doors . Restrict signage to existing quantity and preferably reduce. Painted signage should be removed with a non-abrasive method.

HERITAGE CITATION REPORT

Name 1030 River Road MURCHSION NORTH
Address 1030 River Road MURCHSION NORTH **Significance Level** Local
Place Type Tree
Citation Date 2014



1030 River Road, Murchison North (the *Ficus macrophylla* and the house ruin)

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Aboriginal Post Contact History

The Ngooraialum tribe were the Aboriginal inhabitants of the area. This tribe (and other clans) were placed in the Murchison Protectorate soon after Europeans came to this area. The Murchison Protectorate was one of four Port Phillip Aboriginal Protectorates established in February 1839. The Chief Protector was George Augustus Robinson (1788-1866). Robinson supervised the four Protectorates set up in different geographic districts of Port Phillip. Initially, in May 1839, the Goulburn Valley Protectorate was located near Mitchellstown under James W Dredge. He quickly resigned in protest, it is said, at the appalling conditions imposed upon the Aboriginal people. Dredge was replaced one year later by William Le Souef in 1840, and the Protectorate removed to 'a square mile of country which Robinson had chosen'. By 1841, Le Souef reported to Robinson that improvements to the Protectorate included acres of wheat, barley, oats, maize and potatoes. It also included five small and large bark buildings. The work was undertaken by those living within the Protectorate. The Goulburn Aboriginal Station, as it was known, closed in May 1853, and Governor La Trobe abolished the Office of the Protector of Aborigines in 1860.

Murchison and District

HERITAGE CITATION REPORT

Squatters started settling the area in 1840. French vigneron Ludovic Marie came to the district in the 1850s and established a vineyard. He also set up a hotel and a punt service over the Goulburn for gold miners travelling between Bendigo and Beechworth. Marie received his licence to establish a punt 1855. In 1854, the township site was surveyed by the Colonial Surveyor Philip Chauncy. The area surveyed for the township was next to the former Protectorate and adjacent to the river crossing point. It appears that Chauncy placed the township centre in this location for a number of reasons. The river crossing was already at this location and had created a de facto settlement. He was acting on early town planning principles that went back to Arthur Philip; townships were to be situated on rivers, the area was typically 3 miles (1.9km) by 1 mile (0.4km), and within this area only small allotments were to be released with the rest of the space reserved for future expansion. Public areas were to be reserved for public buildings and other purposes such as public squares and/or reserves. Chauncy's 1854 survey of the Port of Echuca is similar in intent to Murchison - with both having a town square near to the river and roughly in the centre of the old township. The location for Echuca like Murchison was identified by the site of the punt and the river crossing.

Murchison soon became prosperous as it was on the route to the goldfields and shallow draft paddle steamers could navigate the Goulburn River. There are a number of early buildings from this period surviving in the township.

Land along the Goulburn was first opened for selection in 1865, with most small landowners moving into the area in the 1870s. By 1865 Murchison boasted a school, two hotels and stores and a number of houses. When the selectors began opening up the land, they cleared the fertile ground and began growing wheat. The cultivation of wheat in turn meant the establishment of flour mills, scattered across the Goulburn Valley. Murchison area had a flour mill at Noorilim, six kilometres south of the township, to grind locally grown wheat (VHR H1523). In addition Day's Mill (VHR H7924) became large and important flour milling operation for the region and continued to function for many years with flour being shipped out by train.

In 1871 a bridge was built over the Goulburn to replace the punt service. Between 1871 and 1875 the Waranga shire, in which Murchison was situated, increased its areas under wheat and under fallow two fold and six fold respectively. In Murchison a Mechanics' Institute was opened in 1874, and Presbyterian, Anglican and Catholic churches were built during that decade. A railway line was built along the eastern side of the Goulburn River in 1880, passing through Murchison East. Ten years later a branch line crossed the river to the west, passing through Murchison to Colbinabbin.

After the 1890s Murchison entered a period of stagnation, with few initiatives in commerce or development. The building of the Goulburn Weir for irrigation in 1887-90 meant that the Goulburn River was no longer navigable by paddle steamer. Much of the Dhurringile district remained under the control of a few individuals and this meant that Murchison was denied the commercial benefits that a closer settled district would have provided. Irrigation waters that were made available to many districts following the completion of the Goulburn Weir in 1891 were not readily available to the farm lands surrounding much of Murchison. This meant townships such as Shepparton, Tatura and Mooroopna continued to thrive on the back of irrigation developments while Murchison struggled.

A number of events occurred in the Interwar period that provided some stimulus to the local economy and supported further development. This included the provision of electricity (1926), the construction of a Bush Nursing Hospital (1934) and the construction of a new steel bridge (1937). This coincided with further housing development along Rushworth Road and River Road. The houses were relatively substantial and stylish with many displaying fine architectural features. The location of these largely substantial buildings is of note, as Rushworth Road and River Road became the preferred areas for new residential building. This period is notable for an increasing prosperity of some farmers, and townships such as Murchison benefited from the consolidation of farms and integrated rural industries such as dairies, creameries, butter factories and accessibility of metropolitan markets through rail links.

During World War 2, three prisoner of war camps, together with four internment camps, were established in the Murchison/Tatura /Rushworth area. This was the largest group of such camps set up in Australia, a unique concentration.

HERITAGE CITATION REPORT

Dhurringile mansion, 11 kilometres to the north, held internees for a short time, then German officer POWs and their batmen. Camp 13 near Murchison, with the associated wood-cutting camp at Graytown, held German and Italian POWs, and Japanese POWs after the Cowra breakout. The overall total capacity of these camps was in excess of eight thousand prisoners: the staff of 2700 comprised guards, medical personnel, women's services, and administrative staff. The combined populations of the camps far exceeded the local populace. Numbers of internees, particularly Italian internees, were released daily to work on local farms and orchards.

Murchison was a comfortable post-war country town with public gardens, reticulated water and electricity, varied agriculture and saw-milling. There was no other significant industry apart from retailing. The town's function as a local service centre has remained much the same.

On 28 September 1969 a meteorite shower fell 2 kilometres south of Murchison. Many local residents collected samples of these meteorites. The rocks were analysed at the NASA Ames Research Center where they were discovered to contain the first convincing evidence of amino acids of extra-terrestrial origin, confirming the Miller-Urey experiment. The Murchison meteorite samples contained 90 different amino acids, only 19 of which are found on earth.

Description

Physical Description

The large ficus macrophylla is the surviving feature of this place. The early house is now a ruin at its feet.

Statement of Significance

What is Significant?

The large Moreton Bay Fig Tree (*Ficus macrophylla*) at 1030 River Road, Murchison North.

How is it Significant?

The *Ficus macrophylla* is of historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The *Ficus macrophylla* is of historic significance as it provides tangible physical evidence of the type of tree planting associated with the early settlement of Murchison. There are a number of trees of this age, species and relative scale within this region. HERCON criterion A

It is of aesthetic significance for its size and formation. It is a remarkable surviving specimen. HERCON criterion E

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes The large Moreton Bay Fig Tree (<i>Ficus macrophylla</i>) on the site.
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 3390 Midland Highway NALINGA (Altona Park)
Address 3390 Midland Highway NALINGA **Significance Level** Local
Place Type Homestead Complex
Citation Date 2014



3390 Midland Highway, Nalinga (Altona Park)

**Recommended
Heritage Protection**

VHR No HI No PS Yes

Architectural Style

Victorian Period (1851-1901),
Interwar Period (c.1919-c.1940)
American Bungalow

History and Historical Context

Altona Park was built around 1892 by Isaac Sadleir Alt, a successful pioneer grazier in the Nalinga district south-east of Dookie.

Nalinga and Stewarton, adjoining localities, were part of the lands of the Bangerang Aboriginal peoples. Squatters arrived in the area in the 1840s. On the west, the Benalla run was taken up by Edward Grimes in 1840; after the usual succession of pastoral tenants, it was cancelled in 1882, the last occupant being Robert Rutherford who had held it from October 1874. Emu Plains on the east had been taken up in January 1844 by Robert Redfern and James Alexander, was finally held by James Thomas Turnbull Jnr and George Turnbull, and was cancelled in June 1880. Sizeable holdings were retained by the last and earlier pastoral tenants.

A township was gazetted for Nalinga in September 1874,[1] and a reserve for a township of Stewarton entered on some maps,[2] but neither town eventuated. Selectors,[2] moved into the area under the 1869 Land Act.

HERITAGE CITATION REPORT

Isaac Sadleir Alt was in possession of an extensive sheep grazing property in the Nalinga district by 1892, the name Altona Park reflecting the family name.[3] Alt had earlier been a community figure and a JP in Elmore.[4] Isaac Alt died at Altona Park on 14 December 1894 and his widow Margaret Matilda Alt continued to run the property until 1904, when she leased it out,[5] though by 1906 son John was back running the property.[6] Margaret Matilda died on 30 June 1910, and the estate was advertised for sale; by then it had been aggregated to 2946 acres [1192 ha], 1925 acres [779 ha] of which were described 'rich agricultural and fattening land on the Broken River'. This included the homestead block of 552 acres, 'with substantial brick residence, well laid out garden and orchard, and all necessary outbuildings'.[7]

The other family with whom Altona Park is highly identified is the Gall family, members of which had been squatters, holding the Wombat Hill run in the Strathbogie area. Francis Giffin Gall purchased Altona Park on 25 July 1924.[8] The heavy verandahs with their brick piers may have been added during the Gall family's tenure.

The Gall family held Altona Park until October 1998.[9]

The woolshed, brick mens' quarters, hayshed and elm avenue are also of significance.

[1] Victorian Government Gazette 60, Date:18 September 1874, p. 1697

[2] PROV Historic Plan Collection: Map Run 240: Emu Plains, Goorambat, Mokoan.

[3] North Eastern Ensign, 26 February 1892, p. 2

[4] *Victorian Government Gazette*, 1874, p. 969

[5] *Benalla Standard*, 14 October 1904, p. 2

[6] *Benalla Standard*, 17 August 1906, p. 4

[7] *Benalla Standard*, 28 February 1911, p. 2

[8] Title: Vol 3503 Fol 516

[9] Titles: Vol 3503 Fol 516; Vol 9014 Fol 520; Vol 9014 Fol 521

Description

Physical Description

Altona Park is an unusual combination of two periods of architecture. The principal facade, constructed in the late Victorian period, has a central recessed bay with a large entrance door with fanlight and side lights; this door is flanked

HERITAGE CITATION REPORT

by two sash windows. Flanking this recessed bay are two projecting pavilion-like additions. Each has a centrally located sash window. The roof is hipped and the eaves have paired brackets. The walls have been rendered. The verandah has verandah posts but these have been stripped of any decorative features. This facade is austere and has few decorative elements.

The side facades and rear have been altered, with an addition to the rear. This has been tied into the main building along the side facades by verandahs with brick half columns and decorative cast cement pillars. This type of detail was common in the Interwar period and was found on Bungalows.

Statement of Significance

What is Significant?

Altona Park, the homestead and outbuildings (working mens' quarters, the metal silo and the shearing shed), at 3390 Midland Highway, Nalinga are significant.

The avenue of Monterey Cypress Trees (*Cupressus macrocarpa*) and other species is significant.

How is it Significant?

Altona Park is of historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

Altona Park is of historic significance for its association with the establishment of agricultural development in the Nalinga District.

It is of historic significance as it provides tangible physical evidence of the character of rural and regional development during the late 19th and early 20th century. The scale and design of the homestead contributes to an understanding of the extent of economic growth and prosperity of the region during this period. It assists in demonstrating the impact of the consolidation of farming and agricultural industries on the prosperity of the region.

As a group, homesteads, through their scale and design, contribute to an understanding of the extent of economic growth and success of particular agricultural districts. The working mens' quarters were a common part of any large pastoral property and they contribute to the understanding of the labour intensive character of farming in the nineteenth and early twentieth century. The metal silo is of historic significance as a representative example of the types of early metal silos that become commercially and readily available during the early twentieth century. The shearing shed is of historic significance as a representative example of a twentieth century shearing shed. HERCON criterion A

Nalinga Park is of aesthetic significance for its two different periods of development. The Victorian element is atypical in design for the region. The side verandahs with their Bungalow style are also an unusual addition both for the extent and the juxtaposition with the Victorian facade. HERCON criterion E

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes Avenue that comprises Monterey Cypress Trees (<i>Cupressus macrocarpa</i>) and other species, and all mature trees on the site
Fences & Outbuildings	Yes The working mens' quarters, the metal silo and the shearing shed
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name	Former Methodist Church Orrvale	
Address	325 Poplar Avenue ORRVALE	Significance Level Local
Place Type	Church,House	
Citation Date	2014	

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

Orrvale, settled in 1912, was the second Closer Settlement scheme in the municipality. In late December 1914, the local governing body of the Methodist Church, the Quarterly Meeting, minuted that 'Service and Sunday School' should begin on Settlement No 2, and that 'a large number of families' were 'ready to assist'. In early April 1915 the Quarterly Meeting noted that an acre of land had been secured on Mr Lunt's land, and that a written request by 30 families had been made for church services. The Loan Fund of the Closer Settlement Board had granted a loan of £100, and the block had been fenced. The building was to be no less than 5.5m [18ft] by 9.1m [30ft] with 2.3m [7'6"'] seats, and an aisle 0.9m [three feet] wide.

By early July the tender of Mr M Rimes of £118.12.6 had been accepted, and the building, for which the plans had been produced by Bro TJ Kittle, local builder and undertaker, was well on its way to completion. Kittle was a prominent Methodist in the local circuit and at Wesley Methodist Church in central Shepparton, which he had in fact constructed in 1908: he held at various times the offices of Circuit Steward, local preacher, Choir Conductor, Sunday School Superintendent, and Sunday School Visitor.

The Orrvale Methodist Church was opened on 1 August 1915 by Rev AT Holden, President of the Methodist Church in Victoria, to a crowded attendance. Tallygaroopna and Tank Corner Methodist Churches lent seating for the occasion. Construction had come in at £7.10.0 over budget. Sunday School started on 26 September 1915 with 23 pupils, soon 37, and reaching 60 in 1916.

A church bell, a novelty among Methodist Churches, hung in a eucalyptus tree beside the church, at a later date being erected on a cross bar between two posts. It remained in Orrvale until 1966.

In 1924 the church was lined with three-ply, having been repainted by members in a working bee in early 1922. A new pulpit - to cost £7.10.0 or less - was installed in 1928, and electricity connected in 1936.

The post-war years, particularly the 1950s and early 1960s, were the last hurrah of many small Protestant churches. At Orrvale, the entry porch was added in 1948, constructed by voluntary labour to the design of Mr Roberts, with church volunteers being aided by members of the local Presbyterian congregation, and the vestry was enlarged in 1952. A store shed and a new gate were added in 1959, and a new hall, 'beautifully painted by voluntary labour', opened in April 1966.

In 1986, with declining numbers, the Orrvale Methodist Church (known as the Orrvale Uniting Church following church union in 1977) ceased to operate and was sold, and in 1998 was purchased by the current owners who have converted it for use as accommodation.

HERITAGE CITATION REPORT

Description

Physical Description

A simple gabled weatherboard church with front and side porches and a corrugated metal roof. The side and porch windows have simple pointed arches.

Statement of Significance

What is Significant?

The former Methodist Church is significant.

The architectural features associated with early 20th century ecclesiastic building.

How is it Significant?

The former Methodist Church is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic and aesthetic significance for its association with the establishment of Methodism in Orrvale. It provides tangible physical evidence of local Methodist community's commitment to its religion. HERCON criterion A

It is of aesthetic significance for its early 20th century ecclesiastic architecture. The later additions such as the entry porch and the vestry enlargement are also of significance. HERCON criterion D

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 275 Cosgrove-Lemnos Road PINE LODGE (Lamrocks)
Address 275 Cosgrove-Lemnos Road PINE LODGE **Significance Level** Local
Place Type Homestead Complex
Citation Date 2014



275 Cosgrove-Lemnos Road, Pine Lodge

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

The homestead and outbuildings are associated with the initial settlement of the district and the selection era. The relative intactness of the buildings provides a strong representation of the pioneering history of farming and cultural life in the district. The buildings remain largely unmodified, due to the fact that the homestead was deserted in 1956.

Description

Physical Description

Homestead and cellar

The homestead is a late Victorian brick building. The main facade is symmetrical with a central door flanked on either side by sash windows. There is a bullnose verandah to the front. The side entry appears to have had originally had a single door with later windows added to either side of the opening. There is a bullnosed verandah to this side entrance.

HERITAGE CITATION REPORT

The pitching plate (for a verandah) is evident on all sides demonstrating the former extent of the verandah. There is also evidence through the projecting brickwork base that there was a timber verandah floor to the perimeter of the building.

The brickwork is double brick (270mm) and the bricks are pressed red bricks. The brick bond is Flemish Bond - alternating stretcher and header bricks. This bond has been used on all walls and the walls are tuck pointed. The use of the Flemish Bond on all walls is distinctive as it is a more expensive bond to use - particularly in terms of the number of bricks required. This combined with tuckpointing is indicative of a high quality and prestigious building. The quality of this building is further reinforced by the extent of factory finished pressed metal ceilings and ceiling roses used as interior finishes.

The cellar is located under the house with access from the rear.

There are 6 internal rooms and many of the early finishes have survived. This includes the original factory finish pressed metal ceilings, the original paint finishes to some of the doors and skirting boards. A number of the ventilated ceiling roses have also survived.

Physical Description

The Dairy/Coolroom

This rural industrial building has been constructed from stone, mud/pug and timber posts. The walls are random rubble with a clay pug used in conjunction with the stones to form the wall. There are timber posts at either end of the front entry. This entry has clearly been modified to provide a large opening. It is assumed that the original wall contained a door within the stone and pug wall. The internal wall face has a shallow lime based render to create a smooth internal wall. This was originally limewashed. Internal limewashing was commonly found on buildings such as these, as it was a means of providing a finish that was clean and sanitary. This was important as these types of structures were generally used as part of the milking/dairy farm activities.

The timber joinery (largely confined to the roof framing) is rudimentary, and there are roughly dressed structural members that have been checked to receive timber members. Round saplings have been laid to the top of the perimeter walls and there is a timber sapling with rough chamfered ends laid across the wall at roughly the centre of the structure. The roof framing is a simple coupled rafter system.

The apex of the gables is clad with sawn boards and there is a timber louvred vent (to both elevations). The roof is a double roof with a timber lined ceiling, air gap, and another timber lining and finally a corrugated metal roof. This type of roof was favoured for buildings such as dairies and coolrooms as it provided a basic insulation that would keep the interiors relatively cool.

This building type was promoted in many early Colonial periodicals and its development during the 19th and early 20th century is recognised as one of the innovative structures that developed in response to the extreme climatic conditions found in much of Australia.

Physical Description

Shearing Shed

From the outside the shearing shed appears to be a typical farm shed with a gable roof and lean-to, and this has been clad with corrugated galvanised metal. However, the interior reveals a rudimentary structure that while once typical, is now a rapidly vanishing building type. The structural system largely consists of rough bush posts (undressed) with round

HERITAGE CITATION REPORT

saplings used for rafters and roughly dressed timber purlins. The rafters have varying structural systems - some are coupled, some are tied back to a top plate and there is also a King Post Truss. The timbers were often sourced from the property and construction relied on limited bought materials. Murray Cypress pine is one of the timbers used in the construction of this building. Even the ironmongery was often made on-site. The rudimentary or primitive character provided by the rough bush timbers and eclectic structural system, such as lapped timbers joints with tied wire connections, was once symptomatic of rural settlement but is now increasingly rare.

The shed has clearly evolved over time and has been repaired or added to as needed. The sheep pens demonstrate many early and typical features of shearing sheds, such as the gate post dressed to form a spindle (all from the same piece of timber) for the gate mechanism. The rails are also slotted into the posts and often wired to the posts for additional fixing.

This is fine example of this type of construction and building type.

Statement of Significance

What is Significant?

Lamrock's homestead and cellar, the shearing shed and the coolroom/dairy at 275 Cosgrove-Lemnos Road, Pine Lodge.

How is it Significant?

These structures are of local historic, technical and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The homestead and cellar, the shearing shed and the coolroom/dairy are of historic significance. These structures provide tangible physical evidence of the type of structures that were integral to the agricultural settlement of the region. The agricultural development of rural areas in the Goulburn Valley was largely undertaken by farmers with relatively small holdings and a diversity of agricultural enterprises, such as cropping, livestock, poultry and dairying. Specific types of outbuildings were associated with different farming activities. HERCON criterion A

The cellar, shearing shed and the coolroom are of technical significance as they demonstrate the technologies associated with their construction and the use of these buildings. They also appear to demonstrate typical design elements as found in agricultural periodicals of the time. The structures are of architectural significance for their design. HERCON criteria F & D

The homestead is a good representative example of a typical late Victorian brick homestead.

The shearing shed is of architectural significance as it is a quintessential vernacular example of a 19th century rural industrial structure. This includes its use of locally sourced timber for its structure, and the use of external corrugated metal cladding.

The coolroom/dairy is of aesthetic significance for its vernacular construction and design. This includes the use of local stones for its structure. HERCON criterion D

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	Yes All mature trees
Fences & Outbuildings	Yes The cellar, shearing shed and coolroom/dairy contribute to the significance.
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name Pine Lodge Cemetery
Address 1600 Midland Highway PINE LODGE **Significance Level** Local
Place Type Cemetery/Graveyard/Burial Ground
Citation Date 2011



Pine Lodge Cemetery

Recommended Heritage Protection VHR No HI No PS Yes

Statement of Significance

What is significant?

Pine Lodge Cemetery, Pine Lodge.

How is it Significant?

It is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

It is of historical significance as it provides tangible evidence as to the development of Pine Lodge. It has social significance as a cemetery. [HERCON Criteria A & G]

It is of aesthetic significance as it is a relatively open space with memorials. [HERCON Criterion D]

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 110 Pine Lodge North Road PINE LODGE (Silo)
Address 110 Pine Lodge North Road PINE LODGE **Significance Level** Local
Place Type Silo
Citation Date 2014



110 Pine Lodge North Road, Pine Lodge (Silo)

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

DRAFT

Grain was first transported by rail in bagged form, being loaded into open wagons. By the 1930s, Victoria recognised, decades after most other grain-producing and grain-importing areas in the world, that moving individual bags of wheat was extremely inefficient. Western Australia and NSW already employed bulk handling, the latter having built substantial concrete silos from 1920-21. Victoria had mooted such a scheme towards the end of World War One, but it had lapsed. The Grain Elevators Board of Victoria was finally established in 1934 ('elevator' meaning the silo, following USA and Canadian nomenclature). It aimed to establish 138 silos throughout the grain-producing areas of the state. Bulk handling would give protection from vermin, disease and pests, and also reduce costs: it was estimated in 1939 that bulk handling would save growers three pence per bushel, given the high cost of the (largely imported) jute sacks and the cost of sewing up the sacks.

Pine Lodge and its companion silos on the Shepparton-Dookie-Katamatite rail line (Cosgrove and Dookie within the City of Greater Shepparton, and Yabba North, Youanmite and Katamatite in Moira Shire) were part of the 'north-central' group of fourteen silos built from 1941, the other eight being located close by, on the Shepparton-Cobram rail line (Tallygaroopna, Wunghu, Numurkah, Katunga and Cobram), and on the Numurkah-Picola line (Waaia, Nathalia and Picola). The north-central silos were built as part of the second tranche of silos Victoria-wide, the Eastern or Williamstown section, consisting of sixty-one silos in total. The first tranche had been the Western or Geelong section, constructed on and west of the Mildura rail line, largely serving the great grain-producing areas of the Mallee and Wimmera. The intention was to have the Western section silos feed a new bulk grain-handling port facility at Geelong, while those east of the Mildura rail line would feed a similar facility at Williamstown. Although the Grain Elevators Board began work on the Williamstown port silos in 1937-38 (the foundations still exist, Heritage Inventory Number H7822-0395 and Hermes Number 13693), the complex never eventuated, as the site was abandoned in favour of Geelong.

Concrete grain silos in Victoria fall into two types corresponding to the two largely separate if contiguous periods of

HERITAGE CITATION REPORT

construction, and described by the intended destination of wheat from those silos. Those built earlier in the west of the state are of the 'Geelong' type, recognisable by the gabled roof of the central section; those east of the Mildura line are known as 'Williamstown' silos. The north central silos, including that at Pine Lodge, are thus of the latter type. Williamstown silos came in four capacities: 68,000, 100,000, 115,000 and 135,000 bushels, with single or double receival hoppers.

Some silos on the Western Section were in operation during the 1939-40 season, but tenders had not yet gone out for the Eastern section.

Finally, some time in late July or August 1940, tenders were put out for the sixty-one Eastern silos, including the fourteen in the north east. Total capacity of the sixty-one was to be 5,648,000 bushels. The Railways Construction Branch of the Board of Land and Works won the tender with a bid of £289,497. The pace of construction would depend on the supply of raw materials (affected by the war), particularly reinforcing steel, it was noted.

Construction on the second tranche of silos began in November 1940. The Williamstown silos would be some of the most up to date in the world, with lessons learned from the Geelong silos and from overseas experience, H Glowrey, Chairman of the Grain Elevators Board, claimed at the time. Delays had been due to the difficulty in getting necessary machinery from England.

The *Shepparton Advertiser* announced on 2 May 1941 that contracts for the Pine Lodge, Cosgrove, Dookie and Tallygaroopna silos had been let; possibly this was a sub-contract to the Railways Construction Branch.

Construction of the Pine Lodge silo began in the first week of July 1941. Later in the month, the 'Personals' column of the *Shepparton Advertiser* (28 July) informed readers that 'Messrs W. Harris and P. Shee of the silos works, Pine Lodge, spent the last week-end in Melbourne', evidence that work was proceeding.

Tenders for 300 cubic yards of sand for backfilling at the Pine Lodge silo were called in October 1941.

The north central silos were not all completed as anticipated by the end of 1941, the Grain Elevators Board notifying the communities that due to war conditions, the Pine Lodge silo, along with those at Cosgrove and Dookie, would not receive wheat for the season 1941-42.

The centenary local history, *Pine Lodge District Centenary 1877-1977*, notes that the silo 'was built with mostly local labour on account of the war because labour was scarce and local farmers were asked to help.'

In fact numbers of locals may have been co-opted into the work. Les Earl, resident as a child in the decommissioned Cashel Bank (Hermes No 156139) east of Dookie, remembers that his father Ted (Edgar) Earl, skilled in carpentry and quarrying, was directed to return from his employment at a Beechworth quarry by the newly-established Commonwealth Directorate of Manpower in early 1942, to oversee the gang setting up the scaffolding and formwork for the silos on the Shepparton-Dookie-Katamatite rail line, including at Pine Lodge. Formwork and concreting on the silos proceeded in rings three feet in height. Briefly called up but sent home due to heart problems, Ted Earl was next placed in charge of the installation of the Kelly and Lewis engines (probably 25hp Bulldog-style engines) which powered the elevators, in the Yabba North and Katamatite silos further down the line, and at Tallygaroopna and Waaia on the Cobram and Picola lines just to the north. Belts were not obtainable for the engines due to war exigencies, and they resorted to splicing ropes. He was then put to on the water problem faced at the Pine Lodge silo and its neighbours, Cosgrove and Dookie, and also at Katamatite. The grain receival pits were inspected and wet spots painstakingly dealt with.

In April 1942 tenders were called for the metalling or gravelling of the approaches to the Pine Lodge, Dookie and Cosgrove silos, 120 cubic yards of material needed at each site.

HERITAGE CITATION REPORT

The first wheat was received at the Pine Lodge silo during the 1942-43 season, a total of 58,996 bushels being delivered to the new silo. Tall stacks of bagged wheat, topped by sheets of corrugated iron, no longer stood at the station. Many farmers moved to bulk handling, local contractors using all manner of tip-trucks, including gravel trucks, to move the harvest, as war had made new purpose-built vehicles unobtainable. Others farmers still used bags, now not sewn up; the wheat was tipped into the silo hoppers. The capacity of the Pine Lodge silo was 68,000 bushels, it appears.

The weight of delivered grain was sometimes disputed by the farmers. The Pine Lodge weighbridge was the centre of such a controversy for months in mid-1942. Accusations and counter accusations flew as it was alleged that the weights on the weighbridge - the condition of which was described by one Shepparton Shire Councillor as 'pre-historic, primitive and crude', comparable to what would be found on 'slipshod farms' - were broken and held together with string. The Board alleged deliberate manipulation, which Council, responsible for the weighbridges, felt reflected on the local weighbridge keeper and the two wheat buyers. The Board believed that its weighbridge examiner was being impugned, and went as far as saying the weight in question had been 'apparently broken by design' when the weighbridge had been installed twenty years earlier, and also that the undercarriage of the weighbridge had been tampered with. Council eventually purchased new weights.

Weighbridges and their accuracy remained an issue. In August 1944, the Board wrote asking if Shepparton Shire Council would delegate control over the Pine Lodge weighbridge, along with those at Cosgrove, Dookie and Tallygaroopna, to the Board for the 1944-45 season: the Board would make its testing and repair service available on the same terms and conditions as in previous years. The request was granted and the offer to have the weighbridges tested accepted.

With improved machinery, harvesting was taking a shorter time. The season 1946-47 saw great congestion at the local silos. The Board blamed the railways for failure to supply enough wagons when needed. At Pine Lodge, a quota system was put in place, wheat being carted to the silo 'from each farmer in turn, the names being drawn out of a hat', according to the *Shepparton Advertiser* (17 January 1947).

In January 1949 congestion at silos on the rail line threatened to hold up harvesting, already delayed due to wet weather; 2500 tons of grain were being moved daily and one suggested solution, that farmers build their own storages, had failed due to lack of materials. The situation was partly alleviated when three special wheat trains were put on daily in the second week of January. The Board was consistently reluctant to extend facilities in this period.

The season 1962-63 was one of the periods of highest wheat receipt at the Pine Lodge silo: 268,607 bushels. The highest number of bushels received for bagged wheat in the period preceding the silo was a roughly comparable 252,000 bushels, in the 1920-21 harvest. It was not until the mid-1960s that local wheat production soared.

Wheat buyers and lumpers associated with the Pine Lodge silo who will be remembered include John Douglas, Edgar Jeffrey, J Lowrie, Harold Lowrie, Harry Trimble, Bill Sutherland and Ron Dainton.

In 1987 the rail line was completely renewed to Dookie to enable wheat to be carried in the large 55 tonne grain-handling rail trucks. Rail freight services on the line ceased around 2009.

The Williamstown concrete silo at Pine Lodge is no longer used.

The 'million bushel' large sub-terminal at Dookie dating from the 1960s is now the major receipt and storage site for the area; that facility, and the parallel facility at Murchison, are now the only such depots in the municipality. Both are conducted by GrainCorp, the large agribusiness successor to the Grain Elevators Board and its relatively short-lived privatised offspring, Vicgrain. Both depots are now serviced by road, not rail, around 50% of this region's grain going to the local market for stockfeed production, cooking oil, etc.

References:

HERITAGE CITATION REPORT

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Victorian Heritage Register (VHR) Number: H0791 Marmalake/Murtoa Grain Store, Wimmera Highway, East of Murtoa.

<http://railgallery.wongm.com/infrastructure/silos/page/2/>

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Dookie Centenary Committee, *Dookie: the years to 1988*, Shepparton, 1988

Les Earl, Katandra West, personal communication, 7 June 2015, 13 June 2015, 15 June 2015

Argus, 4 June 1936, p. 7

Shepparton Advertiser, 10 June 1936, p. 10

Argus, 10 October 1939, p. 3

Horsham Times, 22 October 1940, p. 4

Williamstown Chronicle, 9 November 1940, p. 1

Argus, 19 November 1940, p. 2

Shepparton Advertiser, 2 May 1941, p. 2

Shepparton Advertiser, 4 July 1941, p.

Shepparton Advertiser, 11 July 1941, p. 8

Shepparton Advertiser, 28 July 1941, p. 3

Shepparton Advertiser, 10 October 1941, p. 6

Shepparton Advertiser, 20 October 1941, p. 4

Shepparton Advertiser, 8 May 1942, p. 7

Shepparton Advertiser, 2 June 1942, p. 1

Shepparton Advertiser, 8 August 1944, p. 4

Shepparton Advertiser, 17 January 1947, p. 8

Shepparton Advertiser, 4 February 1947, p. 1

Shepparton Advertiser, 14 January 1949, p. 6

HERITAGE CITATION REPORT

<http://www.graincorp.com.au/storage-and-logistics/country-operations/vic>

Steve Manley, GrainCorp, Elmore, personal communication, 15 June 2015

Description

Physical Description

This 'Williamstown' type two-cell grain silo is located within railway land at Pine Lodge alongside the now unused section of rail track from which goods trains formerly carried away the bulk grain. It consists of two tall cylindrical concrete cells or bins for bulk grain storage, connected by a taller central section which contains the elevator and the engine to power it.

A sub-surface concrete receival hopper, possibly much modified, with metal hatches, is to be found on the non-rail line side, and there is a small loading platform on the rail side, along with three angled metal loading spouts which fed the rail trucks. On the reverse side two small cylindrical corrugated metal tanks, one a third of the way up the silo, are situated to collect rainwater, both served by a metal ladder.

A small metal shed abuts the silo on the east, and a pebble-dash toilet block.

Statement of Significance

What is Significant?

The concrete grain silos and the railway yard setting is significant.

The setting provided by the open concrete apron, and the remnant rail infrastructure contributes to its significance.

How is it Significant?

The silos are of local historic, aesthetic and technical cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The silos are of historic significance for their associations with the massive expansion in Australia's wheat growing capacity in the mid 20th century. This created major handling and marketing challenges. HERCON criterion A

The silos are of historic and technical significance for their association with mid twentieth century changes to the storage methods and the transport of grain. Prior to introduction of bulk storage and handling, grain was transported in hessian bags. HERCON criteria A & F

They are of historical significance for their association with the development and influence of organisations involved in the Victorian grain industry, including the Victorian Grain Elevators Board and the Victorian Wheat and Woolgrowers Association. HERCON criterion A

The silos are of historical significance for their associations with the combined impact of the Second World War and Australia's remote geographic location on Victoria's wheat trade, which highlighted the need for bulk storage. HERCON criterion A

HERITAGE CITATION REPORT

They are of social significance for their associations with the economic life of this grain-growing area. They are a longstanding feature in this important local wheat-growing region. HERCON criterion G

The silos are of aesthetic significance for their landmark qualities. They are striking sculptural features in the grain growing plains. HERCON criterion D

Recommendations 2014

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

-

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name Pine Lodge Uniting Church and Hall
Address 580 Pine Lodge South Road PINE LODGE **Significance Level** B
Place Type Church, Church Hall
Citation Date 2004



Uniting Church

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

The first Methodist church on this site was a timber structure erected on land donated by Mr J Wright in 1877. The first service was held there that year by Reverend P A Barley. In 1924 work commenced on the existing brick building, with 30,000 bricks and 19 cubic yards of sand carted to the site. The church was constructed using the voluntary labour of the parishioners. The foundation stone was laid by Reverend Bendry Health, President of the Methodist Conference on Wednesday 6 August 1924. The contractors were Kittle Brothers of Shepparton, with the works costing a total of £1,300. During construction a time capsule was sealed inside the wall behind the foundation stone. The original timber church was sold and removed from the site. The addition of a church hall was first proposed in October 1957; plans were prepared by architect, Keith Furze, in 1960. Tenders were called in November of that year, and Allan H Blake was awarded the contract. The new hall was completed at a total cost of £6,889. It was opened by the President of the Methodist Conference G D Brinacombe on Saturday 3 June 1961. A brick toilet block costing \$3972 was constructed in 1973.

References

HERITAGE CITATION REPORT

Victor Earl, pers comm.

Pine Lodge District Centenary 1877-1977.

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

10.0 Worshipping

DRAFT

Description

Physical Description

The Uniting Church, Pine Lodge, is a red-brick Gothic Revival church, consisting of a nave, entry porch and vestry, each with a parapeted gabled roof clad in corrugated galvanised steel. The parapets have rendered copings and the gable ends to nave each contain a circular louvred timber vent, the front vent having a rendered dressings. The nave walls are buttressed and contain regular and repetitive fenestration of lancet windows with rendered dressings and leadlight glazing. Along the east boundary is the church hall, constructed in 1960. It comprises a single-storey, red-brick building with a gabled roof clad in corrugated galvanised steel and a skillion roofed entry porch to the front. The side walls feature a continuous timber-framed strip window and the gable ends have fibro-cement sheet infill. At the south boundary of the site is a modern flat roofed toilet brick.

Physical Condition

GOOD

Intactness

GOOD

HERITAGE CITATION REPORT

Australian Heritage Commission Criteria

Australian Heritage Commission

8.6 Worshipping

9.6 Mourning the dead

Statement of Significance

The Uniting Church, at the corner of New Dookie & Pine Lodge South Roads, Pine Lodge, is of local historical, aesthetic and social significance. The site has contained a church for over 100 years and the existing church, erected in 1924, continues to serve as a place of worship for the local community.

Aesthetically, it is a substantially intact and representative example of a rural church in the Gothic Revival style, of which there are a number of examples in the municipality.

The hall is of local social significance as a centre for community activity.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

Yes All mature trees

Fences & Outbuildings

Yes Church hall

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

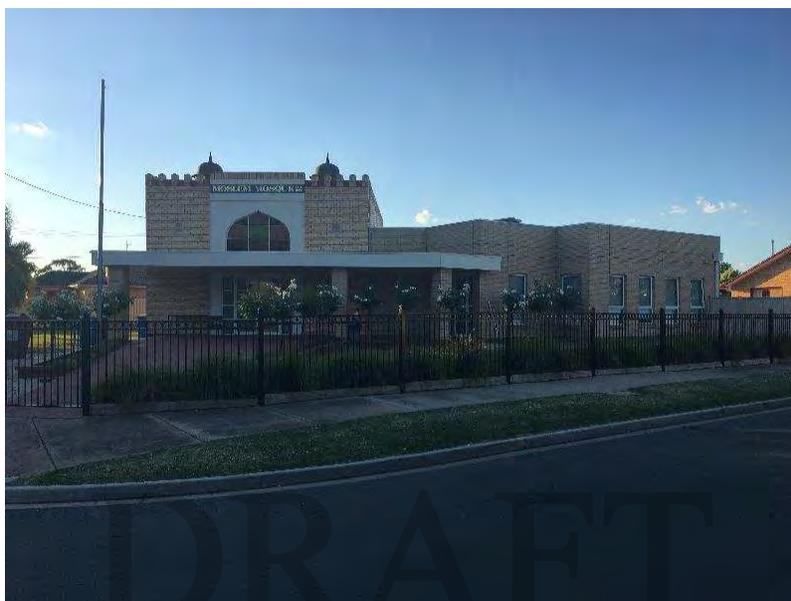
No

Other Recommendations

. Retain original unpainted finish to face brickwork otherwise investigate original external paint colours . Remove redundant steel pipe fence adjacent to the church . Preferably replace screens on church windows with more sympathetic protection. . Relocate rain water tank from south elevation to rear of church

HERITAGE CITATION REPORT

Name 8 Acacia Street SHEPPARTON (Albanian Mosque)
Address 8 Acacia Street SHEPPARTON **Significance Level** Local
Place Type Mosque
Citation Date 2014



8 Acacia Street, Shepparton (Mosque)

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

This mosque was built in 1960, on the then outskirts of Shepparton, and was the first Albanian Mosque built in Victoria, as the religious focal point for the most prosperous and well established rural Albanian community in Australia. (Jupp 2001).

Albanians began to consider Australia as a possible destination in the 1920s when America imposed strict limits on immigration from Southern Europe. As Muslims, Albanians were not excluded under the White Australia Policy but the sudden increase in arrivals from Albania in 1924 worried Australian Officials who then sought to limit the issue of visas to 100 per month.

Albanians, mostly men, who arrived in the 1920s and settled in rural areas. They became market gardeners, sugar cane workers, tobacco farmers and horticulturalists. The largest number arrived in 1928 and early settlements were made in Northam in Western Australia, Mareeba, Cairns, and Brisbane in Queensland. (Jupp 2001).

Ismail Birangi and Sabri Sali moved from Northam to Shepparton and established their families with friends Reshit Mehmet and Fethi Haxhi and engaged in agriculture and mainly fruit growing.

HERITAGE CITATION REPORT

By 1933 there were 770 Albanians in Australia, with the largest number living in Queensland. The number had doubled by 1947 with the balance having shifted to Victoria where it has remained on rural properties in the Goulburn Valley around Shepparton, and in Melbourne.

The Shepparton mosque was opened in 1960 and was the first mosque built in Victoria, and the Carlton mosque was the first mosque built in Melbourne. The Albanian community in Shepparton is the largest Albanian community in regional Australia and the community still observes religious days. The Albanian National Day 'Flamur Day' is on 28 November each year.

The metal trowel used to lay the foundation stone of Victoria's first Albanian mosque in Shepparton in 1956 by Myrteza Adem and R.Sherif Islam has been donated to Museum Victoria.

References

Jupp, James, 'The Australian People' in *An Encyclopedia of the Nation, Its People and Their Origins*, Cambridge University Press, (2001)

Museum Victoria: Immigration Museum artefacts

Muslim Journeys by Hanifa Deen: <http://uncommonlives.naa.gov.au/muslim-journeys/arrivals/albaniansasp>

Albanian Australia http://en.wikipedia.org/wiki/Albanian_Australian

Isma - Listen: National consultations on eliminating prejudice against Arab and Muslim Australians 909

<https://www.humanrights.gov.au/publications/hreoc-website-isma-listen-national-consultation-eliminating-prejudice-against-arab-muslim-australias>

Trowel-Albanian Mosque, Shepparton, 1956:

<http://museumvictoria.com.au/collections/items/1456948/trowel-albanian-mosque-shepparton-1956>

Description

Physical Condition

The Shepparton Moslem Mosque has been constructed from white/cream face brickwork. Its a large building with a crenellated parapet demonstrating decorative brickwork with contrasting brown brick infill . Protruding above the crenellated parapet is a series of domes. The entrance to the mosque is located in a centralised rendered (white) panel. This panel has a pointed arch with coloured glass to the upper section and clear glazed panes to the ground floor. At the upper end of the centralised panel there is the title "Moslem Mosque' in gilded letters. The entrance doors consist of glazed rectangular panes with white frames. The double doors are flanked on either side by fixed rectangular glazed panes - also with white frames. The entrance has a large canopy with squared brick columns. The other elevations have either pointed lancet windows with white frames or have rectangular windows (with a vertical proportion) and white framed windows. The plinth of the building is marked by a contrasting band of brown brickwork - the same bricks that have been used for the contrasting panel found on the crenellated parapet.

The architecture demonstrates some typical traditional architectural elements associated with the design of Mosques. It

HERITAGE CITATION REPORT

also is a synthesis of popular architectural features found in Shepparton in the 1960s. This includes the popularity of white/cream face brick - albeit a sympathetic traditional material in terms of colours - and also the style of the squared windows and the contrasting brown brickwork used on the plinth and the parapet.

The mosque is set in landscaped gardens.

Statement of Significance

What is Significant?

The Albanian Mosque built in 1960 and its garden setting is significant.

How is it Significant?

The Albanian Mosque is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The Albanian Mosque is of historic and social significance as a place of worship for Muslims in Shepparton since 1960. It was the first Albanian Mosque built in Victoria. The mosque provides tangible physical evidence of the successes of the Albanian community and their contribution to the cultural life of Shepparton and the region. HERCON criterion A

The Albanian Mosque is of aesthetic significance for its distinctive architecture. This includes the development of a style that has used elements of traditional architecture synthesised with what was popular architecturally in Shepparton during the 1960s.

Recommendations 2014

External Paint Controls

Yes
Yes
No
No
Yes
Greater Shepparton Heritage Incorporated Plan
No

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Other Recommendations

The internal controls apply to the internal finishes and the layout.

HERITAGE CITATION REPORT

Name SPC Limited
Address Andrew Fairley Avenue SHEPPARTON **Significance Level** B
Place Type Factory/ Plant
Citation Date 2004



Main Factory Building (c.1960 addition)

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

The Shepparton Fruit Preserving Company (now known as SPC Ardmona) was formed in 1917. Production in the first year reached 432,000 tins. The original weatherboard building was described in the *Shepparton Advertiser*, in February 1918 as 'A great big building towering over everything else in the locality'. The company became the largest canner of fruit in Australia. New refrigerated cool stores were constructed in 1925, enabling the company to substantially increase its output. An office/administration building was erected in c.1927.

By 1932-33, output had risen to 10,751,484 cans per annum. In 1934 more cool stores were built, designed by architects Twentyman & Askew. By 1939 the facilities had expanded to cover 12 acres of the existing 24 acre site. The expansion of the factory continued into the post-War period with a large canteen erected c.1946-48. In 1956 the company became Shepparton Preserving Company (SPC). The original main factory was substantially extended in c.1960. More warehouse facilities were erected along Byass and Lockwood Streets from the 1980s onwards. On 4 January 2002 SPC Limited and Ardmona Foods Limited merged to form SPC Ardmona Limited.

References

HERITAGE CITATION REPORT

Anne Marmo, pers com.

Anne Marmo, *SPC Then and Now*

Donald McLennan, *History of Mooroopna, Ardmona and District*, p. 108.

City of Shepparton, *On McGuire's Punt*, pp. 41.

www.spc.com.au

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

DRAFT

8.2 Fruit Preserving

Description

Physical Description

The SPC factory is a large industrial complex comprising a variety of buildings and structures of varying periods of construction.

The canteen (former administration building, c. 1927) is a single-storey inter-War Mediterranean brick building with a hipped and gabled roof clad in terracotta tiles. The roof has exposed rafters with a Vjointed board soffit lining to the eaves. Walls have a textured render finish above a face brick (overpainted) plinth and the windows are steel framed casements. An arcaded verandah with a rendered parapet extends along the symmetrical facade and part of the side elevations. The main entry porch located to the centre of the front verandah is of a stylised classical design with a cantilevered concrete awning and pilasters with moulded cornices. The porch is surmounted by a pediment with pressed cement lettering bearing the words SHEPPARTON FRUIT PRESERVING CO. LTD. The side returns of the verandah have a stepped parapet at the gable end incorporating a chimney with a simple moulded cap. The verandah has a ceiling strapped fibrous plaster ceiling and remnants of the original terrazzo flooring. Modern single storey additions abut the south of the building and there is a small, skillion roof addition to the north elevation.

The administration building (former canteen, c.1946-48) is a double storey red-brick Functionalist building with a

HERITAGE CITATION REPORT

gambrel main roof concealed by a brick parapet with brick coping. Abutting the rear is a single-storey wing with a sawtooth roof incorporating a former manager's residence at the south-west corner. The facade contains regular fenestration of steel-framed windows set between rendered panels and surmounted by a continuous projecting concrete hood. To the centre of the facade is a projecting entry porch with parapeted brick walls, recently infilled with windows and enclosed by a non-original awning. The east and west elevation contain rendered horizontal panels surmounted by a continuous concrete hood. Recent aluminium-framed doors at first floor open on to steel-framed fire escape stairs. The sawtooth roof wing has non-original aluminium roof cladding and the east elevation contains a steel-framed window with a continuous concrete lintel and a skillion roofed awning (possibly a later addition). The entrance to the former manager's residence has a cantilevered concrete awning and contains a glazed two-leaf timber-framed door with a fanlight, flanked by a steel-framed window.

The former packing house (c.1940) is a large single storey industrial building with a steel-framed sawtooth roof clad in corrugated fibro-cement. External walls are red-brick with a continuous concrete lintel and parapets containing projecting brick string courses. The facade parapet is dominated by a large sign extending across almost the full width and bearing the words SHEPPARTON PRESERVING CO LTD - PACKING HOUSE in pressed cement lettering. Flanking either end of the facade the parapet contains the company logo and is surmounted by concrete pediments. The facade contains some original multipaned steel-framed windows and recent entrances containing aluminium-framed doors and windows and projecting entry porches. The west elevation faces the railway line and is similarly detailed to the facade and contains a series of small hatches with timber-framed doors flanking a larger double-leaf, V-jointed board ledged and braced door (presumably associated with a railway loading bay). Abutting the north of the building is the c.1950s cool store.

The cool store (c. 1950s) is a substantial three-storey, off-form concrete industrial building of utilitarian design. Extending along the full width of the north and south elevations are cantilevered walkways with tubular steel balustrading. Stair towers are located at either end of the north elevation and contain steel-framed windows. The first and second floors of the north elevation contain the original timber-framed doors while the south elevation contains service pipes, presumably original. The east and west elevations are windowless. Original doors to the ground floor of the north elevation have recently been replaced.

The main factory is a sprawling industrial building of utilitarian design incorporating various additions from the 1930s onwards. The west elevation extending along the railway line typically comprises a double-height parapeted brick wall containing brick string courses and large multi-paned steel-framed windows with a continuous concrete lintel. The northern end of the main factory (c.1960s) has an expressed reinforced concrete structure and with tile clad infill. The facade is divided into regular bays with glazed tile cladding to the ground floor and aluminium framed window infill above. Extending across the full width of the parapet is a large sign with metal lettering bearing the words SHEPPARTON PRESERVING COMPANY against a contrasting red background.

The Boiler house (c.1960s) is a rectangular plan, industrial building of an essentially utilitarian design and detailed similarly to the c.1960s factory extension. The west elevation is dominated by a large multi-paned aluminium framed window wall.

The site also contains a number of large factory buildings, warehouses and ancillary structures of recent origin.

Physical Condition

GOOD

Intactness

GOOD

HERITAGE CITATION REPORT

Australian Heritage Commission Criteria

Australian Heritage Commission

3.12 Feeding people

3.13 Developing an Australian manufacturing capacity

Statement of Significance

SPC Limited, Andrew Fairley Avenue, Shepparton, is of regional historic and social significance, and local aesthetic significance. First established on the site in 1917, the Shepparton Preserving Company has grown to become a household name and is the town's major source of employment. Aesthetically, the complex contains a number of significant buildings and forms a landmark property on the eastern side of town.

Recommendations 2004

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Yes
Yes
No
Yes Administration building, former packing house, coolstore, main factory building and boiler house
Yes
SPC Modernisation Project Incorporated Document
No

Other Recommendations

. Internal controls apply to the cork-lined rooms in the building to the north of Andrew Fairley Avenue . Retain prominent original signage throughout the complex . Retain original unpainted finish to face brickwork . Investigate original external paint colours where appropriate

HERITAGE CITATION REPORT

Name 139 Archer Street SHEPPARTON (house)
Address 139 Archer Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2014



139 Archer Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

This section of Archer Street was largely undeveloped up to the 1920s. This large Federation/Edwardian era house was originally on a larger allotment that reflected the semi rural character of this area at the turn of the century. The current relatively large block provides physical evidence that illustrates an earlier land use pattern for this area.

Description

Physical Description

139 Archer Street is a large Federation era home. It demonstrates many of the characteristics associated with this style albeit with a restricted use of typical decorative features. It is characterised by the large hipped roof with gablet vent and projecting gable front. There is a bullnosed return verandah with a decorative frieze and brackets. The chimneys evoke the period; they are tall and slender. The materials are typical for the region - the roof is clad with corrugated galvanised metal (painted red) and the walls are clad with timber weatherboards. The windows are timber framed with double-hung sashes. The gable has timber strapping.

HERITAGE CITATION REPORT

Statement of Significance

What is Significant?

The large Federation era house at 139 Archer Street, Shepparton and this includes the generous garden setting and setbacks from the boundaries.

This includes all of the architectural features associated with its Federation era architecture.

How is it Significant?

139 Archer Street Shepparton is of local historic, aesthetic and social significance to the City of Greater Shepparton.

Why is it Significant?

139 Archer Street is historically and socially significant as it provides tangible evidence of the character of development during the turn of the century when this part of Shepparton was still largely rural.

It is of historic significance as it assists in an interpretation of the extent and type of development in Shepparton during the 20th century. HERCON criterion A

It is of architectural significance for its aesthetic qualities and demonstrated architectural characteristics associated with the larger Federation/Edwardian era house. It is of significance for its relative rudimentary interpretation as it provides evidence of the full range of this style as expressed in Shepparton. HERCON criterion E

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

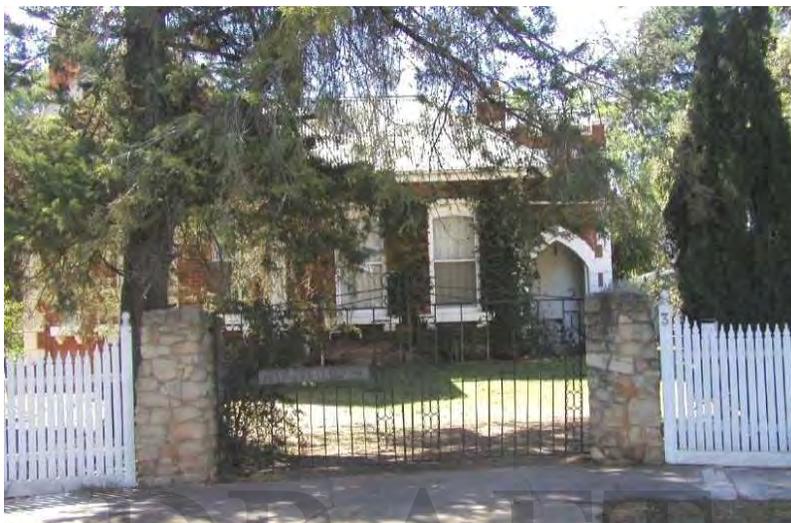
Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name Algeciras
Address 3 Clarke Court SHEPPARTON **Significance Level** B
Place Type House
Citation Date 2002



Algeciras

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The house now known as 'Algeciras' was originally named, 'Nettlecoe' and was designed in 1891 by architect, J A K Clarke as his own residence. Clarke began work on the house shortly after arriving in Shepparton in 1890, at the same time as designing a house, 'Ivanhoe', on the adjoining block for his brother-in-law, A B Mason. Clarke resided at 'Nettlecoe' until his death in 1945. 'Nettlecoe' originally had a 'magnificent' spire but a sudden gale on Boxing Day in 1912 swept it into a neighbouring paddock, and Clarke was reputedly so distressed by this that he never bothered to replace it. Original stables on the property were demolished in 1956.

References

Karyn Francis, Evan Lloyd & Simon Pedler, *Fairley Downs Architectural Conservation Research Paper*.

HERITAGE CITATION REPORT

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

15.0 The Regional Centre - Shepparton

Description

Physical Description

'Algeciras', at 3 Clarke Court, Shepparton, is a single storey Italianate house of brick construction with white painted rendered dressings and stone quoining. The hipped and gabled roof is clad in corrugated galvanised steel and penetrated by chimneys with rendered caps and terracotta pots. At the north end of the asymmetrical facade is a projecting gabled bay with ornate timber bargeboards and a canted bay window. At the south end of the facade is a crenelated entry porch containing pointed arched openings and rendered quoining. Windows are timber-framed, double-hung sashes with projecting sills supported on rendered brackets. The original return verandah to the front elevation and the mansard roof to the entry porch are lacking.

Physical Condition

GOOD

Intactness

FAIR

Australian Heritage Commission Criteria

Australian Heritage Commission

8.12 Living in and around Australian homes

HERITAGE CITATION REPORT

Statement of Significance

'Algeciras', at 3 Clarke Court, Shepparton, is of local historical and aesthetic significance. Built in 1891, it demonstrates the establishment and growth of Shepparton as a major provincial centre around the turn of the century. Designed by prominent local architect J A K Clarke as his own residence, it is a fine example of an Italianate villa despite the loss of the verandah and porch roof.

Recommendations 2002

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

Other Recommendations

. Reconstruct verandah and entry porch roof . Investigate original external paint colours

DRAFT

HERITAGE CITATION REPORT

Name 79 Clive Street Shepparton
Address 79 Clive Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2011



79 - 81 Clive Street Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

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

Integrity

79 - 81 Clive Street has retained much of its integrity

History and Historical Context

This section of Clive Street was largely undeveloped up to the 1920s. This large Federation/Edwardian era house was originally on a larger allotment that reflected the semi rural character of this area at the turn of the century. The current relatively large block provides physical evidence that illustrates an earlier land use pattern for this area.

However, by the late 1920s subdivision plans and establishment of boundaries plans were being lodged in preparation for development of this section of Clive Street. By 1939 further subdivision was occurring. Additional development along

HERITAGE CITATION REPORT

Knight Street, Norton Avenue and Coomboona Street illustrate the push for increased residential development in this area. Much of this area was developed by Asline Collet Mason and he named a number of streets after family members including his son - Clive Collet Mason (Clive Street) and Asline Claude Mason (Claude Street).

Description

Physical Description

79 - 81 Clive Street is a relatively large Federation/Edwardian era house.

Its fine stylistic features contribute to its architectural significance.

It is constructed from face brick with contrasting rendered features including rendered gables. The roof is a corrugated metal roof. The use of corrugated iron for Federation housing tends to be a regional characteristic with terracotta tiling more typical in urban areas. However, the use of terracotta ridge capping and terracotta griffe are distinctive and demonstrate that this is a relatively sophisticated Federation house for the Shepparton region.

Features which are associated with this style include:

- The irregular plan form which is expressed in the elevations with one gable facing towards the street and one away from the street and an oblique diagonal face to the most prominent front corner and with an offset entrance.
- The relatively complex design of the roof with gables, hips and gablet vents and the broken roof line that breaks into a skillion verandah. The terracotta ridge capping and terracotta griffe at the apex of the gables.
- The prominent rendered gables with half timbering and decorative barge boards
- Decorative gablet vent with half timbering
- The decorative timber verandah posts, timber fretwork friezes and timber brackets

- The window hoods with decorative timber fretwork
- The stylised tall and slender chimneys with rendered capping and terracotta chimney pots
- The handsome timber framed windows with decorative glass features
- the fine face brickwork
- The location (diagonal to the street) of the house on the block and the garden setting.

79 - 81 Clive Street Shepparton is one of the finer residences from this period. Its good condition and high integrity support its architectural values. It can be compared to 83 Clive Street Shepparton which has a more vernacular character.

Physical Condition

HERITAGE CITATION REPORT

The condition is good

Intactness

79 - 81 Clive Street is relatively intact

Occupancy

79 - 81 Clive Street is occupied

Statement of Significance

What is Significant?

The large Federation era house at 79 - 81 Clive Street Shepparton and this includes the generous garden setting and set backs from the boundaries.

How is it Significant?

79 - 81 Clive Street, Shepparton is of local historic, aesthetic and social significance to the City of Greater Shepparton.

Why is it Significant?

79 - 81 Clive Street is historically and socially significant as it provides tangible evidence of the character of development during the turn of the century when this part of Shepparton was still largely rural.

It is of historic significance as it assists in an interpretation of the extent and type of development in Shepparton during the 20th century.

[HERCON Criteria A & G]

It is of architectural significance for its aesthetic qualities and demonstrated architectural characteristics associated with the larger Federation/Edwardian era house. From a regional perspective the quality of design is of note.

[HERCON Criterion E]

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name 80 and 82 Clive Street Shepparton
Address 80 and 82 Clive Street SHEPPARTON **Significance Level** Local
Place Type Duplex
Citation Date 2011



78 - 80, 80 - 82 Clive Street Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Integrity

The duplex at 78 - 80 Clive Street has retained much of its integrity. A carport has been constructed to the north but this is sympathetic in scale and location. The verandah posts are a later addition as is the low front fence.

History and Historical Context

This section of Clive Street was largely undeveloped up to the 1920s. However, by the late 1920s subdivision plans and establishment of boundaries plans were being lodged in preparation for development of this section of Clive Street. By 1939 further subdivision was occurring and this includes the lots at 78 - 80 Clive Street. Additional development along Knight Street, Norton Avenue and Coomboona Street illustrate the push for increased residential development in this area. Much of this area was developed by Asline Collet Mason and he named a number of streets after family members including his son - Clive Collet Mason (Clive Street) and Asline Claude Mason (Claude Street).

Description

80 and 82 Clive Street Shepparton
Hermes No 108113 Place Citation Report

26-Apr-2019 03:20 PM

HERITAGE CITATION REPORT

Physical Description

The duplex consists of two conjoined residences with a brick party wall. They have been constructed from timber and have weatherboard clad exteriors. They mirror each other and the doors are located towards the centre. The windows are paired timber double hung sashes. There is a verandah to the full extent of the both houses. This verandah has a straight profile. Each residence has its own gable roof with a central valley gutter. The wrought iron verandah posts are later and while they are not of the period they complement the design. There is a low masonry fence with rendered masonry pillars with glazed brick capping the pillars are connected by a low face brick wall with an inset panel of crazy paving.

Physical Condition

The condition is good.

Intactness

The duplex at 78 - 80 Clive Street is relatively intact.

Occupancy

The duplex is occupied.

Site Context

78 - 80 Clive Street are one of a pair with 82 - 84 Clive Street being identical in design.

Statement of Significance

What is Significant?

The two attached residences at 78 - 80 & 82 - 84 Clive Street, Shepparton and this includes their garden settings and the low front fences.

How is it Significant?

78 - 80 & 82 - 84 Clive Street, Shepparton are of local historic, aesthetic and social significance to the City of Greater Shepparton.

Why is it Significant?

78 - 80 & 82 - 84 Clive Street are historically and socially significant as they provide tangible evidence of the development of Shepparton during the first half of the 20th century and in particular the expansion of the western residential areas. [HERCON Criteria A & G]

The building type - a duplex - is unusual in Shepparton for its period of construction. The use of timber framed weatherboard construction for this building type is also atypical. [HERCON Criteria B & D]

HERITAGE CITATION REPORT

It is of architectural significance for its contribution to an understanding of vernacular architecture from this period.
[HERCON Criterion E]

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	Yes Both semi-detached buildings, front fences and piers.
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name 83 Clive Street Shepparton
Address 83 Clive Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2011



83 Clive Street Shepparton

Recommended Heritage Protection VHR No HI No PS No

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

Integrity

83 Clive Street has retained much of its integrity.

History and Historical Context

This section of Clive Street Shepparton was still largely undeveloped up to the 1920s. The relatively large block illustrates an earlier land use pattern for this area.

By the late 1920s subdivision plans and establishment of boundary plans were being lodged in preparation for development of this section of Clive Street. By 1939 further subdivision was occurring. Additional development along Knight Street, Norton Avenue and Coomboona Street illustrate the push for increased residential development in this area. Much of this area was developed by Asline Collet Mason and he named a number of streets after family members including his son Clive Collet Mason (Clive Street) and Asline Claude Mason (Claude Street).

HERITAGE CITATION REPORT

Description

Physical Description

83 Clive Street, Shepparton is a relatively large Federation/Edwardian era house. It has been constructed from face brickwork, with rendered detailing and it has a painted galvanised metal roof.

The style is typical for the region and period and this is illustrated by features such as:

- an irregular plan form
- a relatively complex roof form that consists of a number of hip roofs and gablet vents
- the decorative cement rendered chimneys and the brick cappings
- face red brick with bands of contrasting white cement render
- decorative timber work to the verandah including the turned verandah posts and the timber fretwork to the verandah
- the garden setting

83 Clive Street demonstrates many of the aesthetic values associated with the Federation era.

The design of the roof is of interest as like a number of relatively large houses in this region (that were constructed during the late 19th and 20th century), the roof has a number of hipped volumes. However, 83 Clive Street also has a dominant hipped roof that rises up to an apex and falls in an unbroken line to form a verandah - this is a less common roof style in the urban context. The style of roof has as its source earlier vernacular roof forms and these continued to be constructed in surrounding rural regions into the 20th century.

The design of 83 Clive Street Shepparton has more vernacular qualities as compared to 79 - 81 Clive Street Shepparton.

Physical Condition

The condition is good.

Intactness

83 Clive Street is relatively intact

Occupancy

83 Clive Street is occupied.

Statement of Significance

What is significant?

HERITAGE CITATION REPORT

The house at 83 Clive Street, Shepparton is significant and this includes the garden setting and the generous front and side setbacks.

How is it significant?

83 Clive Street, Shepparton is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it significant?

It is of historic and social significance as it assists in the interpretation of the historical development of Shepparton. [HERCON Criteria A & G]

It is of aesthetic significance as it a good regional representative example of a large house from the Federation/Edwardian period [HERCON Criterion D]

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

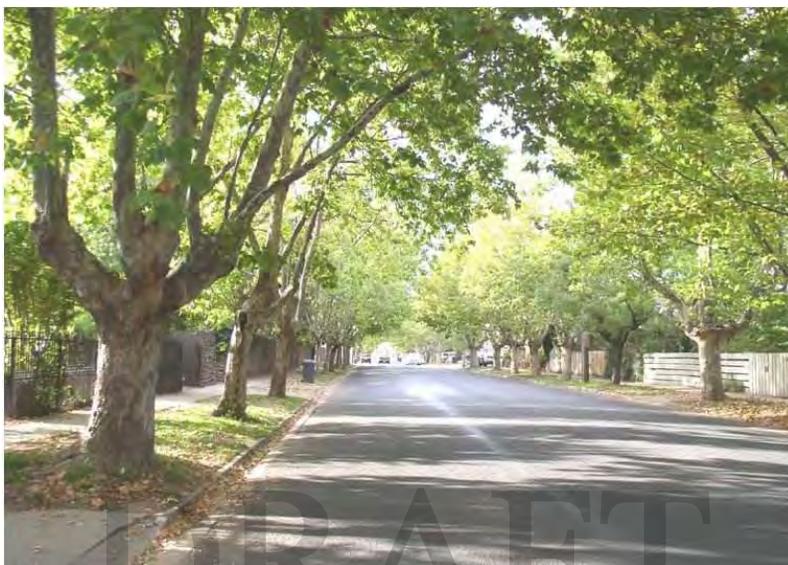
Aboriginal Heritage Place

No

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name Street Trees
Address Corio Street SHEPPARTON **Significance Level** B
Place Type Tree groups - street
Citation Date 2004



Street Trees

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

An early twentieth century visitor to Shepparton noted the planting of trees along the major thoroughfares, 'for shade and ornament'. 1930s aerial photographs of the town show extensive street tree plantings in residential areas, where they provided shade and visual amenity. These plane trees appear to be at least 50 years old (possibly older), and may be contemporary with much of the housing in the area

References

The Encyclopedia of Victoria, Volume 3, p. 358.

Lorraine Nadebaum (John Patrick Pty Ltd), Pers. com, 13 May 2003.

HERITAGE CITATION REPORT

Identified By

Allom Lovell & Associates

Relevant Historical Australian Themes

Thematic Environmental History

15.0 The Regional Centre: Shepparton

Description

Physical Description

The trees, consisting predominately of London plane trees (*Platanus x acerifolia*) are planted on the nature strips between Nixon Street and Rea Streets. Between Knight and Rea Streets the Plane trees form a strongly defined avenue with the canopies extending over the road. The trees to the east side of the road run below overhead power lines and have been pollarded. There are a small number of recently planted replacement trees near the Rea Street intersection and some infill planting of Ash trees (*Fraxinus sp*).

South of Knight Street, the Plane trees continue along the east side of the street only and have been heavily pollarded below the overhead power lines, resulting in poor branching and canopy form. The west side of the street is planted with Elm trees, presumably Dutch Elms (*Ulmus x hollandica*). The irregular spacing of the elms suggests that a number of the original trees have possibly been removed.

Physical Condition

GOOD

Intactness

GOOD

Australian Heritage Commission Criteria

Australian Heritage Commission

HERITAGE CITATION REPORT

4.6 Making towns to serve rural Australia

Statement of Significance

The street trees in Corio Street, Shepparton, are of local historical and aesthetic significance. Believed to have been planted around the mid-twentieth century, possibly earlier, the trees demonstrate the ongoing residential development which occurred in Shepparton in the early decades of the twentieth century.

Street tree plantings are characteristic of many of the older residential areas of Shepparton. Aesthetically the trees are significant, have high amenity value and make an important contribution to the heritage nature of the area.

Recommendations 2004

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

Other Recommendations

. The trees should be assessed on a 1 to 2 year basis by a qualified arborist. . The Plane trees south of Knight Street should be pruned so that branches reach up and around the power lines. . Should they require removal when they become senescent, the trees should be replaced the same species and at the same regular spacing.

HERITAGE CITATION REPORT

Name 64 - 68 Corio Street, SHEPPARTON
Address 64 - 68 Corio Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2014



64-68 Corio Street, SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

General History

Shepparton grew around a crossing of the Goulburn River. Originally known as Macguire's Punt, the development of a small village at the crossing by the early 1850s led to the first survey of the township in 1855, by surveyor J G W Wilmot. A more substantial, but only partially completed town survey was carried out by John Downey in 1864. Alfred Leahy became Government Contract Surveyor after settling in Shepparton with his wife in the 1870s, and in 1874 he completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets.¹

Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

Leahy purchased an 845 acre area of land immediately north of Knight Street including these two sections, in an estate

HERITAGE CITATION REPORT

known as Shepparton Park. His holdings stretched from near Grahamvale to the east, to the Goulbourn River to the west and several miles to the north, and were centred on a located homestead near Wyndham Street. Some subdivision of this land was undertaken by Leahy, including the extension of Maude Street north of Knight Street. A prominent local figure, Leahy was heavily involved with the opening up of land to selectors around the Shepparton area and was also elected a Shire Councillor. After his death, the property was sold for £4 12s an acre, and subdivided.²

Under colonial legislation, subdivision and the development of roads in areas outside Leahy's 1874 township survey, such as this land north of Knight Street, had to be undertaken with the approval of council.³ The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The names of the new and existing streets within this precinct reflect associations with influential people in the nineteenth century development of the town. Corio Street was named after Corio Bay by Alfred Leahy, who had visited the bay *en route* to Sydney upon his arrival in Australia, and whose wife originated from Geelong. Knight Street, was named after another early resident and landowner, Frederick P Knight, who had purchased allotments in the first Shepparton land sales in 1856. Oram Street was named after William Henry Oram, an auctioneer who lived in the town in the 1870s. Orr Street refers to John Orr, who was the MLA for the Murray districts between 1862 and 1880. W G McKinney was an early resident, councillor, auctioneer and Justice of Peace, after whom McKinney Street was named. Harold Street was named after Harold Patrick Langford Leahy, the son of Alfred Leahy.⁴

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and closer settlement in the Goulburn Valley region. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920. By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments.⁵

The subdivision of sections 1, 2, 23 and 24 in the township in the late nineteenth century preceded the close residential development of the area north of Knight Street. Brick houses constructed along Corio Street by c.1900 included numbers 64- 68, 72 - 74, 84, 85-87, 90, 93 - 95 and 94.

Close subdivision of allotments 15 and 16, formerly owned by Leahy, led to the construction of an internal grid of roads by the 1890s, which included northward extensions of Corio and Maude Streets. Close residential development lagged behind that in the township immediately to the south by several decades.

References

1 *Shepparton, Past & Present*, p. 13.

2 Elsie Brady, *They Left Their Footprints*, pp. 15-16, and C W S James, *History of Shepparton 1838-1938*, p. 18.

3 *Shepparton, Past & Present*, p. 13.

4 Elsie Brady, *They Left Their Footprints*, pp. 33, 59, 64, 75.

5 Elsie Brady, *They Left Their Footprints*, p. 12.

HERITAGE CITATION REPORT

6 Subdivision Plans 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of Moira' LP 3035, 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of Moira' LP 4281, 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of Moira' LP 9644, Land Victoria.

7 Subdivision Plan 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of Moira' LP 3035, Land Victoria.

8 Subdivision Plan 'Subdivision of Township Allotments, Shepparton, Country of Moira' S283H, Land Victoria.

Description

Physical Description

64-68 Corio Street, Shepparton is a large turn of the century brick villa. It is constructed from face brickwork and has a corrugated painted metal roof.

The facade has a projecting bay with a decorative return verandah with a cast iron metal frieze. The villa is well set back from the street and this provides a scope for a large garden setting.

Statement of Significance

What is Significant?

The house and setting at 64-68 Corio Street, Shepparton is significant.

The set backs are significant as they support an appropriately proportioned garden setting for a house of this scale and quality of design.

How is it Significant?

64-68 Corio Street, Shepparton is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

64-68 Corio Street, Shepparton is of historic and social significance as it provides tangible physical evidence of the development of Shepparton during the late 19th and early 20th century. This development was largely supported by farming, the introduction of irrigation and the expansion of rural industries.

It is one of a group of substantial late Victorian villas (72-74, 84, 85-87, 90 and 93-95 and 94) that were built in Corio Street during this period. The quality of their design, the scale of the houses and size of the allotments contributes to an understanding of the vibrancy of growth that occurred in Shepparton during this period. The fine architecture as found at 64-68 Corio Street reinforces the pre-eminence of Corio Street as a place that was much favoured by the successful during the late 19th and early 20th century. HERCON criteria A & G

It is of aesthetic significance for its turn of the century architecture. It demonstrates many of the features associated with this period. This includes the projecting bay front the large hipped roof and the fine cast iron decorative verandah. Its

HERITAGE CITATION REPORT

integrity contributes to its significance.

64-68 Corio Street contributes to the variety of high quality housing that is found in the South Shepparton Residential Precinct. HERCON criterion E

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place. HERCON criteria A, G, D & E

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 72 -74 Corio Street, SHEPPARTON
Address 72 - 74 Corio Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2014



72-74 Corio Street, SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

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

History and Historical Context

Shepparton grew around a crossing of the Goulburn River. Originally known as Macguire's Punt, the development of a small village at the crossing by the early 1850s led to the first survey of the township in 1855, by surveyor J G W Wilmot. A more substantial, but only partially completed town survey was carried out by John Downey in 1864. Alfred Leahy became Government Contract Surveyor after settling in Shepparton with his wife in the 1870s, and in 1874 he completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets.¹

Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

Leahy purchased an 845 acre area of land immediately north of Knight Street including these two sections, in an estate known as Shepparton Park. His holdings stretched from near Grahamvale to the east, to the Goulbourn River to the west

HERITAGE CITATION REPORT

and several miles to the north, and were centred on a located homestead near Wyndham Street. Some subdivision of this land was undertaken by Leahy, including the extension of Maude Street north of Knight Street. A prominent local figure, Leahy was heavily involved with the opening up of land to selectors around the Shepparton area and was also elected a Shire Councillor. After his death, the property was sold for £4 12s an acre, and subdivided.²

Under colonial legislation, subdivision and the development of roads in areas outside Leahy's 1874 township survey, such as this land north of Knight Street, had to be undertaken with the approval of council.³ The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The names of the new and existing streets within this precinct reflect associations with influential people in the nineteenth century development of the town. Corio Street was named after Corio Bay by Alfred Leahy, who had visited the bay *en route* to Sydney upon his arrival in Australia, and whose wife originated from Geelong. Knight Street, was named after another early resident and landowner, Frederick P Knight, who had purchased allotments in the first Shepparton land sales in 1856. Oram Street was named after William Henry Oram, an auctioneer who lived in the town in the 1870s. Orr Street refers to John Orr, who was the MLA for the Murray districts between 1862 and 1880. W G McKinney was an early resident, councillor, auctioneer and Justice of Peace, after whom McKinney Street was named. Harold Street was named after Harold Patrick Langford Leahy, the son of Alfred Leahy.⁴

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and closer settlement in the Goulburn Valley region. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920. By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments.⁵

The subdivision of sections 1, 2, 23 and 24 in the township in the late nineteenth century preceded the close residential development of the area north of Knight Street. Brick houses constructed along Corio Street by c.1900 included numbers 84, 85-87, 90 and 94.

Close subdivision of allotments 15 and 16, formerly owned by Leahy, led to the construction of an internal grid of roads by the 1890s, which included northward extensions of Corio and Maude Streets. Close residential development lagged behind that in the township immediately to the south by several decades.

References

1 *Shepparton, Past & Present*, p. 13.

2 Elsie Brady, *They Left Their Footprints*, pp. 15-16, and C W S James, *History of Shepparton 1838-1938*, p. 18.

3 *Shepparton, Past & Present*, p. 13.

4 Elsie Brady, *They Left Their Footprints*, pp. 33, 59, 64, 75.

5 Elsie Brady, *They Left Their Footprints*, p. 12.

6 Subdivision Plans 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of

HERITAGE CITATION REPORT

Moira' LP 3035, 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of Moira' LP 4281, 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of Moira' LP 9644, Land Victoria.

7 Subdivision Plan 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of Moira' LP 3035, Land Victoria.

8 Subdivision Plan 'Subdivision of Township Allotments, Shepparton, Country of Moira' S283H, Land Victoria.

Description

Physical Description

72-74 Corio Street, Shepparton is a large Federation era brick villa. It is constructed from face brickwork and has a diamond pattern tiled roof. The chimneys have striking contrasting bands of red brick and cement render. The entrance is recessed with projecting gable roofed sections on either side and these have vertical proportioned windows.

The house is set well back from the street and this provides an appropriately proportioned garden setting for a house of this scale and quality of design.

Statement of Significance

What is Significant?

The house and setting at 72-74 Corio Street, Shepparton is significant.

The set backs are significant as they support an appropriately proportioned garden setting for a house of this scale and quality of design.

How is it Significant?

72-74 Corio Street, Shepparton is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

72-74 Corio Street, Shepparton is of historic and social significance as it provides tangible physical evidence of the development of Shepparton during the late 19th and early 20th century. This development was largely supported by farming, the introduction of irrigation and the expansion of rural industries.

It is one of a group of substantial late Victorian and Federation era villas (64-68, 84, 85-87, 90 and 93-95 and 94) that were built in Corio Street during this period. The quality of their design, the scale of the houses and size of the allotments contributes to an understanding of the vibrancy of growth that occurred in Shepparton during this period. The fine architecture as found at 72-74 Corio Street reinforces the pre-eminence of Corio Street as a place that was much favoured by the successful during the late 19th and early 20th century. HERCON criteria A & G

It is of aesthetic significance for its Federation era architecture. It is a high quality example of this period and through its architectural detailing demonstrates many of the features associated with this period. This includes the asymmetry of the

HERITAGE CITATION REPORT

layout, the projecting gable fronts with their decorative features, the bands of casement windows, the distinctive chimneys and the diagonal tiled roof.

72-74 Corio Street contributes to the variety of high quality housing that is found in the South Shepparton Residential Precinct. HERCON criterion E

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place. HERCON criteria A, G, D & E

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes The two palm trees (<i>Phoenix canariensis</i>) at the rear and all mature trees contribute to the significance of the place.
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name 80 - 82 Corio Street Shepparton
Address 80 - 82 Corio Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2011



Cnr Knight and Corio Streets Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Postwar Period (1945-1965)

Integrity

It has retained a high degree of integrity

History and Historical Context

Post war changes to the physical and social fabric of Shepparton were supported by economic growth and population growth. Economic growth was supported by: improvements to irrigation networks; the development and diversification of agricultural practices; the intensification of horticulture; developments in the dairying industry; the modernisation of established industries and the establishment of new industries.

Population growth was sustained by the post war baby boom as well as post war migration. Shepparton and region received many migrants including those who were former Prisoner of War Internees. The population increased in the decade that followed the war from less than 8,000 to more than 12,000.

HERITAGE CITATION REPORT

These social and economic changes have left their mark on the built fabric of Shepparton. A number of buildings in the central business area dating from the 19th and early 20th century were demolished to make way for the modernisation and growth of Shepparton. Of these, the demolition of the Post Office still resonates within the community and it continues to be a lamented casualty of the 'modernisation' of Shepparton. As well as demolishing older buildings a number of older buildings received new facades as part of the modernisation process. The diversity of architecture from the mid 20th century provides tangible evidence as to the nature and extent of change. Many of the buildings and modernised shop fronts from the post war period and up to the 1960s reflect a confidence in the future of Shepparton as a modern city. Stylistically they illustrate a certain regionalised expertise and surety of execution.

The established residential areas were not so markedly affected, instead, new suburbs and areas were developed. Shepparton during this period was essentially an industrial town with a large working class and a limited professional class and the residential developments from this period highlight this fact. Typically most of the housing developments that occurred during the 1950s and 1960s consisted of similar scaled vernacular timber or brick veneer houses with little variation in architectural expression.

The house at the corner of Knight and Corio Street is atypical in Shepparton. It is a much larger and more elaborately detailed building when compared to most other houses built during a similar period.

Modernism as espoused by services such as the Age Small Homes Service had little influence on the design of houses in Shepparton when compared to Melbourne suburbs such as Blackburn or some of the bayside suburbs.

M Summons, *Water the Vital Element*, Shepparton, 2010

R Michael, *On McGuire's Punt*, Shepparton, 1988

Shepparton Historical Society & in particular Bruce Wilson.

Description

Physical Description

The house at the corner of Knight & Corio Streets, Shepparton is a distinctive example of the triple fronted brick veneer. Many of its stylistic characteristics are associated with its period of construction. However, the choice of materials and the extent of decorative features are of note.

The use of curved windows and curved parapet wall have been influenced by the pre-war development of the International Style and streamlining. However, in this instance it does not contribute to the overall integrity of a modernist streamlined horizontal based house, instead, the elements have been appropriated (as was common for vernacular building from this period) and applied as decoration.

The waterfull chimney - has a triple wave of brickwork with contrasting capping and a strong vertical brickwork feature constructed from contrasting brickwork. The two waterfall chimneys provide a striking aesthetic counterpoint in the composition of the facade. The location of these chimneys (one on each facade) anchors the building on the corner.

The brickwork is particularly fine and the use of glazed bricks for the majority of brickwork is notable. The main brickwork is a creamy colour with a lot of textural pieces and the dark glazed bricks have been used for contrast. Moreover the contrasting dark banding has been laid in a soldier course which provides an additional contrast and textural quality to the facade.

HERITAGE CITATION REPORT

The decorative wrought iron panel to the porch is finely designed and provides a pleasing textural contrast to the relative heaviness of the brickwork.

The garden setting and its location on the corner adds to the distinction of this house.

Intactness

It is largely intact

Statement of Significance

What is Significant?

The house at 80 - 82 Corio Streets Shepparton

How is it significant?

It is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it significant?

It is of historic and social significance as it provides tangible evidence as to the development of Shepparton during the Post War period. Shepparton experienced a number of social and physical changes during this period as a result of population growth, post war migration and economic growth. HERCON criteria A & G

It is of aesthetic significance as it provides a good representative example of a 1960s triple fronted brick home. Stylistically, it demonstrates a high attention to detail. This is demonstrated by the fulsome use of typical architectural features from this period and style. This includes materials (tapestry bricks and wrought iron) and architectural features such as curved glass, waterfall chimneys and the multiple facades. It has retained a high degree of intactness and integrity. HERCON criterion E

It has a rare example for the Shepparton region. HERCON criterion B

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place. HERCON criteria A, G, D & E

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	Yes Garage and front fence including masonry piers, low brick plinth with projecting cornice and wrought iron work
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name 84 Corio Street, SHEPPARTON
Address 84 Corio Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2014



84 Corio Street, SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

Shepparton grew around a crossing of the Goulburn River. Originally known as Macguire's Punt, the development of a small village at the crossing by the early 1850s led to the first survey of the township in 1855, by surveyor J G W Wilmot. A more substantial, but only partially completed town survey was carried out by John Downey in 1864. Alfred Leahy became Government Contract Surveyor after settling in Shepparton with his wife in the 1870s, and in 1874 he completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets.¹

Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

Leahy purchased an 845 acre area of land immediately north of Knight Street including these two sections, in an estate known as Shepparton Park. His holdings stretched from near Grahamvale to the east, to the Goulbourn River to the west and several miles to the north, and were centred on a located homestead near Wyndham Street. Some subdivision of this

HERITAGE CITATION REPORT

land was undertaken by Leahy, including the extension of Maude Street north of Knight Street. A prominent local figure, Leahy was heavily involved with the opening up of land to selectors around the Shepparton area and was also elected a Shire Councillor. After his death, the property was sold for £4 12s an acre, and subdivided.²

Under colonial legislation, subdivision and the development of roads in areas outside Leahy's 1874 township survey, such as this land north of Knight Street, had to be undertaken with the approval of council.³ The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The names of the new and existing streets within this precinct reflect associations with influential people in the nineteenth century development of the town. Corio Street was named after Corio Bay by Alfred Leahy, who had visited the bay *en route* to Sydney upon his arrival in Australia, and whose wife originated from Geelong. Knight Street, was named after another early resident and landowner, Frederick P Knight, who had purchased allotments in the first Shepparton land sales in 1856. Oram Street was named after William Henry Oram, an auctioneer who lived in the town in the 1870s. Orr Street refers to John Orr, who was the MLA for the Murray districts between 1862 and 1880. W G McKinney was an early resident, councillor, auctioneer and Justice of Peace, after whom McKinney Street was named. Harold Street was named after Harold Patrick Langford Leahy, the son of Alfred Leahy.⁴

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and closer settlement in the Goulburn Valley region. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920. By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments.⁵

The subdivision of sections 1, 2, 23 and 24 in the township in the late nineteenth century preceded the close residential development of the area north of Knight Street. Brick houses constructed along Corio Street by c.1900 included numbers 84, 85-87, 90 and 94.

Close subdivision of allotments 15 and 16, formerly owned by Leahy, led to the construction of an internal grid of roads by the 1890s, which included northward extensions of Corio and Maude Streets. Close residential development lagged behind that in the township immediately to the south by several decades.

References

1 *Shepparton, Past & Present*, p. 13.

2 Elsie Brady, *They Left Their Footprints*, pp. 15-16, and C W S James, *History of Shepparton 1838-1938*, p. 18.

3 *Shepparton, Past & Present*, p. 13.

4 Elsie Brady, *They Left Their Footprints*, pp. 33, 59, 64, 75.

5 Elsie Brady, *They Left Their Footprints*, p. 12.

6 Subdivision Plans 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of Moira' LP 3035, 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of Moira'

HERITAGE CITATION REPORT

LP 4281, 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of Moira' LP 9644, Land Victoria.

7 Subdivision Plan 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of Moira' LP 3035, Land Victoria.

8 Subdivision Plan 'Subdivision of Township Allotments, Shepparton, Country of Moira' S283H, Land Victoria.

Description

Physical Description

The facade has a projecting bay with a decorative return verandah with a cast iron metal frieze. The villa is well set back from the street and this provides a scope for a large garden setting. The chimneys with their rendered bands and face brickwork contribute to the architecture.

Statement of Significance

What is Significant?

The house and setting at 84 Corio Street, Shepparton are significant.

How is it Significant?

84 Corio Street, Shepparton is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

84 Corio Street, Shepparton is of historic and social significance as it provides tangible physical evidence of the development of Shepparton during the late 19th and early 20th century. This development was largely supported by farming, the introduction of irrigation and the expansion of rural industries.

It is one of a group of substantial late Victorian villas (64-68, 72-74, 85-87, 90 and 93-95 and 94) that were built in Corio Street during this period. The quality of their design, the scale of the houses and size of the allotments contributes to an understanding of the vibrancy of growth that occurred in Shepparton during this period. The fine architecture as found at 84 Corio Street reinforces the pre-eminence of Corio Street as a place that was much favoured by the successful during the late 19th and early 20th century. HERCON criteria A & G

It is of aesthetic significance for its turn of the century architecture. It demonstrates many of the features associated with this period. This includes the projecting bay front the large hipped roof and the fine cast iron decorative verandah. Its integrity contributes to its significance.

84 Corio Street contributes to the variety of high quality housing that is found in the South Shepparton Residential Precinct. HERCON criterion E

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place. HERCON criteria A, G, D & E

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name 90 Corio Street, SHEPPARTON
Address 90 Corio Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2014



90 Corio Street SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Description

Physical Description

90 Corio Street, Shepparton through its architectural detailing demonstrates many of the features associated with this period. This includes the symmetrical facade with its central door flanked on either side by sash windows, the hipped roof with chimneys and the verandah with its cast iron frieze.

Statement of Significance

What is Significant?

The house and setting at 90 Corio Street, Shepparton are significant.

How is it Significant?

HERITAGE CITATION REPORT

90 Corio Street, Shepparton is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

90 Corio Street, Shepparton is of historic and social significance as it provides tangible physical evidence of the development of Shepparton during the late 19th and early 20th century. This development was largely supported by farming, the introduction of irrigation and the expansion of rural industries.

It is one of a group of substantial late Victorian and Federation era villas (64-68, 72-74, 84, 85-87, 93-95 and 94) that were built in Corio Street during this period. The quality of their design, the scale of the houses and size of the allotments contributes to an understanding of the vibrancy of growth that occurred in Shepparton during this period. The architecture as found at 90 Corio Street reinforces the pre-eminence of Corio Street as a place that was much favoured by the successful during the late 19th and early 20th century. HERCON criteria A & G

It is of aesthetic significance for its late Victoria era architecture. It is a good representative example from this period and through its architectural detailing demonstrates many of the features associated with this period. This includes the symmetrical facade with its central door flanked on either side by sash windows, the hipped roof with chimneys and the verandah with its cast iron frieze.

90 Corio Street contributes to the variety of high quality housing that is found in the South Shepparton Residential Precinct. HERCON criterion E

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place. HERCON criteria A, G, D & E

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 93 - 95 Corio Street, SHEPPARTON
Address 93 - 95 Corio Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2014



93-95 Corio Street SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

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

History and Historical Context

Shepparton grew around a crossing of the Goulburn River. Originally known as Macguire's Punt, the development of a small village at the crossing by the early 1850s led to the first survey of the township in 1855, by surveyor J G W Wilmot. A more substantial, but only partially completed town survey was carried out by John Downey in 1864. Alfred Leahy became Government Contract Surveyor after settling in Shepparton with his wife in the 1870s, and in 1874 he completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets.¹

Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

Leahy purchased an 845 acre area of land immediately north of Knight Street including these two sections, in an estate known as Shepparton Park. His holdings stretched from near Grahamvale to the east, to the Goulbourn River to the west

HERITAGE CITATION REPORT

and several miles to the north, and were centred on a located homestead near Wyndham Street. Some subdivision of this land was undertaken by Leahy, including the extension of Maude Street north of Knight Street. A prominent local figure, Leahy was heavily involved with the opening up of land to selectors around the Shepparton area and was also elected a Shire Councillor. After his death, the property was sold for £4 12s an acre, and subdivided.²

Under colonial legislation, subdivision and the development of roads in areas outside Leahy's 1874 township survey, such as this land north of Knight Street, had to be undertaken with the approval of council.³ The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The names of the new and existing streets within this precinct reflect associations with influential people in the nineteenth century development of the town. Corio Street was named after Corio Bay by Alfred Leahy, who had visited the bay *en route* to Sydney upon his arrival in Australia, and whose wife originated from Geelong. Knight Street, was named after another early resident and landowner, Frederick P Knight, who had purchased allotments in the first Shepparton land sales in 1856. Oram Street was named after William Henry Oram, an auctioneer who lived in the town in the 1870s. Orr Street refers to John Orr, who was the MLA for the Murray districts between 1862 and 1880. W G McKinney was an early resident, councillor, auctioneer and Justice of Peace, after whom McKinney Street was named. Harold Street was named after Harold Patrick Langford Leahy, the son of Alfred Leahy.⁴

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and closer settlement in the Goulburn Valley region. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920. By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments.⁵

The subdivision of sections 1, 2, 23 and 24 in the township in the late nineteenth century preceded the close residential development of the area north of Knight Street. Brick houses constructed along Corio Street by c.1900 included numbers 84, 85-87, 90 and 94.

Close subdivision of allotments 15 and 16, formerly owned by Leahy, led to the construction of an internal grid of roads by the 1890s, which included northward extensions of Corio and Maude Streets. Close residential development lagged behind that in the township immediately to the south by several decades.

References

1 *Shepparton, Past & Present*, p. 13.

2 Elsie Brady, *They Left Their Footprints*, pp. 15-16, and C W S James, *History of Shepparton 1838-1938*, p. 18.

3 *Shepparton, Past & Present*, p. 13.

4 Elsie Brady, *They Left Their Footprints*, pp. 33, 59, 64, 75.

5 Elsie Brady, *They Left Their Footprints*, p. 12.

6 Subdivision Plans 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of

HERITAGE CITATION REPORT

Moira' LP 3035, 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of Moira' LP 4281, 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of Moira' LP 9644, Land Victoria.

7 Subdivision Plan 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of Moira' LP 3035, Land Victoria.

8 Subdivision Plan 'Subdivision of Township Allotments, Shepparton, Country of Moira' S283H, Land Victoria.

Description

Physical Condition

The large Federation era house at 93-95 Corio Street, Shepparton demonstrates many of the features associated with this period. This includes the face brickwork, the contrasting rendered banding, the hipped roof and chimneys. It has undergone some alterations but most of these are relatively sympathetic.

Statement of Significance

What is Significant?

The house and setting at 93-95 Corio Street, Shepparton are significant.

The set backs are significant as they support an appropriately proportioned garden setting for a house of this scale and quality of design.

How is it Significant?

93-95 Corio Street, Shepparton is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

93-95 Corio Street, Shepparton is of historic and social significance as it provides tangible physical evidence of the development of Shepparton during the late 19th and early 20th century. This development was largely supported by farming, the introduction of irrigation and the expansion of rural industries.

It is one of a group of substantial late Victorian and Federation era villas (64-68, 72-74, 84, 85-87, 90) that were built in Corio Street during this period. The quality of their design, the scale of the houses and size of the allotments contributes to an understanding of the vibrancy of growth that occurred in Shepparton during this period. The fine architecture as found at 93-95 Corio Street reinforces the pre-eminence of Corio Street as a place that was much favoured by the successful during the late 19th and early 20th century. HERCON criteria A & G

It is of aesthetic significance for its Federation era architecture. It is a high quality example of this period and through its architectural detailing demonstrates many of the features associated with this period.

93-95 Corio Street contributes to the variety of high quality housing that is found in the South Shepparton Residential Precinct. HERCON criterion E

HERITAGE CITATION REPORT

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place. HERCON criteria A, G, D & E

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name 94 Corio Street, SHEPPARTON
Address 94 Corio Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2014



94 Corio Street SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Shepparton grew around a crossing of the Goulburn River. Originally known as Macguire's Punt, the development of a small village at the crossing by the early 1850s led to the first survey of the township in 1855, by surveyor J G W Wilmot. A more substantial, but only partially completed town survey was carried out by John Downey in 1864. Alfred Leahy became Government Contract Surveyor after settling in Shepparton with his wife in the 1870s, and in 1874 he completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets.¹

Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

Leahy purchased an 845 acre area of land immediately north of Knight Street including these two sections, in an estate known as Shepparton Park. His holdings stretched from near Grahamvale to the east, to the Goulburn River to the west and several miles to the north, and were centred on a located homestead near Wyndham Street. Some subdivision of this land was undertaken by Leahy, including the extension of Maude Street north of Knight Street. A prominent local figure,

HERITAGE CITATION REPORT

Leahy was heavily involved with the opening up of land to selectors around the Shepparton area and was also elected a Shire Councillor. After his death, the property was sold for £4 12s an acre, and subdivided.²

Under colonial legislation, subdivision and the development of roads in areas outside Leahy's 1874 township survey, such as this land north of Knight Street, had to be undertaken with the approval of council.³ The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The names of the new and existing streets within this precinct reflect associations with influential people in the nineteenth century development of the town. Corio Street was named after Corio Bay by Alfred Leahy, who had visited the bay *en route* to Sydney upon his arrival in Australia, and whose wife originated from Geelong. Knight Street, was named after another early resident and landowner, Frederick P Knight, who had purchased allotments in the first Shepparton land sales in 1856. Oram Street was named after William Henry Oram, an auctioneer who lived in the town in the 1870s. Orr Street refers to John Orr, who was the MLA for the Murray districts between 1862 and 1880. W G McKinney was an early resident, councillor, auctioneer and Justice of Peace, after whom McKinney Street was named. Harold Street was named after Harold Patrick Langford Leahy, the son of Alfred Leahy.⁴

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and closer settlement in the Goulburn Valley region. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920. By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments.⁵

The subdivision of sections 1, 2, 23 and 24 in the township in the late nineteenth century preceded the close residential development of the area north of Knight Street. Brick houses constructed along Corio Street by c.1900 included numbers 84, 85-87, 90 and 94.

Close subdivision of allotments 15 and 16, formerly owned by Leahy, led to the construction of an internal grid of roads by the 1890s, which included northward extensions of Corio and Maude Streets. Close residential development lagged behind that in the township immediately to the south by several decades.

References

1 *Shepparton, Past & Present*, p. 13.

2 Elsie Brady, *They Left Their Footprints*, pp. 15-16, and C W S James, *History of Shepparton 1838-1938*, p. 18.

3 *Shepparton, Past & Present*, p. 13.

4 Elsie Brady, *They Left Their Footprints*, pp. 33, 59, 64, 75.

5 Elsie Brady, *They Left Their Footprints*, p. 12.

6 Subdivision Plans 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of Moira' LP 3035, 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of Moira' LP 4281, 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of Moira' LP

HERITAGE CITATION REPORT

9644, Land Victoria.

7 Subdivision Plan 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of Moira' LP 3035, Land Victoria.

8 Subdivision Plan 'Subdivision of Township Allotments, Shepparton, Country of Moira' S283H, Land Victoria.

Description

Physical Description

94 Corio Street, Shepparton through its architectural detailing demonstrates many of the features associated with this period. This includes the symmetrical facade with its central door flanked on either side by sash windows, the hipped roof with chimneys and the verandah with its timber frieze.

Statement of Significance

What is Significant?

The house and setting at 94 Corio Street, Shepparton are significant.

How is it Significant?

94 Corio Street, Shepparton is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

94 Corio Street, Shepparton is of historic and social significance as it provides tangible physical evidence of the development of Shepparton during the late 19th and early 20th century. This development was largely supported by farming, the introduction of irrigation and the expansion of rural industries.

It is one of a group of substantial late Victorian and Federation era villas (64-68, 72-74, 84, 85-87,90 and93-95) that were built in Corio Street during this period. The quality of their design, the scale of the houses and size of the allotments contributes to an understanding of the vibrancy of growth that occurred in Shepparton during this period. The architecture as found at 94 Corio Street reinforces the pre-eminence of Corio Street as a place that was much favoured by the successful during the late 19th and early 20th century. HERCON criteria A & G

It is of aesthetic significance for its late Victoria era architecture. It is a good representative example from this period and through its architectural detailing demonstrates many of the features associated with this period. This includes the symmetrical facade with its central door flanked on either side by sash windows, the hipped roof with chimneys and the verandah with its timber frieze.

94 Corio Street contributes to the variety of high quality housing that is found in the South Shepparton Residential Precinct. HERCON criterion E

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place. HERCON criteria A, G, D & E

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name 100-104 Corio Street SHEPPARTON (former Una Hospital)
Address 100-104 Corio Street SHEPPARTON **Significance Level** Local
Place Type Hospital
Citation Date 2014



100-104 Corio Street, Shepparton (Una Hospital)

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Shepparton, the major regional centre for the Goulburn Valley, was not the initial location of the region's main hospital, which was established by an initiative of the townspeople of the neighbouring township of Mooroopna in 1876. This important facility, serving a huge geographical area, was designated a 'Base' Hospital from 1935.[1] Shepparton was served by a number of private hospitals, then also from the mid-twentieth century by two branches of the Mooroopna Hospital, Una and Ambermere, created by the purchase of two of the private hospitals. Major cases from Shepparton had increasingly utilised the Mooroopna Hospital, but it was not until the late 1940s that the logical move of the Base Hospital to Shepparton, the large regional centre, was seriously considered, and the move was only completed in the 1980s.

It would appear that before 1910 there were many private institutions in Shepparton serving as maternity hospitals or a place where patients might receive medical attention by a doctor. Many of these were run by either trained or

HERITAGE CITATION REPORT

uncertificated nurses.[2]

Dr William Henry Gaze had run a surgery in Nixon St for some years, and had opened a private hospital there by 1908: this may be described as the earliest private hospital under a doctor's supervision.[3] Sisters Norman and Burrows conducted a private hospital in Vaughan St, west of the railway line, known as 'Guildford' private hospital: like all the private hospitals, this changed premises a number of times. A private hospital in Hayes St was known as 'The Vaughan'.[4]

The Una Private Hospital was one of the second wave of private hospitals in Shepparton, conforming to more rigorous standards. Una was established in 1915 by Sister Agnes MC Holland in a weatherboard house at the current 158 Knight Street, 'opposite Golf Links', two doors down from Skene St.[5] She had arranged for her brother, Joseph Holland of Guidervale, Benalla Road, Shepparton, to investigate the purchase of suitable premises for a private hospital.[6] Sister Holland was clearly an experienced and proactive nursing professional. A member of the Royal Victorian Trained Nurses' Association and also of the Australian Trained Nurses' Association, she had received her training in New South Wales. She had also taken a special course in South Australia, on completion of which she visited England, motoring through Great Britain. Whilst abroad she visited many of the largest hospitals in the United Kingdom, and on returning to Australia took up private nursing in Melbourne.[7]

Una Private Hospital was first advertised on 7 October 1915, as a General Nursing and Obstetric Home, and flagged its modernity: Nurse Holland was 'late of Melbourne', and a telephone number was given.[8] The hospital moved to occupy Dr Gaze's private hospital at the corner of Nixon and Welsford Street after Gaze's death in 1918. In April 1924 registration of the Una Private Hospital passed to Sister MG Farrell,[9] Sister Holland retiring to Melbourne. Sister Farrell's working partner was Sister Fuller who left in 1929 to marry.[10]

Sister Farrell continued running Una at this site, in 1928 allaying fears of closure with an advertisement stating she had renewed the lease.[11]

In 1935 Dr Frederick William Grutzner demolished the Guildford Private Hospital, which was by then located at 100-104 Corio Street, to create a new and up to date private hospital on the site. According to the wife of the builder, Ivy Kittle, Sister Farrell had approached her builder husband Jack Kittle proposing a business partnership to establish an improved and modern nursing hospital in Shepparton, to be built by Kittle. Jack Kittle declined the partnership, and recommended an approach to Dr Grutzner, which was accepted.[12]

The destruction of the Guildford Private Hospital, 'one of the earliest brick landmarks in Shepparton' and occupied earlier by the well-known Abernathy family, was noted as a loss of heritage in the *Shepparton Advertiser*, in an article entitled 'Early Landmark to disappear'; 'thus a link with the long past will be severed'.[13]

HERITAGE CITATION REPORT

Dr Grutzner had come to the district in 1915, taking over the practice of Dr Cook, and was a respected member of the local medical fraternity, a member of the honorary medical staff at the Mooroopna Hospital, and a Borough Councillor from the inception of the initial Borough Council in 1927.

Grutzner entered into some form of partnership with Sister Farrell, and on 26 September 1935 she advertised that she had secured the lease of the new hospital currently under construction, and would be carrying on Una Private Hospital there from January 1936.[14] The name 'Una' would be carried over 'as Sister Farrell naturally has an affection for this which she believes many of her patients share.'[15] Sister Farrell thanked the public for their past support and trusted that she would have the same patronage at the new Una.[16]

The *Shepparton Advertiser* of 24 January 1936 lauded Dr Grutzner's new private hospital as 'A Revelation in Modern Hygiene and Design', and provided a thorough description:

With the completion of the new "Una" private hospital for Dr. F. W. Grutzner, Shepparton has the foremost among private hospitals in the Goulburn Valley, and one which, for modern equipment and design, would compare favorably with any private hospital outside Melbourne. It is only by an inspection of hospitals specially designed to meet modern conditions that one can realise the great advance that has been made in hospital building in a short space of years. As a definite result of this progress we have the "Una" hospital with its trained staff and its special equipment for the treatment of disease. Situated on the site formerly occupied by "Guildford" private hospital, "Una" is a fine example of modern hospital architecture; designed by Mr Frank Vibert, its layout provides convenience, comfort and privacy to a marked degree, hitherto practically unknown in Shepparton. (There will be many district residents who will be sorry to see the old "Una" site in Welsford Street vacated, but a glance at the new structure will make them realise that sentiment cannot outweigh advantages.) Sister M. Farrell will carry out the transfer during the next few days. Work will not be finished on the grounds of the hospital for some time, but when this is accomplished the hospital will be among the neatest and most pleasant of buildings in the town.

FINE ENTRANCE The broad columned doorway is a large entrance hall. From it one can enter the matron's office. Along the northerly and easterly sides of the hospital the verandahs are utilised for beds, each bed being partitioned off with screens of polished maple wood. To prevent any heat from the roofing, thick paddings of sea grass acts as an insulator. Wire screens and verandah blinds add to the comfort of the patients. Each bed has three power connections-for the light, the bell connected with the nurses' quarters, and a power point for a radio or radiator. These three latter conveniences are arranged in an easily accessible manner.

OPERATING THEATRE. In any hospital, one of the most important sections is the operating theatre. The designers of the "Una" hospital realised this, and have provided one of the finest theatres possible. It has a pure south light, and all modern appointments. The walls are enamelled to the ceiling, and green and buff rubber coats the floor, and finishes at the wall with a hygienic process. Sterilised water is available in the two basins. The taps are worked on the lever system, allowing operation by the elbows as well as the hands. There are three distinct electrical circuits in the theatre, as well as the usual emergency system always available in the event of the failure of the permanent scheme. The sterilising room is adjoining the theatre, and is adequately fitted.

LAUNDRY. The airy laundry has a concrete floor, on which are set the four troughs, copper, built-in ironing table and a large soiled linen truck. The hot water system is operated from here, and provision is made for a continuous supply for the hospital.

HERITAGE CITATION REPORT

NURSERY The babies' nursery is a self contained unit, separated from the remainder of the hospital by a special sound-proof door. It has its own utility room, with their adjoining airing cupboards.

STAFF QUARTERS. The spacious sleeping porches and a quiet room for the night sisters are the features of the staff quarters, which leave nothing to be desired. This unit is easy of access to the hospital. The staff sitting room is in the main building. Wide fireplaces of natural brick are provided in each of the communal rooms.

FLOORING. Wherever floor coverings have been necessitated, rubber has been used, and the wide corridors are given a cool and quiet atmosphere by their treatment with this type of flooring. The remainder of the floors have been stained and polished, giving a hygienic and pleasing appearance.

KITCHEN AND SERVERY. The kitchen, which is the hub of the institution, is a bright and cool place on the south side of the building. It has an abundance of cupboards and built-in tables. The cooking range is in a tiled alcove within easy reach of the remainder of the room. The servery has a number of well ventilated cupboards and adjustable shelves. The latter reach to a convenient height, and continue into storage shelves which reach to the ceiling. All fittings are of bakelite or chromium, which provide no housing for germs, and are easily cleaned.[17]

Another Shepparton private hospital, Ambermere (HO90), had been designed in 1904 as a private home by important Shepparton architect JAK Clarke, but had been converted into a 12-bed private hospital in 1947, the last established in Shepparton. In 1950 the lessee, Miss Payne, announced her intention of giving up the lease. Faced with a regional shortage of hospital beds, the Mooroopna Base Hospital purchased it, opening it as a general and midwifery ward in early 1951, concentrating on midwifery exclusively from 1958. The Base Hospital sold it to the Mental Health Authority in 1965.[18]

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Una continued as a private hospital until 1955, it seems, but like Ambermere, was then purchased by the Mooroopna Base Hospital, which was continually pressed for accommodation. Dr Grutzner had offered it to the Committee, which acquired it for £13,100, the furniture and equipment also being secured from Sister Farrell for £1,500.[19] Sister Farrell remained as charge sister, and the hospital continued as a general and midwifery facility, 'virtually a ward of the [Mooroopna] hospital',[20] although surgery and midwifery were later discontinued as the operating theatre and birthing facilities became rundown and outdated.[21]

From around 1968, Una was used for long-term nursing care, initially under the care of Sister Mary Coram until 1973, then Sister J Strang until 1981. As Una House, it then provided Home Nursing Services for the Shepparton area supplied by Goulburn Valley Health (as the Goulburn Valley Base Hospital, originally Mooroopna Base Hospital, had been rebranded). From 2014 the building has contained a women's health service, with adaptive reuse designed by Shepparton architect James Seymour.

[1] Geoffrey Nice, *Not bricks and mortar and paint-but people*, Shepparton, 1981, p. 24

[2] Shepparton Family History Group, Newsletter No 32, May 2006, p. 3

HERITAGE CITATION REPORT

[3] *Argus*, 13 Jun 1908, p. 16

[4] Shepparton Family History Group, op. cit.,

[5] *Shepparton News*, 28 October 1915, p. 2

[6] Notes compiled by W Gawne, 'Una Private Hospital: Its Origins and History', November 1987, held by Mooroopna Historical Society

[7] *Shepparton Advertiser*, 2 September 1915, p. 3

[8] *Ibid*, 7 October 1915, p. 2

[9] *Shepparton Advertiser*, 17 April 1924, p. 4

[10] Shepparton Family History Group, op. cit.,

[11] *Ibid*, 29 November 1928, p. 5

[12] Notes compiled by W Gawne, 'Una Private Hospital: Its Origins and History', November 1987, held by Mooroopna Historical Society

[13] *Shepparton Advertiser*, 4 April 1935, p. 4

[14] *Ibid*, 26 September 1935, p. 10

[15] *Goulburn Valley Stock and Property Journal*, 25 September 1935, p. 1

[16] *Ibid*, 12 February 1936, p. 8

[17] *Shepparton Advertiser*, 24 January 1936, p. 9

[18] Geoffrey Nice, op. cit., pp. 47-48

[19] Geoffrey Nice, op. cit., p. 56

[20] Geoffrey Nice, op. cit., p. 62

[21] Geoffrey Nice, op. cit., p. 56

Description

Physical Condition

The former Una hospital is a large brick building with a hipped terracotta tiled roof and with tall and slender brick chimneys. The entrance is distinguished by a portico with fluted concrete columns and a contrasting glazed tapestry brick banding. This creates the impression of trabeated construction and pays a passing reference to Classical architectural principles. This imagery is further reinforced by the hipped roof which mimics the effect of a pediment.

HERITAGE CITATION REPORT

The entrance is flanked by bands of relieving brick pilasters, with glazed tapestry brick banding to their tops and recessed brick and glazed panels.

Statement of Significance

What is Significant?

100-104 Corio Street, Shepparton (former private hospital) is significant. The later additions to the facade are not significant.

How is it Significant?

100-104 Corio Street, Shepparton (former private hospital) is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic and social significance as one of the early private hospitals that were in use prior to the building of the Goulburn Valley Base Hospital. Una Private Hospital (the Ambermere Hospital) became a branch of the Mooroopna Hospital in the mid-20th century. HERCON criteria A & G

It is of aesthetic significance for its fine entrance with columns, engaged columns with tapestry brick capitals and feature tapestry brickwork. HERCON criterion E

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 188 Corio Street Shepparton (Summer Building)
Address 188 Corio Street SHEPPARTON **Significance Level** Local
Place Type Shop
Citation Date 2011



188 Corio Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

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

Integrity

It has largely retained its integrity.

History and Historical Context

The earliest settlement of the town was near the river crossing at McGuires Punt. This pattern of development of settlement near river crossings was maintained up until the turn of the 19th century with Welsford Street being the main commercial street. However, Wyndham Street superseded Welsford Street as a business centre during the late 19th /early 20th century. The focus of Wyndham Street was originally nearer to the present day Mechanics Institute.

The opening of the Shepparton Railway Station on 13 January 1880 saw business development move towards the railway station and High Street developed with a number of businesses being established between the railway station and Welsford Street.

HERITAGE CITATION REPORT

The construction of the Post Office in 1883 (on the corner of Wyndham and Fraser Streets) attracted a number of businesses to the post office area of Wyndham Street.

The construction of the Post Office in 1883 (on the corner of Wyndham and Fraser Streets) saw business move back from the vicinity of the railway station and towards the post office area of Wyndham Street.

During the 1920s and the 1930s, economic growth was supported by Closer Settlement and irrigation and an intensification of agricultural activities and this fostered development in Shepparton. During this period there were a number of new buildings constructed or businesses established in High Street (between Welsford and Maude Street). This included: 43 - 45 High Street; the Rowes Stores (1923); the State Rivers and Water Supply Commission Offices (1928); the Commonwealth Bank; the Astor Theatre (1936); a new police station (1934) and a new Courthouse (1939). These were in addition to other businesses further along High Street - the Hugh Sutherland Store; McKinneys Store; Knight and Paddley's Store and light industries such as coach builders. 188 Corio Street (the Summer Building) was developed during this period of consolidation.

Description

Physical Description

188 Corio Street, Shepparton is a two storey commercial building. It is a painted brick building and the original finish appears to have been face brickwork. The design of the building is a typical for the period with its simple symmetrical facade with four double hung timber windows on the upper floor. There is a centralised rendered section to the parapet with a cornice and masonry brackets to the underside of the cornice. The rendered face to the parapet has the words "Summer Building" in raised letters. Below the parapet there is a cornice with masonry brackets and a rendered band. There is a later cantilevered canopy.

Intactness

It is relatively intact. The ground floor has been modified with the construction of glazed shop fronts.

Statement of Significance

What is Significant?

188 Corio Street, Shepparton.

How is it Significant?

It is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

It is of historical significance as it provides tangible evidence as to the development of the Shepparton central business area, and in particular High Street, during the early 20th century. [HERCON Criteria A & G]

It is of aesthetic significance for its turn of the century symmetrical facade and brickwork detailing. The architecture is representative for its period and building type. [HERCON Criterion D]

HERITAGE CITATION REPORT

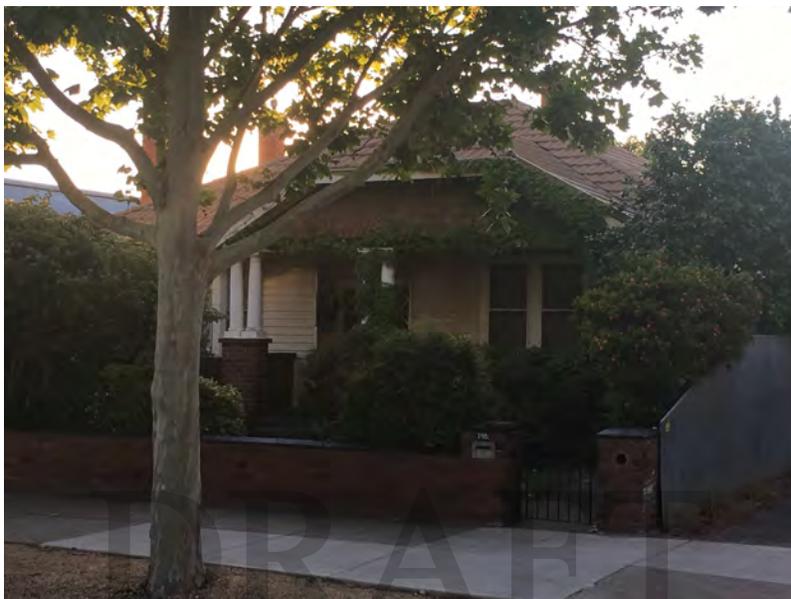
Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name 192 Corio Street SHEPPARTON
Address 192 Corio Street SHEPPARTON **Significance Level** Local
Place Type Bungalow
Citation Date 2014



192 Corio Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Shepparton grew around a crossing of the Goulburn River. Originally known as Macguire's Punt, the development of a small village at the crossing by the early 1850s led to the first survey of the township in 1855, by surveyor J G W Wilmot. A more substantial but only partially completed town survey was carried out by John Downey in 1864. Alfred Leahy became Government Contract Surveyor after settling in Shepparton with his wife in the 1870s, and in 1874 he completed the survey to the extent of all the area between Knight, Archer and Hayes Streets and the Goulburn River. He also named all the town's streets.

Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

Leahy purchased an 845 acre [342 ha] area of land immediately north of Knight Street including these two sections, in an estate known as Shepparton Park. His holdings stretched from near Grahamvale to the east, to the Goulburn River to the west and several miles to the north, and were centred on a homestead located near Wyndham Street. Some subdivision of this land was undertaken by Leahy. A prominent local figure, Leahy was heavily involved with the opening up of land to

HERITAGE CITATION REPORT

selectors around the Shepparton area and was also elected a Shire Councillor. After his death, the property was sold for £4 12s an acre, and subdivided.

Under colonial legislation, subdivision and the development of roads in areas outside Leahy's 1874 township survey, such as this land north of Knight Street, had to be undertaken with the approval of Council. The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and closer settlement in the Goulburn Valley region. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920.

By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments.

The subdivision of sections 1, 2, 23 and 24 in the township in the late nineteenth century preceded the close residential development of the area north of Knight Street.

The subdivision of allotments 15 and 16, formerly owned by Leahy, led to the construction of an internal grid of roads by the 1890s, which included northward extensions of Corio and Maude Streets. Close residential development lagged behind that in the township immediately to the south by several decades.

Corio Street developed as part of the residential expansion to the north of the central business area. There was an increasing demand for residential land during the 1920s as it was a time of particularly vibrant expansion. The economic prosperity which drove this expansion is linked to the increasing success and sustainability of the irrigation, dairying and farming.

Description

Physical Description

The Interwar Bungalow demonstrates typical characteristics associated with this style. This includes the asymmetrical facade, with diamond-pane windows and recessed entrance door. The porch has a Jurken head roof with timber shingles to the fascia and paired columns.

Statement of Significance

What is Significant?

192 Corio Street, Shepparton is significant.

How is it Significant?

192 Corio Street, Shepparton is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

HERITAGE CITATION REPORT

Why is it Significant?

192 Corio Street, Shepparton is of aesthetic significance for its representative Interwar Bungalow architecture. HERCON criterion D

192 Corio Street, Shepparton is of historic significance as it provides tangible physical evidence of the extent of development and the character of Interwar development in Shepparton. This period of residential development is characterised by the increasing settlement of the areas to the north of the central business area. HERCON criterion A

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 196 Corio Street SHEPPARTON
Address 196 Corio Street SHEPPARTON **Significance Level** Local
Place Type Bungalow
Citation Date 2014



196 Corio Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Shepparton grew around a crossing of the Goulburn River. Originally known as Macguire's Punt, the development of a small village at the crossing by the early 1850s led to the first survey of the township in 1855, by surveyor J G W Wilmot. A more substantial but only partially completed town survey was carried out by John Downey in 1864. Alfred Leahy became Government Contract Surveyor after settling in Shepparton with his wife in the 1870s, and in 1874 he completed the survey to the extent of all the area between Knight, Archer and Hayes Streets and the Goulburn River. He also named all the town's streets.

Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

Leahy purchased an 845 acre [342 ha] area of land immediately north of Knight Street including these two sections, in an estate known as Shepparton Park. His holdings stretched from near Grahamvale to the east, to the Goulburn River to the west and several miles to the north, and were centred on a homestead located near Wyndham Street. Some subdivision of this land was undertaken by Leahy. A prominent local figure, Leahy was heavily involved with the opening up of land to

HERITAGE CITATION REPORT

selectors around the Shepparton area and was also elected a Shire Councillor. After his death, the property was sold for £4 12s an acre, and subdivided.

Under colonial legislation, subdivision and the development of roads in areas outside Leahy's 1874 township survey, such as this land north of Knight Street, had to be undertaken with the approval of Council. The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and closer settlement in the Goulburn Valley region. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920.

By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments.

The subdivision of sections 1, 2, 23 and 24 in the township in the late nineteenth century preceded the close residential development of the area north of Knight Street.

The subdivision of allotments 15 and 16, formerly owned by Leahy, led to the construction of an internal grid of roads by the 1890s, which included northward extensions of Corio and Maude Streets. Close residential development lagged behind that in the township immediately to the south by several decades.

Corio Street developed as part of the residential expansion to the north of the central business area. There was an increasing demand for residential land during the 1920s as it was a time of particularly vibrant expansion. The economic prosperity which drove this expansion is linked to the increasing success and sustainability of the irrigation, dairying and farming.

Description

Physical Description

The Interwar Bungalow is an unusual combination of features. This includes the bull-nosed verandah, the projecting bay windows, the breakfront gable roof and the masonry columns to the verandah.

Statement of Significance

What is Significant?

196 Corio Street, Shepparton is significant.

How is it Significant?

196 Corio Street, Shepparton is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

HERITAGE CITATION REPORT

Why is it Significant?

196 Corio Street, Shepparton is of aesthetic significance for its representative Interwar Bungalow architecture. HERCON criterion D

196 Corio Street, Shepparton is of historic significance as it provides tangible physical evidence of the extent of development and the character of Interwar development in Shepparton. This period of residential development is characterised by the increasing settlement of the areas to the north of the central business area. HERCON criterion A

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name Churchill
Address 19 Dunkirk Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2011



Churchill, 19 Dubkirk Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Mid-Twentieth Century (1940-60) Austerity

Integrity

It has retained its integrity.

History and Historical Context

In 1947 Shepparton had a fund raising effort called: 'The House for Britain'

An allotment of land was bought in Dunkirk Avenue and a weatherboard house (which the committee named "Churchill") was built by volunteer labour and raffled to provide funds for the Food for Britain appeal.

Council also sent food parcels to Shepparton-on-Thames because of the food rationing. Each parcel included a greeting

HERITAGE CITATION REPORT

card which read:

"Borough of Shepparton, Victoria, Australia.

To our kinsfolk in Shepperton-on-Thames, with greetings and good wishes from the people of Shepparton, Victoria, Australia (under the Chairmanship of the Mayor of Shepparton), May 1947"

Description

Physical Description

'Churchill' is a typical post war house. Its size was determined by post war building material rationing and its design is a typical vernacular representation of the period. It is constructed from timber and has timber weatherboards and a terracotta tiled roof. The facade is symmetrical with a central brick porch with a niche for a statuette of Sir Winston Churchill (the English Prime Minister during World War II). The doors are double glazed doors and the windows on either side of the porch are timber framed.

Intactness

It is relatively intact.

Statement of Significance

DRAFT

What is significant?

The house known 'Churchill' at 19 Dunkirk Avenue, Shepparton.

How is it significant?

19 Dunkirk Avenue is of local historic, social, aesthetic significance to the City of Greater Shepparton.

Why is it significant?

It is of historic and social significance as it was built to raise funds for the British town Shepperton after World War II.

It is of historic significance as it is representative example of the type of house that was built during the post war period as a result of construction material rationing. [HERCON criteria A & G]

It is of aesthetic significance as it is a representative example of post-war architecture. [HERCON criterion D]

It is of social significance to the community of Shepparton as it represents the links that existed between Britain and Shepparton after World War II. HERCON criterion G]

It is a rare example of a project undertaken by a community to raise funds for the British Empire immediately after the World War II. [HERCON criterion B]

HERITAGE CITATION REPORT

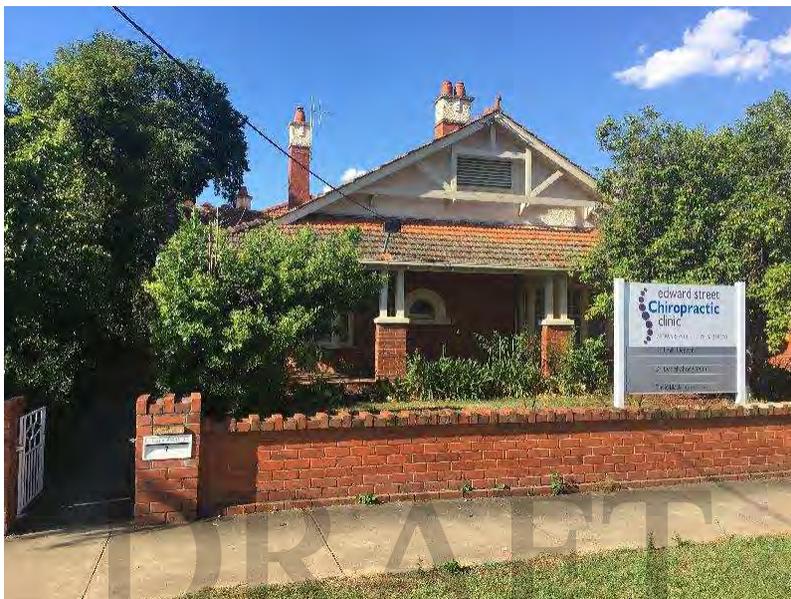
Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 7 Edward Street SHEPPARTON
Address 7 Edward Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2014



7 Edward Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

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

History and Historical Context

Shepparton grew around a crossing of the Goulburn River. Originally known as Macguire's Punt, the development of a small village at the crossing by the early 1850s led to the first survey of the township in 1855, by surveyor J G W Wilmot. A more substantial, but only partially completed town survey was carried out by John Downey in 1864. Alfred Leahy became Government Contract Surveyor after settling in Shepparton with his wife in the 1870s, and in 1874 he completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets.

Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

Leahy purchased an 845 acre area of land immediately north of Knight Street including these two sections, in an estate known as Shepparton Park. His holdings stretched from near Grahamvale to the east, to the Goulbourn River to the west

HERITAGE CITATION REPORT

and several miles to the north, and were centred on a homestead located near Wyndham Street. Some subdivision of this land was undertaken by Leahy. A prominent local figure, Leahy was heavily involved with the opening up of land to selectors around the Shepparton area and was also elected a Shire Councillor. After his death, the property was sold for £4 12s an acre, and subdivided.

Under colonial legislation, subdivision and the development of roads in areas outside Leahy's 1874 township survey, such as this land north of Knight Street, had to be undertaken with the approval of Council. The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and closer settlement in the Goulburn Valley region. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920.

By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments.

The subdivision of sections 1, 2, 23 and 24 in the township in the late nineteenth century preceded the close residential development of the area north of Knight Street.

The subdivision of allotments 15 and 16, formerly owned by Leahy, led to the construction of an internal grid of roads by the 1890s, which included northward extensions of Corio and Maude Streets. Close residential development lagged behind that in the township immediately to the south by several decades.

Edward Street developed as part of the residential expansion to the north of the central business area. There was an increasing demand for residential land during the 1920s as it was a time of particularly vibrant expansion. The economic prosperity which drove this expansion is linked to the increasing success and sustainability of irrigation, dairying and farming.

Description

Physical Description

7 Edward Street Shepparton is a large Federation-era Bungalow. It is constructed from face brick and has a large terracotta tiled roof with terracotta ridge capping. The brick chimneys have rendered bandings. There is a distinctive porch with masonry half columns with paired timber posts. The low brick front fence contributes to its significance.

Statement of Significance

What is significant?

7 Edward Street, Shepparton, and this includes the garden setting and the low face brick fence, is significant.

How is it significant?

HERITAGE CITATION REPORT

7 Edward Street is of local historic, and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it significant?

7 Edward Street is of historic and social significance as it demonstrates the character of residential expansion to the immediate north of the central business area during the Interwar period. There was an increasing demand for residential land from the 1900s and in particular during the 1920s. The economic prosperity which drove this expansion is linked to the increasing success and sustainability of irrigation, dairying and farming. HERCON criteria A & G

It is of architectural significance as it is a good regional representative example of a Federation period bungalow style. The porch is distinctive. The face red brickwork, orange terracotta tiles and creamy white rendered gable with white timber details create a pleasing evocation of this style. HERCON criterion D

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

Yes Brick fence

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 9 Edward Street SHEPPARTON
Address 9 Edward Street SHEPPARTON **Significance Level** Local
Place Type Artefacts/Relics,Shop
Citation Date 2014



9 Edward Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

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

History and Historical Context

Shepparton grew around a crossing of the Goulburn River. Originally known as Macguire's Punt, the development of a small village at the crossing by the early 1850s led to the first survey of the township in 1855, by surveyor J G W Wilmot. A more substantial, but only partially completed town survey was carried out by John Downey in 1864. Alfred Leahy became Government Contract Surveyor after settling in Shepparton with his wife in the 1870s, and in 1874 he completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets.

Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

Leahy purchased an 845 acre area of land immediately north of Knight Street including these two sections, in an estate known as Shepparton Park. His holdings stretched from near Grahamvale to the east, to the Goulbourn River to the west

HERITAGE CITATION REPORT

and several miles to the north, and were centred on a homestead located near Wyndham Street. Some subdivision of this land was undertaken by Leahy. A prominent local figure, Leahy was heavily involved with the opening up of land to selectors around the Shepparton area and was also elected a Shire Councillor. After his death, the property was sold for £4 12s an acre, and subdivided.

Under colonial legislation, subdivision and the development of roads in areas outside Leahy's 1874 township survey, such as this land north of Knight Street, had to be undertaken with the approval of Council. The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and closer settlement in the Goulburn Valley region. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920.

By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments.

The subdivision of sections 1, 2, 23 and 24 in the township in the late nineteenth century preceded the close residential development of the area north of Knight Street.

The subdivision of allotments 15 and 16, formerly owned by Leahy, led to the construction of an internal grid of roads by the 1890s, which included northward extensions of Corio and Maude Streets. Close residential development lagged behind that in the township immediately to the south by several decades.

Edward Street developed as part of the residential expansion to the north of the central business area. There was an increasing demand for residential land during the 1920s as it was a time of particularly vibrant expansion. The economic prosperity which drove this expansion is linked to the increasing success and sustainability of irrigation, dairying and farming.

Description

Physical Description

The Federation Bungalow is constructed from red face brickwork. There is a decorative rendered band to the face brickwork and this feature is typical for the style and is often referred to as 'blood and bandages'.

The hipped roof with gable vents and the gable roof is clad with corrugated metal.

The gable front has a rendered apex with decorative timber strapping and a timber framed window with a decorative window hood.

The verandah has timber fretwork and the doors and windows are timber framed.

Architectural features such as the hipped roof with gable vents, the half rendered brick chimneys, the small window flanking the front entrance, the side lights to the door and window contribute to the architectural expression.

HERITAGE CITATION REPORT

A rectangular shop front is attached to the residence and this shop has direct frontage to the street. The design is box like with a brick parapet. The glazed shop front and awning are not original. The front face brick work to the shop has been painted.

The brick pillar fence with timber pickets is a later addition.

Statement of Significance

What is Significant?

9 Edward Street, Shepparton, and this includes the Federation era bungalow (with its garden setting) is significant.

The shop front was built during the occupation of the site by Bush's Blinds (c.1980) and is not significant. The front fence and the painted finish to the shop front is not significant.

How is it Significant?

9 Edward Street is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it significant?

9 Edward Street is of historic and social significance as it demonstrates the character of residential expansion to the immediate north of the central business area during the Interwar period. There was an increasing demand for residential land from the 1900s and in particular during the 1920s. The economic prosperity which drove this expansion is linked to the increasing success and sustainability of irrigation, dairying and farming.

HERCON criteria A & G

It is of architectural significance as it is a good regional representative example of a Federation period bungalow style. The porch is distinctive. The face red brickwork, orange terracotta tiles and creamy white rendered gable with white timber details create a pleasing evocation of this style.

HERCON criterion E

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 13 Edward Street SHEPPARTON
Address 13 Edward Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2014



13 Edward Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

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

History and Historical Context

Shepparton grew around a crossing of the Goulburn River. Originally known as Macguire's Punt, the development of a small village at the crossing by the early 1850s led to the first survey of the township in 1855, by surveyor J G W Wilmot. A more substantial but only partially completed town survey was carried out by John Downey in 1864. Alfred Leahy became Government Contract Surveyor after settling in Shepparton with his wife in the 1870s, and in 1874 he completed the survey to the extent of all the area between Knight, Archer and Hayes Streets and the Goulburn River. He also named all the town's streets.

Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

HERITAGE CITATION REPORT

Leahy purchased an 845 acre [342 ha] area of land immediately north of Knight Street including these two sections, in an estate known as Shepparton Park. His holdings stretched from near Grahamvale to the east, to the Goulburn River to the west and several miles to the north, and were centred on a homestead located near Wyndham Street. Some subdivision of this land was undertaken by Leahy. A prominent local figure, Leahy was heavily involved with the opening up of land to selectors around the Shepparton area and was also elected a Shire Councillor. After his death, the property was sold for £4 12s an acre, and subdivided.

Under colonial legislation, subdivision and the development of roads in areas outside Leahy's 1874 township survey, such as this land north of Knight Street, had to be undertaken with the approval of Council. The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and closer settlement in the Goulburn Valley region. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920.

By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments.

The subdivision of sections 1, 2, 23 and 24 in the township in the late nineteenth century preceded the close residential development of the area north of Knight Street.

The subdivision of allotments 15 and 16, formerly owned by Leahy, led to the construction of an internal grid of roads by the 1890s, which included northward extensions of Corio and Maude Streets. Close residential development lagged behind that in the township immediately to the south by several decades.

Edward Street developed as part of the residential expansion to the north of the central business area. There was an increasing demand for residential land during the 1920s as it was a time of particularly vibrant expansion. The economic prosperity which drove this expansion is linked to the increasing success and sustainability of the irrigation, dairying and farming.

Description

Physical Description

The house at 13 Edward Street, Shepparton is representative of the late Victorian / Edwardian period. The aesthetics rely on an asymmetric elevation. In this instance, there is a double entry: one from Edward Street and a side entry with a timber-posted porch with decorative timber brackets. This is informed by the opposing gable and hip roof line with the

HERITAGE CITATION REPORT

apex of the gable distinguished by its timber strapping. This is complemented by a brick chimney with cornice detail.

Like many buildings of this period, it has been clad in timber weatherboards and the roof is clad with shortsheets of corrugated galvanized metal (now painted). The windows are typical for the period being timber-framed with some double-hung sashes.

Statement of Significance

What is significant?

13 Edward Street, Shepparton, and this includes the garden setting, is significant.

This includes all of the architectural features associated with its late Victorian / Edwardian period architecture.

How is it significant?

13 Edward Street is of local historic and aesthetic significance to the City of Greater Shepparton.

Why is it significant?

13 Edward Street is of historic significance as it demonstrates the character of residential expansion to the immediate north of the central business area during the turn of the century period. There was an increasing demand for residential land from the 1900s and in particular during the 1920s. The economic prosperity which drove this expansion is linked to the increasing success and sustainability of irrigation, dairying and farming. HERCON criteria A & G

It is of architectural significance as it is a typical representative example of late Victorian / Edwardian period architecture. HERCON criterion D

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 1 Eildon Street, Shepparton (house)
Address 1 Eildon Street SHEPPARTON **Significance Level** Local
Place Type Public housing
Citation Date 2011



Housing Commission, 1 Eildon Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes
Designer / Architect Housing Commission of Victoria **Architectural Style** Postwar Period (1945-1965)

Integrity

It has retained its integrity

History and Historical Context

During the post war period Shepparton was considered to be a potential place for regional development in Victoria. Irrigation, Soldier Settlement and Closer Settlement, a major cannery on each side of the Goulburn and other food processing establishments were to provide employment for the district and the region's returning soldiers, post war migration and the natural population growth.

There was an urgent need for housing and to encourage the Housing Commission a large area off Hayes Street was purchased by council and sold to the Housing Commission for £1500. The Housing Commission let a contract to James Hardy and Son of Tavernor Street, Moorabbin, to erect 50 houses in Shepparton. These were 24 brick veneer and 26 timber houses. The commencement date of the contract was September 15 1946. This was called the No 1 Housing

HERITAGE CITATION REPORT

Commission Estate in Shepparton.

This Housing Commission development shares many of the characteristics of that at Warnambool and Wangaratta - these were similar in scale and date of construction and served a similar purpose - providing housing for assistance with post war industrial development.

Description

Physical Description

The house at 1 Eildon Street Shepparton is constructed from face red brick with a corrugated metal roof. It has timber double hung sash windows.

The design of the house follows many of the early principles of the Housing Commission with its 'stripped' picturesque inspired aesthetic. The front porch is included in the projecting section to the front of the house. The asymmetry of the design contributes to the picturesque qualities of the place. The house is located diagonally across the block and this adds to the asymmetry and irregularity found within both the house design and the general principles behind the plan of subdivision. The design of these early estates was influenced by the creation of ideal suburbs and the Garden City principles - albeit this example is a reduced expression. This Housing Commission development shares many of the characteristics of that at Warnambool and Wangaratta - these were similar in scale and date of construction.

Intactness

It has retained its intactness

Statement of Significance

What is significant?

1 Eildon Street, Shepparton and this includes the garden setting.

How is it Significant?

It is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

It is of historical and social significance as it provides tangible evidence as to the development of public housing after World War II. Shepparton was one of the earliest regional centres to get a public housing development. It is of historic significance for its association with the post war industrial development of the region. [HERCON Criteria A & G]

It is of aesthetic significance as it demonstrates the architecture associated with the early Housing Commission developments in the Shepparton region. [HERCON Criterion D]

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name Philippines House Parkside Gardens Shepparton
Address 10-20 Evergreen Way SHEPPARTON **Significance Level** Local
Place Type Community Club/ Clubhouse
Citation Date 2011



Philippine House

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Late Twentieth Century (c.1960-c.2000)

History and Historical Context

HISTORY

The Philippine House was constructed as part of the International Village c1975. The International Village was a vision of the council of the day. It was located in the northern area of the City of Shepparton and the village occupied a 21 hectare parkland of undulating land surrounded by a moat of wide waterways.

The International Village was intended to showcase the culture of the many migrant groups represented in Shepparton's multicultural society.

Construction of the man-made island began in 1975. Wherever possible, buildings and their surrounding gardens were designed and built using knowledge and labour from the home country of the local migrants. There were a number of structures including representation from the following communities: Chinese; Japanese; Turkish; Philippines; Dutch; Greek and the Aboriginal community. Today the only surviving and functioning structures are the: Philippines House

HERITAGE CITATION REPORT

and the Bangerang Cultural Centre. There are also some landscape features such as elements from the Japanese & Chinese gardens, moat and the amphitheatre.

The site was renamed Parkside Gardens in 1996. At this point in time the moat is in reasonable condition and the original design remains intact.

The Philippine House reflects the culture of the Philippines. It is in a two-part structure situated beside an attractive inlet formed by the moat.

Description

Physical Description

The Philippines House has been designed to replicate an idealised version of Philippine domestic architecture.

Statement of Significance

What is significant?

The Philippines House, Parkside Gardens, Shepparton.

How is it significant?

It is of historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it significant?

It is of historic and social significance as it is one of the two surviving structures from the International Village. The village was designed as a multicultural village and there were a number of other ethnic groups represented within the village. It is important to the community as while it was instigated by Council it was a project largely driven by the local community to demonstrate the cultural diversity of Shepparton. [HERCON criteria A & G]

It is of aesthetic significance as it demonstrates the aesthetic qualities and architecture associated with the Shepparton Philippine community. [HERCON criterion E]

It is a rare surviving structure from the beginning of multiculturalism and the local community's recognition of these values. [HERCON criterion B]

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	Yes All mature trees
Fences & Outbuildings	No Both buildings are significant.
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 13-23 Fraser Street and 200-210 Maude Street,
SHEPPARTON (Fairley Buildings)

Address 13-23 Fraser Street SHEPPARTON 200-210 Maude Street SHEPPARTON **Significance Level** Local

Place Type Other - Commercial

Citation Date 2014



Fairley Building Fraser and Maude Streets Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

During the 1920s and 1930s Shepparton became established as regional centre. The expansion of the town was supported by Closer Settlement and irrigation. Closer settlement policies[1] were aided by a number of acts aimed at increasing the number of farmers. These policies were adopted because poorly paid agricultural workers on big properties were migrating to the cities or engaging in share farming. In many areas Closer Settlement was not successful because of the conditions contained within the act. However, it was more successful in the Shepparton region as irrigation meant that a number of enterprises could be undertaken instead of just cereal growing.

By 1910 the advantages of irrigation spread to the Shepparton side of the Goulburn River. Water for these new irrigation schemes came from East Goulburn Channel from the Goulburn River at Warring. As part of this development 26 properties were resumed and 10,700 acres were cut into 31 acre blocks under Cl 69 of the Closer Settlement Agreement. The first permit for irrigation was issued in June 1910. Grahamvale was established in 1910 in a similar fashion followed by Orrvale, 1912 and Shepparton East 1912. Many of the properties generated by the Closer Settlement were farmed by new settlers, soldiers and migrants (a large number of which were Scottish).

HERITAGE CITATION REPORT

Other settlements were established at: Lemnos; Pine Lodge North; Congupna; Zeerust; Marionvale; Katandra and North Shepparton.

As a consequence of these marked changes to the region a number of industries were established in Shepparton and these included: canneries, freezing works, meat processing plant; Butter factories and other associated service industries. The township grew with a number of subdivisions and land sales. One residential land sale in 1922 was described as the: '...one the greatest land sales in the history of the town of Shepparton never before had such high prices been realised on a new subdivision for a residential allotment. [2]

The Fairley Building at 200 - 204 Maude Street illustrates the impact of this economic growth, business development and the increasing population. The quality of design is also indicative of the growing importance of Shepparton as a regional centre. It was constructed in 1928 by the Fairleys. They were (and are) a prominent early family in the history of Shepparton.

James Fairley was Scottish born importer and general merchant. He opened his first store in Shepparton at the north east corner of High Street, near the railway station. He was active in the business of Shepparton. He was the first chairman of the Directors of the Shepparton Co-operative Butter Factory. His son Andrew was also a prominent business man and he served as the Chairman of the Shepparton Preserving Company from 1923 and as a Borough and City Councillor from 1927 - 1950.

The Fairley Building at 26 - 34 Maude Street Shepparton was once the largest store in Shepparton. During the same period as 200 - 204 Maude Street was constructed (1928) the earlier Fairley Store was remodelled. These two buildings would have been seen as occupying the most prominent business addresses in Shepparton and essentially were the bookends for this Maude Street block. The 1920s was a time of growth and prosperity for Shepparton and the construction of a new commercial buildings and the refurbishment of an existing building illustrate the economic prosperity and business confidence of the time.

The radio station 3SR broadcasted from the top floor of Fairleys Buildings. 3SR was known as the 'Heart of Victoria' Argus Station as it was owned by the Argus newspapers.

[1] *Closer Settlement Acts* in 1915, 1918, 1922 1923 and *Discharged Soldiers Settlement Acts* in 1917 and 1924

[2] C S W James *History of Shepparton*, p 31

Description

Physical Description

The Fairley Building is a large rendered masonry building located on a prominent corner site. The building has been designed to address the corner aspect. It is a two storey structure on the corner and it falls away to single storey wings on Maude and Fraser Streets. The corner location has been marked by a splayed wall with a blind window on the upper floor. The blind window contains raised letters naming the building 'Fairley Building 1928'.

The upper floors on the corner site have a stepped parapet to both sides and to the splayed corner. There is a flagpole rising up through the corner section.

There is a prominent cornice with brackets to the underside. There is a band of recessed panels and a string course to the underside of the cornice. This is repeated under the window line.

HERITAGE CITATION REPORT

The triple panelled windows have rendered surrounds and all the upper sashes have nine panes. The window sills have brackets to the undersides. The upper corners of the windows are distinguished by a decorative boss.

The cantilevered canopy has been modified but still retains sections of a pressed metal ceiling as have the ground floor shop fronts.

Statement of Significance

What is Significant?

The Fairley Buildings at 13-23 Fraser Street and 200-210 Maude Street, Shepparton is significant.

The one surviving original shopfront with its curved glazing is of significance.

How is it Significant?

The Fairley Buildings is of local social, historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The Fairley Buildings is of social and historic significance as provides tangible physical evidence of the increase in prosperity of Shepparton during the Interwar period. This was largely as a consequence of Closer Settlement policies and the further development of irrigation technologies. These changes meant that agricultural activities provided a further economic stimulus which was reflected in the development of Shepparton and the construction of high quality buildings such as the Fairley Buildings. HERCON criteria A & G

It is of historic and social significance for its association with James Fairley, a Scottish born importer and general merchant. Fairley became a prominent businessman and leading community member. Fairley was the first chairman of the Directors of the Shepparton Co-operative Butter Factory. HERCON criteria A & G

It is of social and historic significance for its association with the local radio station 3SR which broadcasted from the top floor of the Fairley Buildings. 3SR was known as the 'Heart of Victoria' and was owned by the Argus newspapers. HERCON criteria A & G

The Fairley Buildings is of architectural significance for its fine Interwar Classical Revival styled architecture. The scale of the building and its fine design demonstrates the growing importance of Shepparton as a regional centre during the Interwar period. HERCON criteria A & E

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes record # 64224) for information about the significance of the place. HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name Helping Hand Statue War Memorial
Address corner of Fryers Street and Welsford Street
SHEPPARTON
Place Type Statue
Citation Date 2004



Helping Hand Statue

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The *Helping Hand* statue was erected in 1924 as a memorial to the servicemen of the Shire of Shepparton who fell during the First World War. The statue was the work Charles Web Gilbert (1867-1925), one of Australia's pre-eminent sculptors. Largely self-taught, "Cass" Gilbert was to receive numerous commissions for war memorials in the wake of the First World War, including the Anzac Memorial in Port Said, completed posthumously. Originally located at the intersection of Fryers Street and Welsford Street, *Helping Hand* was relocated to a site adjacent to the Civic Centre in 1958. The existing war memorial park in which it the statue now stands was completed in 2000.

References

HERITAGE CITATION REPORT

Ken Scarlett, *Australian Sculptors*, pp.215-222.

G Sturgeon 'Charles Marsh (Nash) Web Gilbert (1867-1925)' in *Australian Dictionary of Biography*, Volume 9, pp.1-2.

Sue Wallace, *Shepparton Shire Reflections 1879-1979*, p. 84.

Relevant Historical Australian Themes

Thematic Environmental History

14.3 Tributes to the War Dead

Description

Physical Description

Helping Hand is a cast-bronze sculpture depicting an Australian soldier clutching a rifle in one hand and stretching downwards to assist a comrade. The statue is mounted on a recent rock-faced granite plinth with a bronze plaque which reads:

HELPING HAND BY CHARLES WEB GILBERT (1867-1925) UNVEILED BY HIS EXCELLENCY THE EARL OF STRADBROKE GOVERNOR OF VICTORIA 11.6.1924 COMMEMORATING WORLD WAR I. THE STATUE SYMBOLISES THE AUSTRALIAN DIGGER. THE STATUE BEARS NO NAME, BATTLEGROUND OR RANK. IT DEPICTS PTE JOE RAWES REACHING TO HELP HIS BROTHER ROBERT FROM THE TRENCHES AT ST QUENTIN BOTH WERE FROM ADELAIDE AND LATER KILLED IN ACTION AT POZIERES. THE STATUE WAS ORIGINALLY LOCATED IN THE MIDDLE OF FRYERS STREET SHEPPARTON SOUTH OF THIS MEMORIAL PARK

The recently completed memorial reserve, in which the statue is located, comprises an area of lawn with a paved forecourt. At the southern end of the forecourt is a polished granite plaque with an inscription bearing an extract from the poem *The Fallen* by Laurence Binyon. Three flagpoles are located to the west side of forecourt, in front of which is a lawn cross and a plaque bearing the words FIELD OF REMEMBRANCE. Behind the flagpoles is a granite plinth to which is fixed a bronze AIF crest and the words DEDICATED TO THE BOER WAR KOREAN WAR VIETNAM WAR LEST WE FORGET.

The *Helping Hand* stature stands at the northern end of the forecourt, adjacent to a second cast-bronze sculpture *Mateship* by Belo Angyal, Unveiled 24 April 2000, it depicts a Second World War Australian serviceman assisting a wounded comrade and is based on a photograph taken in New Guinea by Damien Parer. Feature walls, finished in mosaic tiles and containing various bronze memorial plaques provide a backdrop for both sculptures.

HERITAGE CITATION REPORT

Physical Condition

GOOD

Intactness

GOOD

Australian Heritage Commission Criteria

Australian Heritage Commission

8.8 Remembering the fallen

Statement of Significance

The Helping Hand statue, Memorial Reserve, Shepparton, is of local historical, aesthetic and social significance. Erected in 1924 and later relocated, the memorial is an important focus for the collective remembrance of the First World War and the local people who served in that War. Aesthetically, it is significant as a work of the noted Australian sculptor Charles Web Gilbert

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

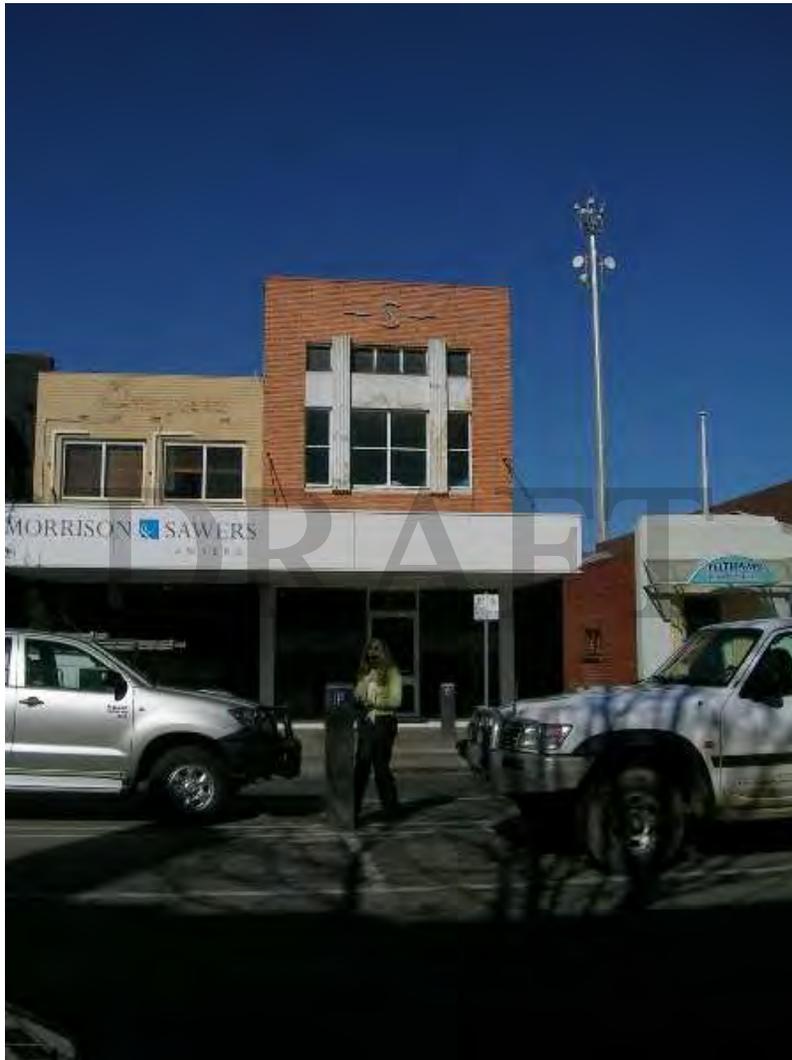
No

Other Recommendations

. Seek advice from experienced materials conservator before undertaking repairs or cleaning. . Consider an annual conservation inspection.

HERITAGE CITATION REPORT

Name 20 Fryers Street Shepparton
Address 20 Fryers Street SHEPPARTON **Significance Level** Local
Place Type Office building
Citation Date 2011



20 Fryers Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Postwar Period (1945-1965)

Integrity

HERITAGE CITATION REPORT

20 Fryers Street is relatively intact.

20 Fryers Street has retained a large degree of integrity. Like many commercial buildings the ground floor shop front has undergone a series of transformations over time.

History and Historical Context

HISTORIC & ARCHITECTURAL CONTEXT

Post war changes to the physical and social fabric of Shepparton were supported by economic prosperity and population growth. Economic growth was generated by: increased irrigation practices; the development and diversification of agricultural practices; the intensification of horticulture; the development and the consolidation of the dairying industry; the modernisation of established industries and the establishment of new industries.

Population growth was sustained by the post war baby boom as well as post war migration. The population increased in the decade that followed the war from less than 8000 to more than 12,000. Shepparton and region received many migrants including those who were former local prisoner of war internees. The successful settlement of migrants in the region led to the first public naturalisation ceremony being held in Shepparton in 1954.

In 1953 in response to this period of relatively rapid growth the Shepparton Town Planning Scheme was adopted. It was designed for the orderly development of the township with zones for residential, commercial, industrial and agricultural development.

These social and economic changes have left their imprint on the built fabric of Shepparton. A number of buildings in the central business area that dated from the 19th and early 20th century were demolished to make way for the growth and modernisation of Shepparton. Of these, the demolition of the Post Office still resonates within the community and it continues to be a lamented casualty of the 'modernisation' of Shepparton. As well as demolishing a number of 19th century buildings many received a face lift with new facades as part of the modernisation process.

In 1957 the City of Shepparton published a pamphlet that clearly demonstrates a civic pride in the progress and modernisation of the township. The pamphlet described all the events that contributed to the towns sense of progression between 1927 and 1957. The development of the commercial centre was seen as '*spectacular evidence of the progress of Shepparton over the past 30 years. Older buildings have been rebuilt or ...brought up to date and many new, attractive shops and offices have been erected. Regulations made ... ensured development of the central shopping area along the "block" system,...avoiding "ribbon growth". ...The latest survey shows that there are 331 retail shops, stores and offices in Shepparton. [p21 City of Shepparton's Progress 1927 - 1957]*

The architectural expression from this period has its roots in 20th century Modernism. As was common in most regional areas in Victoria, Modernist architecture from the immediate post war period was often more an amalgam of architectural features than a true exposition of Modernist ideals. This is because the theoretical basis to Modernism in architecture was slowly accepted in Australia during the Pre-War period. Functionalism in the context of the Modern Movement provided the impetus for many development projects in the northern hemisphere during the 1920s but these types of mainstream buildings were rarely seen in Melbourne or the rest of Australia. Early sources of Australian modernism tended to be found in the heavier brick buildings of W M Dudok of Holland instead of the comparatively lighter structures of the International Style. The favouring of a Dudok inspired modernism continued well after the end of World War II. [The Senior Citizens Building at 208 Welsford Street Shepparton is a good example of a Dudok inspired modernist design.] Other Australian examples of the influence of early pre war modernism can be identified in the streamlined horizontal architecture of hospitals and schools as designed by Stephenson and Turner and Stephenson and Meldrum. The influence

HERITAGE CITATION REPORT

of this aesthetic is readily found on a number of smaller buildings such as cinemas, shops, service stations, houses and buildings on a corner site where the curved facade became a feature of the design. The former Maples building on the corner of Maude and Fryers Street, Shepparton is a good regional representative example of an adaptation of a Streamlined Modernism.

After the war the attitude to Modernism changed and there was a greater acceptance of the style. Large numbers of returned service men enrolled in Australian schools of architecture from 1946 and most of them had entered the profession in the early 1950s. The impact of the war on many of these new graduates fostered a wholehearted embracing of the Modern movement as they were determined to help make a better world by applying theories of rational and functional design. In Melbourne this was led by a number of young architects such as Robin Boyd, Roy Grounds, Frederick Romberg and Neil Clerehan. They promoted a minimalistic and low key aesthetic through their work, writings and in particular through regular publications in newspapers and periodicals such as the Age Small Homes Service. Examples of good modern designs were published regularly and it was through the efforts of these early Post War Modernists that modern architecture became accessible and popularised.

However, in most urban and regional areas the consequence of these Modernist ideals did not always translate into fine Modernist buildings. Instead the result was a stripped aesthetic - with plainly expressed walls, simple rectangular forms, regular placement of openings and either a flat or skillion roof - in essence a vernacular response to the Modernist ideals. A commercial example of this vernacular response can be found in the group of three shops with upstairs accommodation in the Tatura commercial precinct (109 - 113 Hogan Street Hermes # 44086). These shops can be compared to 84 - 86 Hogan Street (Hermes # 149615) which has a more considered design with subtle detailing and a styled residence to the rear. However, there are also a number of representative commercial examples from the post war period that illustrate a regional engagement with the principles of post war Modernism. Stylistically they have integrated the principles of modern architecture with commonly used building materials and this has resulted in an interpretation of Modern architecture.

20 Fryers Street Shepparton is one such commercial building that was constructed in a regional Modernist style. It was built in response to an increased demand for commercial premises during the post war period. It is a step away from the vernacular solution and is distinguished by the application of a number of features. There is a certain irony in this use of semi pastiche as 'featurism' was anathema to one of Australia's greatest Modernist architects - Robin Boyd. This surviving commercial building with its modernist themes is important historically as it assists in an understanding of the character of Shepparton in the mid 20th century and its post war pride in the redevelopment of the city as a modern township. It also assists in an understanding of a regional approach to modern architecture.

Other commercial buildings from the period that demonstrate similar qualities:

46 - 48 High Street Shepparton [Hermes # 149678]

296 Wyndham Street (Franks) Shepparton [Hermes #108166]

Senior Citizens Clubrooms Welsford Street Shepparton [Hermes #108154]

Also during this period a number of facades were modernised and these include:

97 - 99 Fryers Street Shepparton [Hermes #112031]

161 Welsford Street, Shepparton Masonic Lodge. [Hermes #149451]

HERITAGE CITATION REPORT

References

M Summons, *Water the Vital Element*, Shepparton, 2010

R Michael, *On McGuires Punt*, Shepparton, 1988

J Taylor *Australian Architecture Since 1960*, Melbourne 1990

N Day *Modern Houses in Australia*, Melbourne 1976

Shepparton Historical Society & Bruce Wilson.

Description

Physical Description

20 Fryers Street Shepparton is a good representative example of commercial architecture from the post war period. The building is constructed from cream face brickwork and there are large glazed sections to the upper floor areas. The central glazed panels are bisected by substantial rendered horizontal and vertical bands. The planar qualities and cube like proportions of the design are associated with modernist principles that evolved during the early 20th century.

Physical Condition

The condition is good.

Statement of Significance

What is significant?

The two storey commercial building at 20 Fryers Street, Shepparton.

How is it significant?

It is of historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it significant?

20 Fryers Street is historically and socially significant as it provides tangible physical evidence of the impact of post war growth and post war migration during the mid 20th century on the Shepparton central business area. It was built in response to an increased demand for commercial premises during the post war period. During this period the central business area was subject to a number of physical changes. [HERCON criteria A & G]

HERITAGE CITATION REPORT

20 Fryers Street Shepparton was constructed in a regional Modernist style. This surviving commercial building with its modernist themes is important historically as it assists in an understanding of the character of Shepparton in the mid 20th century and its post war pride in the redevelopment of the city as a modern township. It also assists with illustrating a regional approach to modern architecture.

It is architecturally significant as a stylish and well executed architectural example from this period. [HERCON criterion D]

20 Fryers Street, Shepparton is one of a group of commercial buildings that have similar cultural heritage significance. Their existence as a group is important and significant to the City of Greater Shepparton.

This group includes:

46 - 48 High Street Shepparton [Hermes # 149678]

296 Wyndham Street (Franks) Shepparton [Hermes #108166]

Senior Citizens' Clubrooms Welsford Street Shepparton [Hermes #108154]

Also during this period a number of facades were modernised and these include:

97 - 99 Fryers Street Shepparton [Hermes #112031]

161 Welsford Street, Shepparton Masonic Lodge. [Hermes #149451]

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 58-62 Fryers, 174-198 Maude and 285-289 Wyndham Streets SHEPPARTON (Fairleys Building)

Address 62 52-62 Fryers, 174-198B Maude and 285-289 Wyndham Streets SHEPPARTON **Significance Level** Local

Place Type Shop

Citation Date 2004



Fairleys Building

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

This shop occupies land originally consisting of Allotments 1 and 1A in Section B of the 1874 town subdivision. By 1891, rate books indicate that there was a substantial warehouse at the site valued at £280 and owned and occupied by Thomas Geddes. Geddes remained at this location until 1900, when the property was purchased by James Fairley.

Fairley, a Scottish born importer and general merchant, opened his first Shepparton store at the north-east corner of High Street, near the railway line. He was active in the business affairs of the district, being the first Chairman of Directors of the Shepparton Co-Operative Butter Factory. His son, Andrew, was also to become a prominent figure in local affairs, serving as the Chairman of Directors of the Shepparton Preserving Company from 1923 and as a Borough and City Councillor from 1927 to 1950.

In 1900, the store was valued at £195. In c.1903, alterations to the brick front of the store were carried out by the prominent Shepparton architect J A K Clarke. Clarke was again the architect for the extensive additions completed in 1906 which made it the largest store in Shepparton. By 1914 the warehouse was valued at £312, with an additional three

HERITAGE CITATION REPORT

adjacent shops listed in rate books as valued at £86, £65 and £50.

Early photographs show a verandah extending along the Maude and Fryers Street frontages, with a cast iron valance and a rendered parapet surmounted by a series of triangular pediments. By 1920, the warehouse had been allocated a street number, 26-34 Maude Street. In the late 1920s or early 1930s the facade was remodelled. In 1925/26, George Samuel Arthur and Samuel George Gaylard became tenants, remaining there at least until the 1940s.

References

Ingrid Turner *From the Past to the Present: A Pictorial History of Shepparton's Buildings and Businesses*, p. 36.

City of Shepparton, *On McGuire's Punt*, pp. 104-105. *Shepparton Rate Books*, 1890-1940.

Identified By

Allom Lovell & Associates

Relevant Historical Australian Themes

Thematic Environmental History

15.0 The Regional Centre: Shepparton

Description

Physical Description

Constructed c.1900s, the shop was variously altered to and now presents as a single-storey inter-War Classical revival building with a rendered masonry parapet concealing the roofline. Along Fryers Street the parapet has a pediment at either end, set between plain rusticated pilasters. The central section of the parapet contains a recessed panel bearing the word FAIRLEY'S in raised pressed cement lettering. The Maude Street elevation is similarly detailed, although the southern end has been partially demolished and replaced with a modern double-storey addition. Extending along both street frontages is a verandah with pressed metal soffit and recent tile facing, supported on cast-iron columns. The original shopfronts have been replaced with modern glazed shopfronts.

Physical Condition

HERITAGE CITATION REPORT

GOOD

Intactness

FAIR

Previous Statement Significance

Fairley's Building, Fryers Street Shepparton, is of local historic and aesthetic significance. Established in 1900 by the prominent retailer, James Fairley, the building was later remodelled to become the largest store in the district. Despite substantial alterations to the building, the verandah and inter-War Free Classical style parapet remain substantially intact and make an important contribution to the streetscape.

Australian Heritage Commission Criteria

Australian Heritage Commission

3.19 Marketing and retailing

Statement of Significance

DRAFT

What is Significant?

The Fairleys Building at 58-62 Fryers, 174-198 Maude and 285-289 Wyndham Streets, Shepparton is significant.

The double storey addition and the associated staircase at the northern end of the Maude Street Mall is not significant.

The modified shop fronts are not significant.

How is it Significant?

The Fairley's Building is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

The Fairley's Building is of local social and historic significance for its association with the prominent retailer James Fairley. It was established in 1900 and later remodelled to become the largest store in the district. HERCON criteria A & G

It is of aesthetic significance for its single-storey inter-War Classical revival architecture. This includes its rendered masonry parapet, the pressed metal soffit and cast-iron columns. There have been a number of changes to the building, but there is still sufficient integrity to appreciate the architectural qualities. HERCON criterion D

HERITAGE CITATION REPORT

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes record # 64224) for information about the significance of the place. HERCON Criteria A, G & D

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	-
Aboriginal Heritage Place	No

Other Recommendations

. Investigate original external paint colours when due for a repaint. A uniform external paint scheme should be maintain regardless of individual tenancies. . The modern shopfronts may be modified or replaced. Further alterations to the shopfronts should be sympathetic to the surviving original/early fabric. . New signage should be keep to a minimum and should not be placed above the verandah . No second storey additions should be permitted

DRAFT

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name 73-83 Fryers Street SHEPPARTON (Hotel Australia)
Address 73-83 Fryers Street SHEPPARTON **Significance Level** Local
Place Type Hotel
Citation Date 2004



Hotel Australia

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

A tender notice which appeared in the *Argus* on 24 June, 1881 almost certainly relates to the construction of this double-storey hotel, which may have replaced an earlier building on the site. The architect for the works was G D Langridge of Collingwood. During the 1880s it was known as Coghlan's Hotel and the rate book entry for 1886 lists the publican as Margaret McGuinness, and values the property at £160. By 1899 it had become the Union Hotel, and incorporated an adjacent shop, the publican then being Henry Ware. By the 1930s it was renamed the Hotel Australia and had been assigned a street number, 31-33 Fryers Street, which later became 73 Fryers Street.

References

Shepparton Ratebooks, 1886-1934.

HERITAGE CITATION REPORT

Miles Lewis *Australian Architectural Index*

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

11.1 Eating, Drinking and More: the role of the country 'pub

Description

Physical Description

The Hotel Australia is a double-storey rendered masonry corner hotel with splayed entrance. To the east is a double-storey accommodation wing and to the north, a more recent single-storey bottle-shop addition.

A recent timber-framed deck with canvas awning has been constructed at ground floor level in front of the west elevation. The hipped corrugated steel clad roof is screened by a parapet frieze bearing the words 'HOTEL AUSTRALIA' in pressed cement lettering. Street frontages have a double-storey nonoriginal return verandah supported on cast iron columns with lace frieze and brackets and contemporary wrought iron balustrade. The facade generally contains repetitive regular fenestration with timber-framed double-hung sash windows and a timber-framed half-glazed door at first floor level. First floor openings have rendered entablatures supported on consoles whereas the ground floor windows have a continuous label mould, some of which have been altered.

The parapeted symmetrical facade of the double-storey brick (overpainted) accommodation wing features rendered string courses, drip and label moulds. It contains a central entrance with timber-framed doors, flanked by a pair of timber-framed double-hung sash windows and with three timber-framed double-hung sash windows at first floor level.

Physical Condition

GOOD

Intactness

GOOD

Previous Statement Significance

The Hotel Australia, 73 Fryers Street, Shepparton, is of local historical, social and aesthetic significance. Constructed in 1881, the hotel has served as a meeting and lodging place for over 110 years. Aesthetically, the hotel is a largely intact

HERITAGE CITATION REPORT

example of a large Victorian-era hotel, of which there are few remaining examples in the municipality.

Australian Heritage Commission Criteria

Australian Heritage Commission

3.21 Lodging people

4.5 Making towns to serve rural Australia

8.4 Eating and Drinking

Statement of Significance

What is Significant?

The Hotel Australia, 73 Fryers Street, Shepparton is significant.

The return verandah supported on cast iron columns with lace frieze and brackets is significant. The later contemporary wrought iron balustrade is a sympathetic addition.

How is it Significant?

The Hotel Australia is local social, historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The Hotel Australia is of social and historic significance as since it was constructed in 1881 the hotel has served as meeting and lodging place. HERCON criteria A & G

It is of aesthetic significance for its Victorian-era hotel architecture. Architectural features such as the rendered masonry finishes, brickwork, the splayed corner entrance and the double storey verandah all contribute to its aesthetic significance. HERCON criterion E

This is the only surviving relatively intact Victorian-era double storey hotel in Shepparton. HERCON criterion B

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes record # 64224) for information about the significance of the place. HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

Other Recommendations

. The verandahs should remain open and any future works to the building should consider removal of the ground floor deck addition . Replace verandah balustrade with a more sympathetic detail . Reconstruct altered openings and missing parapet details . Investigate original external paint colours

DRAFT

HERITAGE CITATION REPORT

Name 125-127 Fryers Street, SHEPPARTON (former Baptist Church)
Address 125 - 127 Fryers Street SHEPPARTON **Significance Level** Local
Place Type Church
Citation Date 2004



The former Baptist Church

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

125-127 Fryers Street, SHEPPARTON (former Baptist Church)
Hermes No 112035 Place Citation Report

12-Apr-2019

08:36 AM

HERITAGE CITATION REPORT

The first Baptist Church service was conducted in Shepparton in 9 April 1882 with the first baptisms conducted in the Goulburn River a week later on April 16. Services were initially held in the Mechanics Hall until August 1892 when the church purchased a meeting house in Edward Street, at the rear of the present site. On March 3 1901, the present site was purchased with the church being opened for service in December 1904. In 1913 a Sunday school building was erected at the rear of the church. The local Baptist congregation continued to use the church until the 1980s. The church was sold in 1988.

References

Sue Wallace, *Shepparton Shire Reflections 1879-1979*.

William James, *A History of Shepparton: Showing its Development and Subsequent Progress*, p.77.

Wilfred Poole, Shepparton Baptist Church (pers comm.)

Identified By

Allom Lovell & Associates

DRAFT

Relevant Historical Australian Themes

Thematic Environmental History

10.0 Worshipping

Description

Physical Description

Friar's Café is a single storey red-brick Gothic-Revival former church building with a parapeted gabled roof, clad in corrugated galvanised steel and penetrated by cylindrical metal ventilators. The distinctive front gable is raked and stepped, and flanked on either side by pinnacles and surmounted by a stone cross.

The gable has a cast-iron finial at its apex and also contains three lancet-arched windows with leadlight glazing surmounted by a circular timber vent, grouped under a lancet-arched drip mould. Side walls contain lancet-arched windows with leadlight glazing. The west elevation is screened by a recent verandah and has been altered by the addition of aluminium-framed windows. The recent front porch is of red-brick red construction and contains lancet-arched

HERITAGE CITATION REPORT

openings and a rooftop balcony.

Abutting the rear of the church is the single-storey former Sunday school building. It has a gabled roof clad in corrugated galvanised steel and brick walls articulated by simple brick pilasters. At the southern end of the elevation is a double-leaf, timber-framed glazed door with a brick ogee arched opening. At north end is timber door, presumably original, with diagonal boarded panels. At the centre of the elevation is a recent timber-framed window, flanked on either side by ledged, braced and framed timber doors. All doors to the west elevation have recent metal-framed canopies.

Physical Condition

GOOD

Intactness

FAIR

Previous Statement Significance

The former Baptist Church, Fryers Street, Shepparton is of local historic and aesthetic significance. Constructed in 1904, the church served as a place of worship for the district's Baptists until the 1980s. Aesthetically, it is a reasonably intact and interesting example of a Gothic revival style rural church.

Australian Heritage Commission Criteria

Australian Heritage Commission

8.6 Worshipping

Statement of Significance

What is Significant?

The former Baptist Church (1904) and the Sunday School building (1913) at Fryers Street, Shepparton are significant.

How is it Significant?

The former Baptist Church is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The former Baptist Church is of local social and historic significance for its association with the Baptist religion. The church was constructed in 1904 and was a place of worship until the 1980s. HERCON criteria A & G

HERITAGE CITATION REPORT

It is of aesthetic significance as relatively intact and notable example of a Gothic revival style rural church. The distinctive front gable is raked and stepped, and flanked on either side by pinnacles and surmounted by a stone cross and these features contribute to its aesthetic presentation. HERCON criterion D

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes record # 64224) for information about the significance of the place. HERCON Criteria A, G & D

Recommendations 2004

External Paint Controls	No
Internal Alteration Controls	Yes
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

Other Recommendations

. The single-storey addition to the front of the church should preferably be redesigned so that it does not visually dominate the original building. If no longer required, the addition should be removed and the original facade reconstructed in accordance with photographic or physical evidence. . Further alterations or additions to original external fabric should be avoided unless they involve further returning the building to its original appearance. . Internal controls apply to the extant timber flooring.

HERITAGE CITATION REPORT

Name 134-140 Fryers Street, SHEPPARTON (Scots Church and Sunday School Hall)
Address 134-140 Fryers Street SHEPPARTON **Significance Level** B
Place Type Church, Church Hall
Citation Date 2004



Scots Church and Hall

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Presbyterians were well represented amongst the early settlers of Shepparton. In 1886 a site was acquired for a new Scots' Church in Fryers Street, with tenders called the following year for construction works to the value of £463/17/6. The first service was conducted in the newly completed building on 25 March 1888. A small complex of buildings soon developed at the site, with the first minister, Rev Robinson Johnston, occupying the original manse in Stewart Street in 1891. A Sunday School Hall constructed west of the church in 1902 was reputedly designed by prominent local architect, J A K Clarke.

The seating capacity of the church was substantially increased with the addition in 1908 of a generously proportioned transept costing £550, as well as an eastern entry portico. It was further enlarged in 1964/65, with a sympathetic extension to the north end including a bell tower, and a new vestry at the south-west corner. The hall was extended in 1909, 1954 and 1966. A kindergarten was erected to the west of the church in 1955. The original manse was replaced by a new building in Sobraon Street in 1958, and moved again to a new house in Loddon Court in 1984.

References

HERITAGE CITATION REPORT

Scots' Church Shepparton 1885-1985

City of Shepparton. *On McGuire's Punt*, p. 43.

Identified By

SOMA Design Partnership, June 2001

Relevant Historical Australian Themes

Thematic Environmental History

10.0 Worshipping

Description

Physical Description

DRAFT

Scots' Church, Shepparton is a brick (over-painted) church comprising a nave, transept, vestry, side entry porches and corner tower. The nave and transepts have parapeted gabled roofs clad in corrugated galvanised steel with gable ventilators and parapets finished with rendered copings and cross finials.

The gable ends to the transept each contain a group of three lancet windows, with drip moulds and stained glass glazing and hood mouldings while the front gable contains a large, pointed arched window with leadlight glazing. Side elevations are buttressed and contain regular fenestration of lancet windows with drip moulds and stained glass glazing. The square plan, two-stage corner tower has buttressed corners, recessed crosses to all sides of the upper level and a bellcast copper spire.

The adjacent Church Hall is a single storey brick (over-painted) building with a parapeted gabled roof clad in corrugated galvanised steel and penetrated by cylindrical steel ridge ventilators. The side elevations are buttressed and contain regular fenestration of timber-framed windows with shallow pointed arched heads. Extending across the front of the building is an asymmetrical single storey parapeted brick addition (1966). To the rear of the hall is a skillion-roofed addition (1909) with a rendered and corbelled brick chimney. At the rear of the building are two gable roofed sheds of brick and corrugated galvanised steel construction. A single storey cream brick kindergarten occupies the south-east corner of the site.

Physical Condition

GOOD

HERITAGE CITATION REPORT

Intactness

GOOD

Occupancy

Ownership Uniting Church in Australia Trust

Australian Heritage Commission Criteria

Australian Heritage Commission

8.6 Worshipping

9.6 Mourning the dead

Statement of Significance

DRAFT

What is Significant?

The Scots' Church and Sunday School Hall are significant.

All other structures on the site are of little significance.

How is it Significant?

The Scots' Church and Sunday School Hall is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The Church and Sunday School Hall are of historic and social significance as they provides tangible physical evidence of the development of Shepparton during the late 19th and early 20th century. HERCON criteria A & G

The Church was erected in 1887-88 with later additions and it has served as a focus for worship and community activity since the late 19th century. HERCON criteria A & G

The Church is of aesthetic significance for its modest rural Gothic Revival Church architecture with sympathetic additions including the spire. The church complex is a prominent local landmark. HERCON criterion E

The Sunday School Hall constructed west of the Church in 1902 is of aesthetic significance for its architectural presentation. It was reputedly designed by prominent local architect, J A K Clarke. HERCON criterion D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	No
Fences & Outbuildings	Yes The Sunday School Hall
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

Other Recommendations

Preferably remove modern addition to the front of the hall and reconstruct original facade

DRAFT

HERITAGE CITATION REPORT

Name McGuires Punt crossing
Address Goulburn River SHEPPARTON
Place Type Other - Farming & Grazing
Citation Date 2004



McGuires Punt crossing

Recommended Heritage Protection VHR No HI - PS -

History and Historical Context

In the early 1850s, prospectors heading to the Ovens Valley goldfields passed through the red gum forests on the west bank of the Goulburn (near the present day Civic centre) before crossing the river on a punt operated by Patrick McGuire. The inn established by McGuire on the opposite side of the river formed the nucleus for a township. First known as McGuire's Punt, the name was changed to Shepparton in 1855. Punts were to remain in use until 1876 and in 1880 a wharf was built near the punt site by James Henry Dainton. There were few bridges at the time, and during floods, the steamer provided the only means of access to the larger commercial centres, such as Shepparton. The development of better roads and the coming of the railway brought an end to river trade along the Goulburn, the last steamer berthing at Shepparton in 1888. In 1968-70, the Goulburn River was re-routed to construct the western approach to Shepparton, leaving the punt site landlocked.

References

Sue Wallace, *Shepparton Shire Reflections 1879-1979*, pp. 14-15, 27.

HERITAGE CITATION REPORT

Raymond West, *The Streets of Shepparton*, p. 53.

Identified By

Allom Lovell & Associates

Relevant Historical Australian Themes

Thematic Environmental History

6.2 River Transport

Description

Physical Description

DRAFT

The punt site is located below the Midland Highway extension to Mooroopna at the western end of High Street. Immediately to the south of the punt site is McGuires Reserve, a small grassed area crossed by a network of concrete paths and planted with a variety of native trees and shrubs. The reserve contains a timber wharf structure, enclosed by a timber balustrade to which is affixed interpretative signage.

Adjacent to the wharf is a small gable roofed timber-framed shelter, constructed c.1953 and reportedly built using red gum slabs from one of Shepparton's earliest buildings, and a granite obelisk bearing the inscription: THIS IS THE HISTORIC SITE OF THE FIRST SETTLEMENT AT SHEPPARTON ABOUT 1850 KNOWN AS McGUIRES PUNT. A PUNT WAS ESTABLISHED ON THE RIVER NEAR THIS SPOT, PROVIDING A CROSSING PLACE FOR THE OVERLANDERS, SQUATTERS AND MINERS. BUILDINGS COMPRISED A BUSH INN, PUNT HOUSE AND ONE OR TWO HUTS. HERE ALSO THE PIONEERS CROSSED THE GOULBURN TO SELECT FARMLANDS IN THE DISTRICT AND ESTABLISH TRADE IN THE VILLAGE. ERECTED BY THE SHEPPARTON CITY COUNCIL 1949.

Australian Heritage Commission Criteria

Australian Heritage Commission

3.6 Establishing lines and networks of communication

HERITAGE CITATION REPORT

3.7 Moving goods and people

4.6 Remembering significant phases in the development of towns and suburbs

Statement of Significance

The McGuire's Punt crossing site is of historical significance. Established on the Goulburn River c.1850, the punt and nearby inn marked the beginnings of Shepparton as a township. The remnant wharf structure demonstrates the reliance on river transport in the early days of the settlement..

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

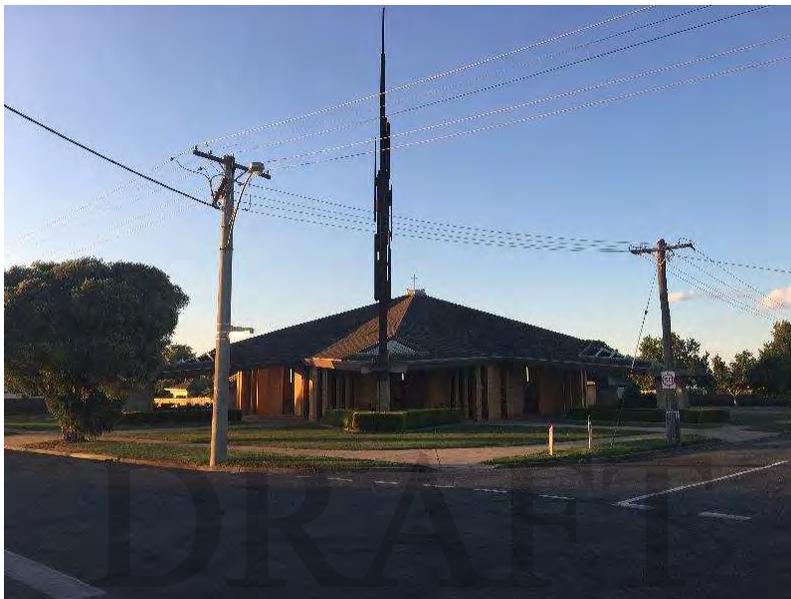
DRAFT

Other Recommendations

. The timber framed shelter is of no heritage significance and contains many modern elements and is in poor condition. It could be demolished. Any original slabs should be retained and lodged in an appropriate repository for interpretation. . Any ramps for disabled access to the deck should be sensitively designed to take account of the location of the monument which preferably should remain in its present location. . The original components of the wharf should be identified and interpreted

HERITAGE CITATION REPORT

Name 18-22 Hamilton Street SHEPPARTON (St Mels Catholic Church and Presbytery)
Address 18-22 Hamilton Street SHEPPARTON **Significance Level** Local
Place Type Church
Citation Date 2014



18-22 Hamilton Street, Shepparton (St Mels Catholic Church)

Recommended Heritage Protection VHR No HI Yes PS Yes

Architectural Style Late Twentieth Century (c.1960-c.2000)

History and Historical Context

In 1955 St Mel's separated from St Brendan's and was declared a new Parish. In 1955 the Parish was described as a *'Parish with no Church, Presbytery, School or Convent, with a vacant block and a cow tethered thereon, and a two shilling donation from a small boy in Benalla.'* (p 3) Early in 1956 St Mel's Church School Hall commenced construction. It was a cream brick veneer hall with a tiled roof. The crosses at each end were made from stainless steel and were Celtic in design. The building was designed for use as a chapel, with a sacristy, two classrooms, the hall and stage. Voluntary labour was integral to the construction of this building.

In 1957 the Presbytery was finished. In 1962 the care of the Parish was passed to the Scalabrinian Brothers. The Italian order was to help with the growing number of Italian parishioners in the Shepparton region. 1968 the Parish Hall was constructed and in 1969, the Presbytery converted to a Convent, and a new Presbytery was built.

Plans were drawn up for a new church. The architect Erminio Smrekar presented plans to the Parish Council on 27 July

HERITAGE CITATION REPORT

1969. A model was constructed and it was described as a 'Star Shaped Church...a structure that could grace Expo '70.' The church was planned to seat 800 with a further 200 in the gallery. All the pews were constructed by voluntary labour.

Description

Physical Description

The church was designed with a free flowing form and resembles a star. Architecturally the 1970s was a period of experimentation and a plasticity of forms was played with. This church has a futuristic style and one that was very innovative for its period. It was constructed from light coloured brick with a grey tiled roof. The main entrance is under a porch and is approached by a semi-circular drive. Dominating the church is 21 metre steel spire designed by the sculptor Ernest Murgo.

Statement of Significance

What is Significant?

St Mel's (Christ the King) church and presbytery are significant.

How is it Significant?

The church and presbytery are of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The Church and presbytery are of historic significance for its association with the development of the Parish of St Mel's and the growth of Catholic pastoral care in this part of Shepparton for the newly arrived Italian migrants who came as part of the post war migration schemes. HERCON criterion A

The Church and presbytery are of aesthetic significance for its architecture and the exploration of form that occurred during the 1970s. HERCON criterion E

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

No

Fences & Outbuildings

Yes Presbytery

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name Shepparton High School
Address 31-73 Hawdon Street SHEPPARTON **Significance Level** B
Place Type School - Private
Citation Date 2004



Shepparton High School

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Shepparton High School opened in April 1909 as one of over ten newly established Agricultural High Schools in regional Victoria. The new school was initially located in Fryers Street, next to the existing Primary School, and operated an education farm, the purchase of which was partially subsidised by the government. From an initial enrolment of 33, the number of pupils rose to nearly 300 in 1929. While some new buildings were constructed at the Fryer Street site, it was decided to construct a new building in Vernay Road to accommodate the junior school. Construction was undertaken by Mr J Cox of Caulfield, at a cost of £6,290, with the new building being opened in 1929. Between 1930 and 1961 the school operated with two campuses. In 1935 plans were made to extend the Vernay Street building to improve student facilities. New bays were added to each end of the 1929 building and the front verandah enclosed in works costing £8,000. This and a new art/craft building at the Fryers Street school were opened by Sir John Harris, Minister of Public Instruction, on 19 August 1937. Memorial gates commemorating past students and staff who died during the war were installed in 1949. Verney Road was renamed Hawdon Street in 1969.

References

HERITAGE CITATION REPORT

Ron Michael, *From Mr Chips to Micro Chips: The High School Shepparton 1909-1984*.

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

9.1 Primary and Secondary Education

Description

Physical Description

The Shepparton High School main building is a double-storey inter-War Georgian revival building of red brick construction with a hipped roof clad in terracotta tiles and penetrated by a vented copper lantern. The symmetrical facade has a recessed rendered central section flanked at either end by projecting facebrick bays. The central section is divided into five bays, each containing paired double-hung, timberframed sash windows fitted with louvred timber shutters. The main entrance occupies the central bay and has a portico of two Tuscan order columns supporting a pediment surmounted by the words SHEPPARTON HIGH SCHOOL in pressed cement lettering. All other elevations are of face red-brick with a continuous band of render below the eaves and regular and repetitive fenestration of multi-paned timber framed double hung sash windows. Windows to the rear elevation are surmounted by hoppers, a number of which have been replaced with fixed vents or A/C units. The WWII memorial front gate is of wrought iron with brick piers bearing bronze plaques. Covered walkways link the building to modern school buildings at the rear and sides.

Physical Condition

GOOD

Intactness

GOOD

Australian Heritage Commission Criteria

Australian Heritage Commission

6.2 Establishing schools

Statement of Significance

The Shepparton High School main building is of local historical and aesthetic significance. Established in 1909 as one of

HERITAGE CITATION REPORT

ten agricultural high schools, the erection of a new campus in 1929 demonstrates the success of the initiative. Aesthetically, it is a fine example of an institutional building in the inter-War Georgian Revival style.

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	Yes Memorial gates
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

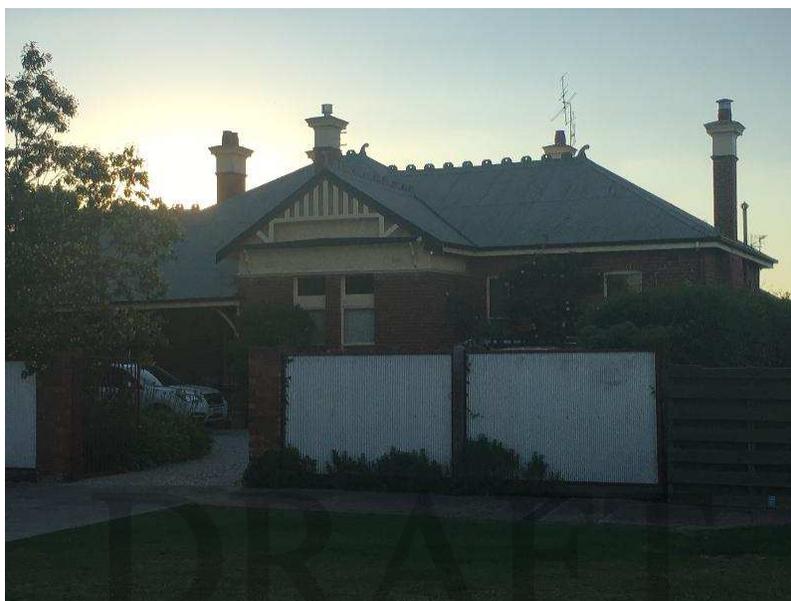
Other Recommendations

. Retain original unpainted finish to face brickwork otherwise investigate original external paint colours.

DRAFT

HERITAGE CITATION REPORT

Name 127 Hayes Street SHEPPARTON
Address 127 Hayes Street SHEPPARTON **Significance Level** Local
Place Type Residence
Citation Date 2014



127 Hayes Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

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

History and Historical Context

Thematic History

Shepparton grew around a crossing of the Goulburn River originally known as Macguire's Punt. The development of a small village at the crossing by the early 1850s led to the first survey of the township in 1855, by surveyor J G W Wilmot. A more substantial, but only partially completed town survey was carried out by John Downey in 1864. Alfred Leahy became Government Contract Surveyor after settling in Shepparton with his wife in the 1870s, and in 1874 he completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets.

Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering Sections 15 and 16, which was part of the estates of Alfred Leahy. Leahy purchased an 604 ha [845 acres] area of land immediately north of Knight Street including these two Sections, in an estate known as Shepparton Park. Some subdivision of this land was

HERITAGE CITATION REPORT

undertaken by Leahy, including the extension of Maude Street north of Knight Street. A prominent local figure, Leahy was heavily involved with the opening up of land to selectors around the Shepparton area and was also elected a Shire Councillor.

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and closer settlement in the Goulburn Valley region. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920. By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments.

Close residential development lagged behind that in the township immediately to the south by several decades. This is in part due to Leahy's activities as a land developer and his ownership of land to the north of the central business area. These northern sections of land met much of the immediate demands during the late 19th and early 20th century. It was really not until the late 1960s/70s that a greater intensity of residential development occurred to the south and particularly along the Melbourne Road [an extension of Wyndham Street].

References:

Shepparton Greater City Heritage Study I & II Allom Lovell & Associates 2004

Water:the Vital Element, Martin Summons, 2010

History of Shepparton, G Raymond, 1938

Description

Physical Description

127 Hayes Street is a large Federation Era residence. The design of the residence demonstrates most of the features associated with this style and for the region. It is constructed with face red brick with contrasting cement rendered decorative features. The gable ends are the most decorative element of this feature with rendered finish to the apex and timber framework framing the exposed gable. The large corrugated metal roof is distinguished and it has a galvanized ridge capping and finials. The tall brick chimneys with their rendered elements contribute to the architecture of this building.

Statement of Significance

What is Significant?

The large Federation period residence at 127 Hayes Street, Shepparton is significant.

How is it Significant?

127 Hayes Street, Shepparton is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

HERITAGE CITATION REPORT

127 Hayes Street, Shepparton provides tangible physical evidence of the southward residential expansion of the city during the early 20th century. Development to the south during the late 19th and early 20th century was less extensive when compared to the more rapid and expansive housing developments that were occurring to the north of the central business area. Residences of this scale and quality are relatively rare in this section of Shepparton during this period. HERCON criterion A

It is of architectural significance for its Federation Period architecture. It is a very fine example from this period and this quality of design is not common in Shepparton. HERCON criteria E & B

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name Furphy House
Address 132 Hayes Street SHEPPARTON **Significance Level** B
Place Type House
Citation Date 2004



Furphy House

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

John Hare Furphy was a prominent local inventor and industrialist who arrived in Shepparton in 1873 and founded the Furphy Engineering and Foundry Works. The company was to become the longest operating manufacturer in Shepparton, and won a place in the nation's history through manufacturing the 'Furphy', an 180 gallon water cart which was used in Australia's World War One campaign. The carts were also readily employed on rural properties prior to the introduction of irrigation. Around 1898 John Furphy erected a house for his family, on what was originally a much larger block. The design is believed to have incorporated an ingenious evaporative cooling system in the roof cavity. The Furphy family occupied the house until at least the 1930s, the original allotment being subdivided between Furphy's three sons. The dwelling was later divided into two flats.

References

HERITAGE CITATION REPORT

Louise Honman, *Report on House at 132-134 Hayes Street, Shepparton.*

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

8.1 Shepparton's First Industry - the famous Furphy

Description

Physical Description

The Furphy House at 132 Hayes Street, Shepparton, is a single-storey bichrome brick Victorian villa with diapered quoining and a gabled roof clad in corrugated galvanised steel and penetrated by a corbelled brick chimney. The broadly symmetrical facade has two projecting gabled bays flanking an ogee profile verandah with cast iron lace brackets. The facade below the verandah is rendered and contains two nonoriginal panelled timber doors with a glazed upper panel. The gabled bays each have non-original timber-framed, double-hung sash windows and fibro-cement sheet infill. Abutting the west elevation is a simple face-brick chimney and non-original skillion-roofed verandah. A recent timber picket fence extends along the front boundary.

Physical Condition

GOOD

Intactness

FAIR

Australian Heritage Commission Criteria

Australian Heritage Commission

8.12 Living in and around Australian homes

HERITAGE CITATION REPORT

Statement of Significance

The Furphy House at 132 Hayes Street, Shepparton, is of local historical and aesthetic significance. Constructed in 1898, the house is associated with prominent local inventor, John Furphy. Aesthetically, it is a largely intact late Victorian house with distinctive bichrome brick detail, which makes a contribution to the historic streetscape.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. Retain original unpainted finish to face brickwork. . Reconstruct windows and gable infill to facade . Investigate original external paint colours

DRAFT

HERITAGE CITATION REPORT

Name Shepparton Court House
Address 10-18 High Street SHEPPARTON **Significance Level** B
Place Type Court House
Citation Date 2004



Shepparton Supreme

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

Shepparton's first courthouse was located in a hall which was built in 1874. A purpose-built courthouse was erected in Wyndham Street in 1881 to the design of George W Watson of the Public Works Department, which was subsequently demolished in 1971. In the late 1930s it was decided to replace the nineteenth century building with a modern building and a contemporary Moderne design, containing a single large courtroom, was prepared by Public Works Department Chief Architect, Percy Everett. The completed building was opened on 25 August 1939 and was built at a cost of £5,695. It also served as the Supreme, County and Magistrates Courts for the area. In 1990 a new, larger building was constructed to the east of this, with two new courtrooms, a library, hearing room and offices.

References

Bryce Rayworth Pty Ltd, *Shepparton Courthouse Conservation Plan*.

Identified By

Shepparton Court House
Hermes No 156566 **Place Citation Report**

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HERITAGE CITATION REPORT

SOMA Design Partnership, June 2001

Relevant Historical Australian Themes

Thematic Environmental History

16.0 Public Buildings

Description

Physical Description

The Shepparton Court House, High Street, Shepparton, is a double-storey Moderne building of red face brick construction with parapeted flat roof. The symmetrical single-storey triple-fronted facade is comprised of three bays including a projecting central break-fronted bay, behind which projects a large two storey volume toward the rear of the building, and two flanking bays with rounded corners. The single-storey facade features wide horizontal bands of render and a cantilevered concrete hood and both levels are finished with clinker brick string courses, header courses and dog-tooth detail. The ground floor centre bay contains a group of three timber-framed double-hung sash windows, screened by aluminium awnings and flanked by fluted rendered pilasters and two small glass brick windows. Above the projecting hood are three small window openings, a bronze coat-of-arms and bronze signage indicating 'COURT HOUSE'. The flanking bays each contain a pair of fully glazed timber-framed entrance doors. The two-storey volume does not contain any fenestration but repeats the rendered fluted pilaster motif.

Physical Condition

GOOD

Intactness

GOOD

Australian Heritage Commission Criteria

Australian Heritage Commission

4.3 Developing urban institutions

HERITAGE CITATION REPORT

7.6 Administering Australia

Statement of Significance

The Shepparton Court House is of regional historical and aesthetic significance. Constructed in 1939, it provides evidence of the increasing local population and the need for improved justice administration facilities. Aesthetically, the Moderne building it is a rather radical departure from the typical Victorianera court houses found throughout Victoria, and is of added significance because of its association with Public Works Department architect, Percy Everett.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Shepparton Law Courts Redevelopment Project Incorporated Document

Aboriginal Heritage Place

No

Other Recommendations

. Retain unpainted face brickwork, elsewhere investigate original external paint colours . Preferably remove non-original awnings from front and side elevations and replace with retractable sunshades

HERITAGE CITATION REPORT

Name Former Union Bank of Australia
Address 36-42 High Street (cnr of High Street and Wyndham Street) SHEPPARTON **Significance Level** Local
Place Type Bank
Citation Date 2011



36-42 High Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

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

Integrity

It is largely retained its integrity.

History and Historical Context

HISTORY OF PLACE

The Union Bank opened in Shepparton in a room at the rear of the Victoria Hotel, Fryers Street on October 4 1909. A year later on May 4 1910 the operations of the company were transferred to Stott's Buildings in Wyndham Street. Then in 1927 the bank constructed chambers at the cnr of High and Wyndham Streets and these were opened on February 18 1927.

HERITAGE CITATION REPORT

GENERAL HISTORY

The 1920s and the early 1930s were characterised by prosperity and growth. This was supported by Closer Settlement policies and irrigation. Closer Settlement policies[1] were aided by a number of acts aimed at increasing the number of farmers in many regional areas. These policies were adopted because poorly paid agricultural workers on big properties were migrating to the cities or to a lesser extent engaging in share farming. The government of the day was concerned that rural areas would become depopulated and this would eventually lead to a decline in agricultural enterprises. In many regional areas Closer Settlement was not successful because of the conditions contained within the Act. However, it was more successful in the Shepparton region as irrigation meant that a number of enterprises could be undertaken instead of just cereal growing and this diversity along with intensification of agriculture and/or horticulture improved the economic viability of the relatively small acreages that were created by the Acts.

By 1910 the advantages of irrigation spread to the Shepparton side of the Goulburn River. Water for these new irrigation schemes came from East Goulburn Channel from the Goulburn River at Warring. As part of this development 26 properties were resumed and 10,700 acres were cut into 31 acre blocks under Cl 69 of the Closer Settlement Agreement. The first permit for irrigation was issued in June 1910. Grahamvale was established in 1910 in a similar fashion followed by Orrvale, 1912 and Shepparton East 1912. Many of the properties generated by the Closer Settlement were farmed by new settlers, soldiers and migrants (a large number of which were Scottish).

Other settlements were: Lemnos; Pine Lodge North; Congupna; Zeerust; Marionvale; Katandra and North Shepparton.

As a consequence of these marked changes to the region a number of industries were established in Shepparton and these included: canneries, freezing works, meat processing plant; Butter factories and other associated service industries. The township grew with a number of subdivisions and land sales. One residential land sale in 1922 was described as the: '...one the greatest land sales in the history of the town of Shepparton never before had such high prices been realised on a new subdivision for a residential allotment. [2]

[1] *Closer Settlement Acts* in 1915, 1918, 1922 1923 and *Discharged Soldiers Settlement Acts* in 1917 and 1924

[2] C S W James *History of Shepparton*, p 31

Description

Physical Description

The former Union Bank is a two storey face brick building located on the corner of High and Wyndham Streets Shepparton. It has a symmetrical facade with a tiled roof and matching brick chimneys located at both gable ends. The entrance is marked by a large arched opening with stylised incised voussoir patterning to the rendered panel. The upper floor has a projecting window bay which counterbalances the large arched void/opening at ground level. The stylised incised ashlar masonry continues across the whole central rendered panel.

Intactness

The former Bank is relatively intact - although there have been some modifications to the windows and entrance doorway.

Statement of Significance

HERITAGE CITATION REPORT

What is significant?

The Union Bank on the corner of High and Wyndham Streets, Shepparton.

How is it Significant?

It is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

It is of historical significance as it provides tangible physical evidence of the development of Shepparton during the 1920s - a period of growth that is associated with Closer Settlement and the development of irrigation practices. The building was constructed in 1927 for the Union Bank an early 20th century institution in Shepparton. It was one of a number of banks that operated in Shepparton during this prosperous period. [HERCON Criteria A & G]

It is of architectural significance for its association with Walter Butler a prominent 20th century architect. It exhibits many of the characteristics associated with this architect and his particular interpretation of the Interwar Old English Style.

It is of aesthetic significance for Shepparton as it is a building of distinction with fine design qualities. [HERCON Criterion E]

Recommendations 2011

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

DRAFT

Yes
No
No
No
No
Greater Shepparton Heritage Incorporated Plan
No

HERITAGE CITATION REPORT

Name 43 - 47 High Street Shepparton
Address 43 - 47 High SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2011



43 - 47 High Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Integrity

The integrity is fair.

History and Historical Context

PLACE HISTORY

Constructed in c1927 it became the home of the Shepparton News and was the place where the first broadcast of 3SR took place in 1935.

HISTORY

Commercial Development of Shepparton

HERITAGE CITATION REPORT

The earliest settlement of the town was near the river crossing at McGuire's Punt. This pattern of development of settlement near river crossings was maintained up until the turn of the 19th century with Welsford Street being the main commercial street. However, Wyndham Street superseded Welsford Street as a business centre during the late 19th /early 20th century. The focus of Wyndham Street was originally nearer to the present day Mechanics Institute then with the arrival of the railway business development moved towards the railway station and High Street developed with a number of businesses being established between the railway station and Welsford Street.

The construction of the Post Office in 1883 (on the corner of Wyndham and Fraser Streets) saw business move back from the vicinity of the railway station and towards the post office area of Wyndham Street.

During the 1920s and the 1930s, economic growth was supported by Closer Settlement and irrigation and an intensification of agricultural activities and this fostered development in Shepparton. During this period there were a number of new buildings constructed or businesses established in High Street (between Welsford and Maude Street). 43 - 45 High Street was one such building and others included: the Rows Stores (1923); the State Rivers and Water Supply Commission Offices (1928); the Commonwealth Bank; the Astor Theatre (1936); a new police station (1934) and a new Courthouse (1939). These were in addition to other businesses in High Street - the Hugh Sutherland Store; McKinneys Store; Knight and Paddley's Store and light industries such as coach builders.

C S Martin & J L F Woodburn [Ed], *Irrigation and Closer Settlement in the Shepparton District, 1836 - 1906*

C W S James, *History of Shepparton*, Shepparton 1934,

DRAFT

Description

Physical Description

43 - 45 High Street Shepparton is a substantial building from the early 20th century. It is constructed from rendered masonry and this has been painted. It has a tri-partite facade with pilasters providing definition for the three bays. The pilasters have relief mouldings with fluting to the frieze. The end pilasters extend the full height of the upper floors with the two central pilasters rising only to the underside of the parapet banding. Two of the recessed window bays have rendered masonry voussoirs with alternate raised voussoirs. The third bay without the voussoir has been modified and it appears that the original voussoir was removed.

Like other buildings from this period the designer has played with classical motifs and ignored academic correctness. There is a simplicity to the facade that was popularised during the early 20th century and is in contrast to the earlier use of elaborate and fussy ornamentation that typifies late Victorian architecture.

Intactness

There have been a number of modifications undertaken. Like most shops the ground floor shop fronts have been modified since the original construction. The upper floor has been modified and new windows constructed in the recessed bays.

Statement of Significance

What is Significant?

HERITAGE CITATION REPORT

43 - 47 High Street, Shepparton.

How is it Significant?

It is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

It is of historical significance as it provides tangible evidence as to the development of Shepparton during the Interwar Period. It was constructed in c1927. It is one of a group of surviving buildings from this period. It is of historic significance as the home of the Shepparton Newspaper and it was the location of the first broadcast of 3SR in 1935. [HERCON Criteria A & G]

It is of aesthetic significance as a representative example of commercial architecture from this period. It demonstrates many of the characteristics associated with the Interwar Classical Revival Style. [HERCON Criterion D]

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 46 - 48 High Street (house and shop)
Address 46 - 48 High Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2011



46 - 48 High Street, Shepparton

Recommended Heritage Protection VHR Yes HI No PS Yes

Architectural Style Postwar Period (1945-1965)

Integrity

The place has retained much of its integrity.

History and Historical Context

HISTORIC & ARCHITECTURAL CONTEXT

Post war changes to the physical and social fabric of Shepparton were supported by economic prosperity and population growth. Economic growth was generated by: increased irrigation practices; the development and diversification of agricultural practices; the intensification of horticulture; the development and the consolidation of the dairying industry; the modernisation of established industries and the establishment of new industries.

Population growth was sustained by the post war baby boom as well as post war migration. The population increased in the decade that followed the war from less than 8000 to more than 12,000. Shepparton and region received many

HERITAGE CITATION REPORT

migrants including those who were former local prisoner of war internees. The successful settlement of migrants in the region led to the first public naturalisation ceremony being held in Shepparton in 1954.

In 1953 in response to this period of relatively rapid growth the Shepparton Town Planning Scheme was adopted. It was designed for the orderly development of the township with zones for residential, commercial, industrial and agricultural development.

These social and economic changes have left their imprint on the built fabric of Shepparton. A number of buildings in the central business area that dated from the 19th and early 20th century were demolished to make way for the growth and modernisation of Shepparton. Of these, the demolition of the Post Office still resonates within the community and it continues to be a lamented casualty of the 'modernisation' of Shepparton. As well as demolishing a number of 19th century buildings many received a face lift with new facades as part of the modernisation process.

In 1957 the City of Shepparton published a pamphlet that clearly demonstrates a civic pride in the progress and modernisation of the township. The pamphlet described all the events that contributed to the towns sense of progression between 1927 and 1957. The development of the commercial centre was seen as '*spectacular evidence of the progress of Shepparton over the past 30 years. Older buildings have been rebuilt or ...brought up to date and many new, attractive shops and offices have been erected. Regulations made ... ensured development of the central shopping area along the "block" system,...avoiding "ribbon growth". ...The latest survey shows that there are 331 retail shops, stores and offices in Shepparton. [p21 City of Shepparton's Progress 1927 - 1957]*

The architectural expression from this period has its roots in 20th century Modernism. As was common in most regional areas in Victoria, Modernist architecture from the immediate post war period was often more an amalgam of architectural features than a true exposition of Modernist ideals. This is because the theoretical basis to Modernism in architecture was slowly accepted in Australia during the Pre-War period. Functionalism in the context of the Modern Movement provided the impetus for many development projects in the northern hemisphere during the 1920s but these types of mainstream buildings were rarely seen in Melbourne or the rest of Australia. Early sources of Australian modernism tended to be found in the heavier brick buildings of W M Dudok of Holland instead of the comparatively lighter structures of the International Style. The favouring of a Dudok inspired modernism continued well after the end of World War II. [The Senior Citizens Building at 208 Welsford Street Shepparton is a good example of a Dudok inspired modernist design.] Other Australian examples of the influence of early pre war modernism can be identified in the streamlined horizontal architecture of hospitals and schools as designed by Stephenson and Turner and Stephenson and Meldrum. The influence of this aesthetic is readily found on a number of smaller buildings such as cinemas, shops, service stations, houses and buildings on a corner site where the curved facade became a feature of the design. The former Maples building on the corner of Maude and Fryers Street, Shepparton is a good regional representative example of an adaption of a Streamlined Modernism.

After the war the attitude to Modernism changed and there was a greater acceptance of the style. Large numbers of returned service men enrolled in Australian schools of architecture from 1946 and most of them had entered the profession in the early 1950s. The impact of the war on many of these new graduates fostered a wholehearted embracing of the Modern movement as they were determined to help make a better world by applying theories of rational and functional design. In Melbourne this was led by a number of young architects such as Robin Boyd, Roy Grounds, Frederick Romberg and Neil Clerehan. They promoted a minimalistic and low key aesthetic through their work, writings and in particular through regular publications in newspapers and periodicals such as the Age Small Homes Service. Examples of good modern designs were published regularly and it was through the efforts of these early Post War Modernists that modern architecture became accessible and popularised.

However, in most urban and regional areas the consequence of these Modernist ideals did not always translate into fine

HERITAGE CITATION REPORT

Modernist buildings. Instead the result was a stripped aesthetic - with plainly expressed walls, simple rectangular forms, regular placement of openings and either a flat or skillion roof - in essence a vernacular response to the Modernist ideals. A commercial example of this vernacular response can be found in the group of three shops with upstairs accommodation in the Tatura commercial precinct (109 - 113 Hogan Street Hermes # 44086). These shops can be compared to 84 - 86 Hogan Street (Hermes # 149615) which has a more considered design with subtle detailing and a styled residence to the rear. However, there are also a number of representative commercial examples from the post war period that illustrate a regional engagement with the principles of post war Modernism. Stylistically they have integrated the principles of modern architecture with commonly used building materials and this has resulted in an interpretation of Modern architecture.

20 Fryers Street Shepparton is one such commercial building that was constructed in a regional Modernist style. It was built in response to an increased demand for commercial premises during the post war period. It is a step away from the vernacular solution and is distinguished by the application of a number of features. There is a certain irony in this use of semi pastiche as 'featurism' was anathema to one of Australia's greatest Modernist architects - Robin Boyd. This surviving commercial building with its modernist themes is important historically as it assists in an understanding of the character of Shepparton in the mid 20th century and its post war pride in the redevelopment of the city as a modern township. It also assists in an understanding of a regional approach to modern architecture.

Other commercial buildings from the period that demonstrate similar qualities:

20 Fryers Street Shepparton [Hermes # 108153]

296 Wyndham Street (Franks) Shepparton [Hermes #108166]

Senior Citizens Clubrooms Welsford Street Shepparton [Hermes #108154]

Also during this period a number of facades were modernised and these include:

97 - 99 Fryers Street Shepparton [Hermes #112031]

161 Welsford Street, Shepparton Masonic Lodge. [Hermes #149451]

References

M Summons, *Water the Vital Element*, Shepparton, 2010

R Michael, *On McGuires Punt*, Shepparton, 1988

J Taylor *Australian Architecture Since 1960*, Melbourne 1990

N Day *Modern Houses in Australia*, Melbourne 1976

HERITAGE CITATION REPORT

Shepparton Historical Society & Bruce Wilson.

Description

Physical Description

46 - 48 Fryers Street Shepparton is a good representative example of commercial architecture from the post war period. It has been constructed from cream face brick work with relief cream brick banding. The windows have a projecting framework. The staircase is contained within an adjacent and contrasting built envelope clad with terracotta tiling. The stairwell is lit by a vertical window panel comprised of paired rectangular glass.

The architecture demonstrates many of characteristics associated with the adaption of modernist principles. This includes minimal detailing to the facade. What is of note is the composition of this building which appears to have as a source of inspiration - W Dudok and the Hilversum Town Hall - this building and architect were very influential during this period. This can be seen in the design of the rectangular office section with the contrasting vertical stairwell (shape, finish and fenestration pattern). This is a stylish building and its sophisticated design and period of construction is relatively rare in Shepparton and region.

Intactness

The place is relatively intact.

Statement of Significance

DRAFT

What is significant?

The two storey commercial building at 46 - 48 High Street, Shepparton.

How is it significant?

It is of historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it significant?

46 - 48 High Street, Shepparton is historically and socially significant as it provides tangible physical evidence of the impact of post war growth and post war migration during the mid 20th century on the Shepparton central business area. It was built in response to an increased demand for commercial premises during the post war period. During this period the central business area was subject to a number of physical changes. [HERCON criteria A & G]

46 - 48 High Street Shepparton was constructed in a regional Modernist style. This surviving commercial building with its modernist themes is important historically as it assists in an understanding of the character of Shepparton in the mid 20th century and its post war pride in the redevelopment of the city as a modern township. It also assists with illustrating a regional approach to modern architecture.

It is architecturally significant as a stylish and well executed architectural example from this period. [HERCON criterion D]

46 - 48 High Street, Shepparton is one of a group of commercial buildings that have similar cultural heritage significance.

HERITAGE CITATION REPORT

Their existence as a group is important and significant to the City of Greater Shepparton.

This group includes:

20 Fryers Street, Shepparton [Hermes # 108153]

296 Wyndham Street (Franks), Shepparton [Hermes #108166]

Senior Citizens Clubrooms Welsford Street, Shepparton [Hermes #108154]

Also during this period a number of facades were modernised and these include:

97 - 99 Fryers Street, Shepparton [Hermes #112031]

161 Welsford Street, Shepparton Masonic Lodge. [Hermes #149451]

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 92 High Street Shepparton (shop)
Address 92 High Street SHEPPARTON **Significance Level** Local
Place Type Shop
Citation Date 2011



92 High Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Integrity

It has retained much of its integrity

History and Historical Context

Commercial Development of Shepparton

The earliest settlement of the town was near the river crossing at McGuires Punt. This pattern of development of settlement near river crossings was maintained up until the turn of the 19th century with Welsford Street being the main commercial street. However, Wyndham Street superseded Welsford Street as a business centre during the late 19th /early 20th century. The focus of Wyndham Street was originally nearer to the present day Mechanics Institute then with the arrival of the railway business development moved towards the railway station and High Street developed with a number of businesses being established between the railway station and Welsford Street.

The construction of the Post Office in 1883 (on the corner of Wyndham and Fraser Streets) saw business move back from

HERITAGE CITATION REPORT

the vicinity of the railway station and towards the post office area of Wyndham Street.

During the 1920s and the 1930s, economic growth was supported by Closer Settlement and irrigation and an intensification of agricultural activities and this fostered development in Shepparton. During this period there were a number of new buildings constructed or businesses established in High Street (between Welsford and Maude Street). These included: 43 - 45 High Street; the Rowes Stores (1923); the State Rivers and Water Supply Commission Offices (1928); the Commonwealth Bank; the Astor Theatre (1936); a new police station (1934) and a new Courthouse (1939). These were in addition to other businesses in High Street - the Hugh Sutherland Store; McKinneys Store; Knight and Paddley's Store and light industries such coach builders.

92 High Street Shepparton was constructed during this period and contributes to the development pattern of High Street and the central business area.

C S Martin & J L F Woodburn [Ed], *Irrigation and Closer Settlement in the Shepparton District, 1836 - 1906*

C W S James, *History of Shepparton*, Shepparton 1934,

Description

Physical Condition

92 High Street Shepparton is constructed from face brickwork which has been painted. The shop has a simple brick parapet with brick piers to either end and a rectangular central bay. There is a capping to the parapet.

Intactness

It is relatively intact although one urn is missing and the other is only partially intact.

Statement of Significance

What is significant?

92 High Street, Shepparton.

How is it Significant?

It is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

It is of historical significance as it provides tangible evidence as to the development of the Shepparton central business area, and in particular High Street, during the turn of the century.

During the early 20th century economic growth was supported by Closer Settlement and irrigation and an intensification of agricultural activities and this fostered development in Shepparton. During this period there were a number of new buildings constructed or businesses established in High Street Shepparton. 92 High Street Shepparton

HERITAGE CITATION REPORT

was constructed during this period and contributes to the development pattern of High Street and the central business area. [HERCON Criteria A & G]

It is of aesthetic significance for the design of the turn of the century shop front. The architecture is representative for its period and building type. [HERCON Criterion D]

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 94 High Street Shepparton
Address 94 High Street SHEPPARTON **Significance Level** Local
Place Type Shop
Citation Date 2011



96 - 98 High Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

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

Integrity

It has retained much of its integrity.

History and Historical Context

Commercial Development of Shepparton

The earliest settlement of the town was near the river crossing at McGuires Punt. This pattern of development of settlement near river crossings was maintained up until the turn of the 19th century with Welsford Street being the main commercial street. However, Wyndham Street superseded Welsford Street as a business centre during the late 19th /early 20th century. The focus of Wyndham Street was originally nearer to the present day Mechanics Institute then with the arrival of the railway business development moved towards the railway station and High Street developed with a number of businesses being established between the railway station and Welsford Street.

HERITAGE CITATION REPORT

The construction of the Post Office in 1883 (on the corner of Wyndham and Fraser Streets) saw business move back from the vicinity of the railway station and towards the post office area of Wyndham Street.

During the 1920s and the 1930s, economic growth was supported by Closer Settlement and irrigation and an intensification of agricultural activities and this fostered development in Shepparton. During this period there were a number of new buildings constructed or businesses established in High Street (between Welsford and Maude Street). These included: 43 - 45 High Street; the Rowes Stores (1923); the State Rivers and Water Supply Commission Offices (1928); the Commonwealth Bank; the Astor Theatre (1936); a new police station (1934) and a new Courthouse (1939). These were in addition to other businesses in High Street - the Hugh Sutherland Store; McKinneys Store; Knight and Paddley's Store and light industries such coach builders.

96 - 98 High Street Shepparton was constructed during this period and contributes to the development pattern of High Street and the central business area.

C S Martin & J L F Woodburn [Ed], *Irrigation and Closer Settlement in the Shepparton District, 1836 - 1906*

C W S James, *History of Shepparton*, Shepparton 1934,

Description

Physical Condition

96 - 98 High Street is a single storey paired shop front. The ground floor shop fronts have been modified since their construction and are now glazed shop fronts. The parapet is rendered masonry. The design of the parapet consists of a pediment with console brackets and there are urns at either end of the parapet. There is a pronounced cornice and below which there are recessed panels. There is one relatively intact urn and the other urn has lost its top section.

Intactness

It is relatively intact. However, only one urn located on one end of the pedimented shop front has survived with the other end retaining a partially intact urn.

Statement of Significance

What is significant?

94 High Street, Shepparton.

How is it Significant?

It is of local historic, social and aesthetic significance to City of Greater Shepparton.

Why is it Significant?

It is of historical significance as it provides tangible evidence as to the development of the Shepparton central business

HERITAGE CITATION REPORT

area, and in particular High Street, during the turn of the century.

During the early 20th century economic growth was supported by Closer Settlement and irrigation and an intensification of agricultural activities and this fostered development in Shepparton. During this period there were a number of new buildings constructed or businesses established in High Street, Shepparton. 96 - 98 High Street, Shepparton was constructed during this period and contributes to the development pattern of High Street and the central business area. [HERCON Criteria A & G]

It is of aesthetic significance for the design of the turn of the century shop front. The architecture is representative for its period and building type. [HERCON Criterion D]

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name Terminus Hotel
Address 212-226 High Street SHEPPARTON **Significance Level** B
Place Type Hotel
Citation Date 2004



Terminus Hotel

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

A ratebook entry for the Terminus Hotel appears as early as 1885, when Mary Anne Morris was listed as publican. At this time the property was valued at £200. By 1917 it was owned and operated by local brewers Bryant & Shiel, who owned other local hotels including the Hotel Australia. In 1938 major remodelling works were undertaken, which were described at length in the Melbourne *Herald*. Prominent Melbourne architects, J F Ballantyne and Roy Wilson, were responsible for the design of the hotel. The main facade was remodelled in a brick finish, with cement trim. The addition of an upper storey and extension of the ground floor allowed the space for eleven bedrooms, a large lounge, a writing room and a block of modern bathrooms, all with hot water service. A new saloon bar, new residential entrance, new offices, store rooms, enlarged dining rooms, new staff accommodation, and remodelled bathrooms, were all featured on the ground floor.

References

Herald, 8 September 1938 (from RVIA press clippings, 1938.)

HERITAGE CITATION REPORT

On McGuire's Punt, p.101.

City of Shepparton Ratebooks, 1886-1934.

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

11.1 Eating, Drinking and More: the role of the country 'pub'

Description

Physical Description

The Terminus Hotel, High Street, Shepparton, comprises an inter-War double-storey rendered masonry corner hotel on an L-shaped plan, with adjoining single-storey wings, splayed corner entrance and parapeted hipped roof of Moderne appearance. The principal facades feature stylised rustication and original wrought iron signage. The corner entrance contains non-original moulded timber doors surmounted by a rendered concrete canopy and prominent orange ceramic-tiled vertical 'fins'. The entrance is flanked by large, altered window openings with aluminium-framed fixed sash windows and a pair of non-original aluminium doors. Elsewhere, the elevations have regular and repetitive fenestration with timber-framed double-hung sash windows

Physical Condition

GOOD

Intactness

GOOD

Australian Heritage Commission Criteria

HERITAGE CITATION REPORT

Australian Heritage Commission

3.21 Lodging people

8.4 Eating and drinking

Statement of Significance

The Terminus Hotel is of local historical and aesthetic significance. Constructed in 1885 and remodelled in 1938, a hotel has occupied the site for over 110 years, providing a focus for local social activity and lodging. Aesthetically, the building presents a substantially intact inter-War facade with a distinctive landmark entrance.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. Reconstruct original windows and doors to principal elevations. . Retain inter-War external paint colours

HERITAGE CITATION REPORT

Name Goulburn Valley Hotel
Address 233-251 High Street SHEPPARTON **Significance Level** B
Place Type Hotel
Citation Date 2004



Goulburn Valley Hotel

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The Goulburn Valley Hotel existed on this site at least as early as 1885, when council ratebooks list the publican as Andrew Graham, and the hotel was valued at £120. Leah Graham was a subsequent publican.

By the early 1900s, George Frederick Ware and his wife Kathleen Ware had taken over the ownership and operation of the hotel. Its value was listed as £300 in 1906, this rising to £330 by 1926/27. Major extension and remodelling works were undertaken around 1928, and appeared to involve substantial reconstruction. A rise in the value of the property to £700 by 1928/29 reflects the scale of the works.

The hotel remained in the ownership of the Ware family at least until the early 1940s

References

City and Borough of Shepparton Ratebooks, 1886-1934.

HERITAGE CITATION REPORT

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

11.1 Eating, Drinking and More: the role of the country 'pub'

Description

Physical Description

The Goulburn Valley Hotel, High Street Shepparton, is a double-storey, inter-War style corner hotel with a rendered brick facade and hipped roof clad in corrugated galvanised steel. A wide rendered and parapeted return verandah, supported on piers with stylised Art-Deco capitals runs along both street frontages where there are stepped and raked pediments bearing the words GOULBURN VALLEY HOTEL 1928 in pressed cement lettering. To the centre of the High Street verandah frontage is a projecting portico with a round-arched opening and stepped parapet. The fenestration to the ground has been extensively modified and comprises bi-fold, aluminium framed windows and doors. First floor windows are timber-framed, double-hung sashes, some with leadlight glazing. A modern, single-storey addition has been constructed abutting the east and north elevations of the original hotel building.

Physical Condition

GOOD

Intactness

FAIR

Australian Heritage Commission Criteria

Australian Heritage Commission

HERITAGE CITATION REPORT

3.21 Lodging people

4.5 Making towns to serve rural Australia

8.4 Eating and drinking

Statement of Significance

The Goulburn Valley is of local historical and aesthetic significance. Originally erected in 1885, and extensively remodelled in 1928, the hotel continues to be a venue for local social activity and recreation. Aesthetically, it is a representative example of an inter-War hotel distinguished by its Art Deco detailing. Sited on a prominent corner, the hotel is also a local landmark. The later additions to the north and east are of no significance.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. The presentation of the building would be improved by removal of the intrusive signage from the verandah corner. Signage should be kept to a minimum

HERITAGE CITATION REPORT

Name Shepparton Showgrounds
Address 275-307 High Street SHEPPARTON **Significance Level** B
Place Type Gate,Grandstand,Other - Recreation & Entertainment
Citation Date 2004



Shepparton Showgrounds

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

The Shepparton Agricultural Society was founded in 1877 and held its first show that year on a site bounded by Nixon, Welsford and Marungi Streets. In 1889, the Showgrounds were relocated to their present site in Thompson Street. A grandstand, designed by prominent local architect J A K Clarke, was built in 1902. Clarke had been a member of the Agricultural Society since moving to Shepparton in 1900 and was known amongst the town as 'the society's architect'. In 1910-1912, the memorial entrance gates were erected.

Ploughing competitions were a popular attraction at the early agricultural shows; the main highlight being the grand parade of animals around the arena. During World War Two, the annual agricultural shows were postponed and the grounds taken over by the Australian Army. In 1952, the first night show was held; highlights of the event were night football matches and fireworks. In the same year, night trotting was introduced, greyhound races began some years later. The show expanded to a three-day event in 1953, becoming one of the premier country agricultural shows in Victoria.

During the 1960s and early 1970s, the showground underwent an extensive building program and many of the existing structures on the site date from this period. The buildings include: the Phillips Pavilion (1960), Secretary's Office (1962), Pig Pavilion (1963), Sheep Pavilion (1965) Cattle Pavilion (1966) Horticulture Pavilion (1966), Animal Nursery (1967), Cattle Stewards office (1971), and the J.S Wall and Stan Osmond Pavilions (1973). It is currently proposed to extensively upgrade the existing showgrounds facilities with part of the site is to be sold off.

Relevant Historical Australian Themes

Thematic Environmental History

11.0 Recreation and Leisure

Description

Physical Description

The Shepparton Showgrounds occupies a large level site containing a grandstand and a number of predominately single storey pavilions and ancillary structures clustered around a central grassed arena.

The pavilions are generally steel framed buildings of utilitarian design with hipped or gabled roofs and corrugated galvanised steel roof and wall cladding (typically over-painted green). The timber framed sections of the animal nursery possibly date from the inter-War period while the remainder of the pavilions typically date from the 1960s-1970s. On the eastern side of the oval is the Cattlemen's bar, a modest c.1920s timber framed pavilion with weatherboard cladding and a hipped roof clad in corrugated galvanised steel. The oval is encircled by a greyhound racetrack with a modern steel clad fence and floodlights mounted on steel towers.

The memorial gates at the corner of Thompson Street and High street is a concrete structure fitted with wrought iron gates. The piers have moulded cornices and marble inlay plaques and are surmounted by flagpoles. The simple concrete buttresses at the rear are possibly a later addition. Above the main gates is a segmented arched pediment with vermiculated render panels, surmounted by a smaller triangular pediment with an open bed moulding. The pediments contain the words SHEPPARTON AGRICULTURAL SOCIETY EST 1877 in pressed cement lettering.

The grandstand is a timber-framed building with a stepped seating area above a ground floor enclosed with weatherboard cladding. The roof is hipped and clad in corrugated galvanised steel with metal ridge capping and finials. Extending along the front of the main roof is a corrugated galvanised steel awning supported on curved iron brackets. The seating area has a timber board floor and simple timber bench seating, possibly early or original. The front of the seating area is enclosed by timber balustrade with a central projecting balcony with non-original metal cladding. The seating area is accessed by two sets of non-original steel framed stairs, located either side of the balcony. The southern end of the seating area has been partially enclosed and contains louvred windows. On the north south elevations, the seating area is accessed by steel and timber framed stairs. Adjacent to the south elevation is modern three-storey brick and steel tower. The rear elevation contains a series of multi-paned timber-framed windows on the ground floor and strapped Masonite sheeting along the seating area. Abutting the rear of the grandstand is a single-storey, weatherboard structure, possibly a later addition, with a gabled roof clad in corrugated galvanised steel and penetrated by a simple red-brick chimney. The north elevation contains a V-jointed board timber door flanked by multi-paned fixed sash window. The south elevation contains a window opening infilled with weatherboard while the west elevation contains two steel roller doors.

Plantings include a number of mature Pepper trees (*Schinus molle*) and a row of six mature eucalypts along the north boundary. The site also contains a number of modern buildings and structures including steel framed pavilions and brick ticket booths and toilet blocks.

GOOD

HERITAGE CITATION REPORT

Intactness

FAIR

Occupancy

Natural Resources & Environment

Australian Heritage Commission Criteria

Australian Heritage Commission

4.5 Making towns to serve rural Australia

8.1 Organising recreation

Statement of Significance

The Shepparton Showgrounds are of regional historic, social and aesthetic significance. Initially established in 1877 and operating from its present site since 1889, the showgrounds have been a focus for agricultural and sporting events in the region for over 100 years.

Aesthetically, the grandstand is representative and substantially intact example of a simple timber-framed Edwardian grandstand and provides the main built focus and tangible link with the past at the showgrounds. It is the only building of its type in the municipality and one few remaining examples intact in rural Victoria. The entrance gates are notable as an early twentieth century memorial, embellished with Classical Revival detailing. Located on a prominent street intersection, they form an impressive entrance to the showgrounds.

The timber-framed sections to the animal pavilion and the cattleman's bar are of some interest as possibly early buildings on the site. All other structures are of little significance.

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	Yes Entrance gates
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

Other Recommendations

. Modern buildings and structures may be retained, modified or demolished. . Repair damaged concrete to entrance gates. . Undertake conservation works to grandstand and investigate original external paint colours.

DRAFT

HERITAGE CITATION REPORT

Name Ivanhoe
Address 9 Ivanhoe Court SHEPPARTON **Significance Level** B
Place Type House
Citation Date 2004



Ivanhoe

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

'Ivanhoe' was built in 1891 and designed by prominent local architect J A K Clarke, for his orchardist brother-in-law, Arthur B Mason. Clarke began work on the house shortly after arriving in Shepparton in 1890, at the same time as designing his own house 'Nettlecoe' on the adjoining block. Originally set back from the road on a larger site, the property has been subdivided to create Ivanhoe Court and housing allotments.

References

Karyn Francis, Evan Lloyd & Simon Pedler, *Fairley Downs Architectural Conservation Research Paper*.

Identified By

HERITAGE CITATION REPORT

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

9.1 Large Towns of the Shire

Description

Physical Description

'Ivanhoe', 9 Ivanhoe Court, Shepparton, is a single-storey, double-fronted Italianate house of red facebrick construction with rendered quoins to the corners and openings. The roof is hipped and gabled and clad in corrugated galvanised steel with cast iron finials and ridge capping. The asymmetrical facade has a projecting gabled bay and an ogee-profile roofed, return-verandah, supported on cast iron columns with a cast iron lacework valance. The projecting bay features ornate timber bargeboards and contains a pedimented, tripartite timber-framed, double-hung sash window.

A modern garage, built in a style echoing the main house, is located along the southern boundary. The front boundary is enclosed by a modern aluminium palisade fence.

Physical Condition

GOOD

Intactness

GOOD

Australian Heritage Commission Criteria

Australian Heritage Commission

8.12 Living in and around Australian homes

HERITAGE CITATION REPORT

Statement of Significance

'Ivanhoe', 9 Ivanhoe Court, Shepparton, is of local historical and aesthetic significance. Constructed in 1891, it demonstrates the establishment and growth of Shepparton as a major provincial centre around the turn of the century. Designed by prominent local architect J A K Clarke, it is a fine and substantially intact example of an Italianate villa.

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

Other Recommendations

. Retain original unpainted finish to face brickwork otherwise investigate the original external paint colours . Preferably remove front fence and replace with historically accurate reconstruction of the original

DRAFT

HERITAGE CITATION REPORT

Name 25 Kingfisher Drive Shepparton
Address 25 Kingfisher Drive SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2011



25 Kingfisher Drive, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Guildford Bell (1912-1992) commenced practice in Melbourne in 1952. His architecture is described as being '... a special addition to the history of Australian architecture. His houses, for a largely elite clientele, combine modernist and classical ideals and are retreats, escapes from the city. Many remain unpublished and behind high walls, oases of light and shade, ensuring discreet anonymity...out of step with the mainstream of Melbourne architects who, for the most part from the 1960s through to the late 1980s, were committed to an open and free approach to form and structure. Bell's imperative of visual beauty was unfashionable and untenable in those times. He was the supreme architect of manners in Melbourne for three decades...Bell's architecture is remarkable in post-war Australian architecture - for its striking difference to the mood of contemporary practice and for its simultaneous and haunting reverberation through the annals of official Australian architectural culture. Guildford Bell died in 1992. [Australian Architecture, Ed P Goad & J Willis pp 78-79]

The house at 25 Kingfisher Drive was designed by Guildford Bell in the early 1970s for the Doctors Ferguson.

Description

25 Kingfisher Drive Shepparton
Hermes No 149657 Place Citation Report

12-Apr-2019

08:37 AM

HERITAGE CITATION REPORT

Physical Description

Like all of Guildford Bell's designs this is a ruthlessly ordered plan with harmonious proportions and (originally) plainly finished rooms. Typically the interiors with their vertically proportioned windows and with overhanging eaves look out to landscapes or courtyards. This house displays the architectural sensitivities associated with Melbourne Modernism - planar qualities broken by glazed panels. The outwardly simple proportions and the finely executed compositions assist in the presentation of this Guildford Bell House.

Statement of Significance

What is significant?

The house and garden setting 25 Kingfisher Drive, Shepparton.

How is it Significant?

It is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

It is of historical significance as it provides tangible evidence as to the development of the Shepparton's residential areas during the 1970s. [HERCON Criteria A & G]

It is of aesthetic significance as it was designed by Guildford Bell. The architectural qualities are high and reflect the skills of this architect. It is a rare example of a house designed by a recognised Modernist architect in Shepparton. [HERCON Criteria E & B]

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 9 - 11 Knight Street Shepparton
Address 9 - 11 Knight Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2011



9 - 11 Knight Street Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Integrity

9 - 11 Knight Street has retained a large element of its integrity. It has been modified as a section of the verandah has been enclosed.

History and Historical Context

Place History

9 - 11 Knight Street Shepparton was constructed at the turn of the century when Knight Street was one of the township's boundaries. Originally the blocks were larger allotments but these were subdivided during the early 20th century as the township consolidated. This is evident by the infill that has occurred over time in Knight Street.

History

HERITAGE CITATION REPORT

Shepparton grew around a crossing of the Goulburn River. The first survey of the township was in 1855, by surveyor J G W Wilmot. A more substantial, but only partially completed town survey was carried out by John Downey in 1864. Alfred Leahy became Government Contract Surveyor after settling in Shepparton with his wife in the 1870s, and in 1874 he completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets.

The land to the south of Knight Street between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and closer settlement in the Goulburn Valley region. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910.

The subdivision of sections 1, 2, 23 and 24 in the township in the late nineteenth century preceded the close residential development of the area north of Knight Street.

Knight Street was named after an early resident, storekeeper and landowner, Frederick Peel Knight. At the first Shepparton land sales in 1856 he bought allotments in High, Wyndham and Weslford Streets. [E Brady *They Left Their Footprints*]

Description

Physical Description

9 - 11 Knight Street is a typical vernacular late Victorian period house. It was designed to have a symmetrical front but at a later date one side of the verandah has been built in and this has altered the symmetry.

The house is clad with shiplap weatherboards and it has a hip roof clad with corrugated metal roof. The eaves have timber brackets. The verandah is bull nosed and it has timber verandah posts and a cast iron decorative frieze and brackets.

There is a central door with side lights and high lights. The windows that flank the central door are double hung timber sash windows with side lights.

The house has a garden setting.

Physical Condition

The condition is good.

HERITAGE CITATION REPORT

Intactness

9 - 11 Knight Street is relatively intact.

Occupancy

It is occupied

Statement of Significance

What is significant?

9 - 11 Knight Street, Shepparton and its setbacks and garden setting.

How is it Significant?

It is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic and social significance as it provides tangible evidence as to the development of the Shepparton residential areas during the late 19th/early 20th century. Knight Street was one of the boundaries of the township as surveyed by Alfred Leahy in 1877 and remained a boundary until the turn of the 20th century.

The consolidation of the township and the development of Knight Street is associated with the Land Selection Acts, Closer Settlement and the development of agriculture in the region. [HERCON Criteria A & G]

It is of aesthetic significance for its late Victorian architecture. [HERCON Criterion E]

It is one of a group of houses that illustrate the first stage of the development of Knight Street where houses were located on relatively large rural blocks, these include:

13 - 15 Knight Street, Shepparton [Hermes # 108124], 22 Knight Street, Shepparton [Hermes #108127] and 163 Knight Street, Shepparton [Hermes # 108131]. [HERCON Criterion A]

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 13 - 15 Knight Street Shepparton
Address 13 - 15 Knight Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2011



13 - 15 Knight Street Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Integrity

13 knight Street has retained much of its integrity

History and Historical Context

PLACE HISTORY

13 - 15 Knight Street Shepparton was constructed at the turn of the century when Knight Street was one of the township's boundaries. Originally the blocks were larger allotments but these were subdivided during the early 20th century as the township consolidated. This is demonstrated by the infill that has occurred over time in Knight Street. 13 - 15 Knight Street has retained a larger than typical allotment.

HISTORY

HERITAGE CITATION REPORT

The first survey of McGuire's Punt (Shepparton) was undertaken in 1855 and Knight Street was not part of this survey. It was not until Alfred Leahy's survey of 1877 that a final survey was completed and Knight Street was set out and named.

Shepparton was proclaimed a town on September 28 1860. It remained relatively undeveloped during the 1850s - 1860s. The 1871 census stated that Shepparton had a population of 33. It was not until there were changes to the *Land Acts* during the late 1860s and 1870s and the subsequent development of agricultural land that Shepparton started to grow in size. By 1879 Shepparton had a population of 500.

Initially the block size in Knight Street was much larger than exists today. Over time the blocks were subdivided and developed. Many of the earliest houses in Knight Street are still located on blocks that are relatively large and this is reinforced by generous setbacks. 13 - 15 Knight Street is one such representative example.

Knight Street was named after an early resident, storekeeper and landowner, Frederick Peel Knight. At the first Shepparton land sales in 1856 he bought allotments in High, Wyndham and Welsford Streets. [E Brady *They Left Their Footprints*].

Description

Physical Description

13 - 15 Knight Street Shepparton is a good representative example of its building type and its period of construction. The following characteristics are typical for the period and building type:

It is clad with timber weatherboards and has a corrugated metal hip roof with a bullnosed verandah. There are two brick chimneys with brick cornices.

The house is symmetrical with a central door with sidelights and high lights, this is flanked by timber double hung sash windows with sidelights. The eaves have paired timber brackets.

The bullnosed verandah has a decorative cast iron frieze with cast iron brackets. The verandah posts are timber and have timber cornices.

The house has a garden setting.

Physical Condition

The condition is good

Intactness

13 Knight Street is relatively intact

Occupancy

13 Knight Street is occupied

HERITAGE CITATION REPORT

Statement of Significance

What is significant?

13 - 15 Knight Street, Shepparton and its setbacks and garden setting.

How is it Significant?

It is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

It is of historical significance as it provides tangible evidence as to the development of the Shepparton residential areas during the late 19th century. Knight Street was one of the boundaries of the township as surveyed by Alfred Leahy in 1877.

The consolidation of the township and Knight Street is associated with the Land Selection Acts, Closer Settlement and the development of agriculture in the region. [HERCON Criteria A & G]

It is of aesthetic significance for its late Victorian architecture. [HERCON Criterion E]

It is one of a group of houses that illustrate the first stage of the development of Knight Street where houses were located on relatively large rural blocks on the edge of the township. These include:

9 - 11 Knight Street [Hermes #108123], 22 Knight Street [Hermes #108127] and 163 Knight Street, Shepparton [Hermes #108131]. [HERCON Criterion A]

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 21 Knight Street Shepparton
Address 21 Knight Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2011



21 Knight Street Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Integrity

21 Knight Street has retained a large proportion of its integrity. Modifications include the painting of the face brickwork.

History and Historical Context

PLACE HISTORY

21 Knight Street Shepparton is typical of the type of infill development that occurred during the late 19th and early 20th century. It was constructed c1900.

HISTORY

The first survey of the township was undertaken in 1855, by surveyor J G W Wilmot. Another partial town survey was

HERITAGE CITATION REPORT

carried out by John Downey in 1864. In 1874 Alfred Leahy completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets. Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street. The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and closer settlement in the Goulburn Valley region. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920. By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments such as those found on Knight Street.

Description

Physical Description

The house at 21 Knight Street is a typical vernacular cottage from the Victorian period. It has been constructed from face brickwork but this has been painted. The hip roof is clad with corrugated metal. There are paired timber brackets to the eaves. There are two brick chimneys. The central door has high lights and side lights and it is flanked on either side by timber double hung sash windows. The verandah has a straight profile and timber verandah posts. There is a timber picket fence to the front and this has been designed sympathetically.

Physical Condition

The condition is good.

Intactness

21 Knight Street is relatively intact.

Occupancy

It is occupied.

Statement of Significance

What is significant?

The cottage at 21 Knight Street, Shepparton.

HERITAGE CITATION REPORT

How is it significant?

21 Knight Street is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it significant?

21 Knight Street is historically and socially significant as it provides tangible evidence of the development of Shepparton during the late nineteenth and early 20th century. Its construction is representative of the consolidation of the township prior to further subdivision to the north of Knight Street, Shepparton. [HERCON criteria A & G]

It is architecturally significant as a representative example of a late Victorian vernacular cottage. [HERCON criterion D]

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 22 - 24 Knight Street Shepparton
Address 22 - 24 Knight Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2011



House at 22 Knight Street Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Integrity

22 - 24 Knight Street has retained much of its integrity but there have been some modifications and additions. The additions are sympathetic and have not compromised the cultural heritage significance of the place.

History and Historical Context

PLACE HISTORY

22 - 24 Knight Street Shepparton was constructed at the turn of the century when Knight Street was one of the township's boundaries. Originally the blocks were larger allotments but these were subdivided during the early 20th century as the township consolidated. This is evident by the infill that has occurred over time in Knight Street.

HISTORY

HERITAGE CITATION REPORT

HISTORY

The first survey of the township was undertaken in 1855, by surveyor J G W Wilmot. Another partial town survey was carried out by John Downey in 1864. In 1874 Alfred Leahy completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets. Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and closer settlement in the Goulburn Valley region. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,00 in 1920. By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments such as those found on Knight Street.

Description

Physical Description

22 - 24 Knight Street is a relatively large house located in an extensive garden setting. It is constructed from brickwork (painted) and has a corrugated metal hip roof and bullnosed verandah. The verandah has a gable breakfront with a decorative cast iron pattern to the gable and decorative cast iron to the ridge.

The design is symmetrical with a central door and a pair of double hung timber sashes on either side. The theme of pairing is carried through to the verandah with paired verandah posts. The verandah has a decorative cast iron frieze and brackets.

Physical Condition

The condition is good.

Intactness

22 - 24 Knight Street is relatively intact

Occupancy

HERITAGE CITATION REPORT

It is occupied.

Statement of Significance

What is significant?

22 - 24 Knight Street, Shepparton including its setbacks and garden setting.

How is it Significant?

It is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

It is of historical significance as it provides tangible evidence as to the development of the Shepparton residential areas during the late 19th century. Knight Street was one of the boundaries of the township as surveyed by Alfred Leahy in 1877.

The consolidation of the township and Knight Street is associated with the Land Selection Acts, Closer Settlement and the development of agriculture in the region. [HERCON Criteria A & G]

It is of aesthetic significance for its late Victorian architecture. [HERCON Criterion E]

It is one of a group of houses that illustrate the first stage of the development of Knight Street where houses were located on relatively large rural blocks on the edge of the township. These include:

9 - 11 Knight Street [Hermes #108123], 13 - 15 Knight Street [Hermes #108124] and 163 Knight Street, Shepparton [Hermes #108131]. [HERCON Criterion A]

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 112 Knight Street, Shepparton (house)
Address 112 Knight Street SHEPPARTON **Significance Level** B
Place Type House
Citation Date 2004



House at 112 Knight Street, Shepparton

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

Local rate books list this property as consisting of vacant land valued at £4 in 1917, when it was owned by a mechanic, Ernest Guyett. The following year 'premises' valued at £20 were listed at the site. Street numbers were allocated to Knight Street around 1920, this property becoming number 120. By this time it was listed as a house valued at £33, owned by William Foster. Owners through the 1920s included Lindsay Woods, Hannah Player and John Mayer, Lawrence Slattery and Edward Tacey. Tacey remained at the house through most of the 1930s, during which time the value rose to £40.

References

Shepparton Ratebooks, 1910-1942.

HERITAGE CITATION REPORT

Identified By

Allom Lovell & Associates

Relevant Historical Australian Themes

Thematic Environmental History

15.0 The Regional Centre - Shepparton

Description

Physical Description

The residence at 112 Knight Street, Shepparton, is a single-storey double-fronted late-Edwardian weatherboard villa with a projecting half-timbered gabled bay. The gambrel main roof is clad in corrugated galvanised steel and penetrated by a brick (overpainted) chimney with a simple corbelled top.

The projecting gabled bay contains a tripartite timber-framed window with a mini-orb awning supported on carved timber brackets. A recent mini-orb fence with timber posts and rails runs along the front boundary, largely obscuring views to the house. The property also contains a mature Canary Island Date Palm (*Phoenix canariensis*) and a recent carport detailed to match the house.

Physical Condition

GOOD

Intactness

GOOD

Australian Heritage Commission Criteria

Australian Heritage Commission

8.12 Living in and around Australian homes

HERITAGE CITATION REPORT

Statement of Significance

The house at No. 112 Knight Street, Shepparton, is of local historic and aesthetic significance. Constructed c.1917, it demonstrates the establishment and growth of Shepparton as a major provincial centre around the turn of the century. Aesthetically, it is a fine and substantially intact example of a late- Edwardian villa in the area.

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

Other Recommendations

. Retain mature trees including Canary Island palm. . Investigate original external paint scheme when due for a repaint
. If the existing front fence is replaced in the future, any new fence should be a timber picket appropriate to the buildings period of construction. . Future additions to the rear of the house would be acceptable so long as they are not visible when viewed from a sight line taken at 1600mm high from the kerb on the opposite side of the street.

HERITAGE CITATION REPORT

Name 130-160 Knight Street, 143-149 Knight Street and 14 Corio Avenue (Catholic Complex (St Brendans Catholic Church, Presbytery, Convent and Schools))

Address 130-160 Knight Street SHEPPARTON 14 Corio Avenue SHEPPARTON 143-149 Knight Street SHEPPARTON **Significance Level** Local

Place Type Religious Precinct

Citation Date 2014



St Brendans Church

Recommended Heritage Protection VHR No HI No PS Yes

Designer / Architect Fritsch, A.A. **Architectural Style** Victorian Period (1851-1901) Gothic Revival, Federation/Edwardian Period (1902-c.1918), Mid-Twentieth Century (1940-60) Austerity

History and Historical Context

The Catholic religious and educational complex has had a long association with Shepparton.

St Brendan's Church

The original St Brendan's Church (believed to be Shepparton's first Roman Catholic church) opened in 1878. It was extended in 1883, but was burnt out in a fire on 29 January 1900.

HERITAGE CITATION REPORT

The congregation was quick to rally in the face of this loss, pledging £1,150 towards the cost of rebuilding the partially insured building. The new church was opened by Dean Timothy Murphy on 11 November 1900. Built by Mr Luff at a total cost of £1,979, it was designed by prominent local architect J A K Clarke.

In 1923-24 major remodelling and extension works were overseen by architect Augustus Fritsch, significantly enlarging the floor space. It was reopened on 28 April, 1924.

Subsequent alterations to the church include the reconstruction of the front wall. The burnt out shell of the original church was later used to create a new building for the adjacent Sacred Heart College.

Presbytery

A Presbytery was built adjacent to the church in c.1908.

Convent, Sacred Heart College & Notre Dame College

The first Sisters of Mercy nuns arrived in Shepparton in February 1902 and quickly established Sacred Heart College, a school for primary and secondary students. At first, students were taught in classrooms created inside the renovated shell of the original St Brendan's Church building. In 1916 a substantial new single story school building was erected on the site of the old school, incorporating the old church's north wall and part of the north-east porch. Initially the nuns lived in the original presbytery to St Brendan's Church, but a large new two storey convent was constructed 1917 at a cost of £3000 because of the older building's deteriorating condition. The Foundation Stone for the convent was laid and blessed by Bishop John McCarthy. The new building accommodated boarders as well as the nuns.

The Marist Brothers opened a boy's school at the site in 1951. Both schools undertook extensive building programs in the 1960s. Building works were carried out in 1961 and four new classrooms were constructed. A further two classrooms, were added in 1966, followed by staff-room and storeroom in 1969. In 1975 six new classrooms, resource library, wet area, quiet room, staff-room and administration area were constructed to accommodate the latest teaching methods. The school and its teaching was described as a showpiece in the city and in the district.

In 1984 a decision was made to amalgamate the two schools, the new institution becoming known as Notre Dame College.

Description

Physical Description

St Brendan's Catholic Church

St Brendan's Catholic Church is a large tuck-pointed red face brick Romanesque church comprising nave, front and east porches, sanctuary, east and west transepts, all of which have parapeted gable roofs clad in slate and rendered coved eaves. The prominent porch features bold rendered dressings including copings, cross finials, pinnacles, friezes and a group of three lancet openings, with rendered surround and hood mouldings, and each side is obscured by a recent glazed airlock. The break-fronted nave elevation contains an ornate tracery rose window which is flanked by a pair of prominent rendered pinnacles. The buttressed side elevations contain regular and repetitive fenestration with pointed arch timber-framed fixed sash windows with leadlight glazing and rendered dressings. The east porch doorway has been replaced with a large aluminium-framed fixed sash window.

HERITAGE CITATION REPORT

The Presbytery

The presbytery is a single-storey red face brick villa with hipped roof clad in slate with terracotta cresting and prominent brick chimneys with roughcast rendered mouldings. A skillion-roofed return verandah is supported by turned timber posts with carved timber brackets and clad with corrugated galvanised steel. It features a gabled projection over the main entrance. The double-fronted symmetrical facade contains a 4-panelled timber door with glazed side and highlight flanked by a pair of bay windows with tripartite timber-framed double-hung sash windows.

St Brendan's Primary School

St Brendan's Primary School, Knight Street, Shepparton, is a single-storey Edwardian school building with tuck-pointed red-brick walls and roughcast dressings. It has a gambrel roof with a verandah to the front and projecting gabled bays at either end of the facade. The roof is clad in Marseille pattern terracotta tiles with terracotta ridge capping and finials. Each projecting bay has a pair of tall tripartite timber framed windows with rendered drip mouldings and aprons. Behind the verandah the facade contains a roughcast rendered panel bearing the words ST BRENDANS SCHOOL 156.

Mid 20th century classrooms

The mid 20th century Modern single storey school buildings at 143-149 Knight Street, have an aesthetic that can be described as regional scholastic Modern. The classrooms have been constructed from face red brick with a terracotta tiled roof. The design is austere with the primary architectural detailing relying on the regular placement of timber framed vertically proportioned windows with multi sashes. These sashes have a horizontal proportion. This creates a low key tension within the design of the facade and provides a pleasing composition

The classrooms located at 130-160 Knight Street demonstrate an aesthetic that can be described as regional scholastic Modern. The facade has a red face brick base with expressed pilasters on either side of the vertical window panels. The vertical window panels have timber-framed horizontal panes and this creates a pleasing tension in what is essentially an austere facade. The roof is a shallow pitched terracotta tiled roof.

The entrance tower to the building is a striking foil to the low slung classroom wing. It is a dominant vertical tower with a rendered panel with an incised cross. The recessed porch creates a dark void within the tower and this deep shadow provides a depth to the facade and in particular as a contrast to the relatively flat classroom facade.

Convent Building

The former convent at Notre Dame College, Shepparton is a double-storey brick building with a roughcast render finish and a hipped and gabled roof clad in terracotta tiles. At either end of the facade is a projecting half-timbered and bracketed gabled bay with canted bay windows. Extending across the facade, between the gabled bays, is a verandah, supported by red-brick piers with a timber-shingle balustrade and carved timber valance. Abutting the east end of the facade is a single-storey wing containing round arched windows with leadlight glazing and rendered surrounds. Windows elsewhere to the facade are timber-framed, double-hung sashes with tuck-pointed, red brick surrounds and rendered splayed sills. In general the building is typical of convent buildings of the period.

Sacred Heart College

The former Sacred Heart College building is a single-storey tuck-pointed, red brick Edwardian school building with a hipped roof and a verandah to the front set between projecting gabled bays. The roof is clad in terracotta tiles and is penetrated by a parapet with brick piers and a roughcast render finish, bearing the words SACRED HEART COLLEGE and the school's crest and latin motto *omnia prote*. The projecting gabled bays have roughcast dressings and feature

HERITAGE CITATION REPORT

The classrooms on 143-149 Knight Street are representative of this style. HERCON criterion D

The classrooms on 130-160 Knight Street, are of aesthetic significance for their regional Modernist scholastic architecture. The architectural significance of this classroom wing is also found in its response to its corner location in this urban setting. The design has reinforced the prominence of the school wing, through a changing geometry and the juxtaposition of vertical elements and horizontal built fabric. HERCON criterion E

The red-brick buildings are a collection of ecclesiastical and institutional buildings that make a strong contribution to the historic streetscape. HERCON criterion A

Architecturally they contribute to an understanding of the evolution of this particular type of institutional architecture. Their aesthetic contribution to the streetscape values is high. HERCON criterion E

Recommendations 2014

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Yes
Yes
Yes All mature trees
Yes The Roman Catholic Church, the Presbytery, the Convent, the Sacred Heart College building, the Primary School, the classroom building to the south of Knight Street, the Stables to the rear of the Presbytery and the fence fronting onto Knight Street.
Yes
Greater Shepparton Heritage Incorporated Plan
No

Other Recommendations

Internal alterations apply to St Brendan's Church and the former convent. The controls are intended to manage the significance of the internal layout and does not apply to finishes.

HERITAGE CITATION REPORT

Name 162 Knight Street SHEPPARTON
Address 162 Knight Street SHEPPARTON **Significance Level** Local
Place Type Residence
Citation Date 2014



162 Knight Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Place History

162 Knight Street, Shepparton is one of the first houses to be constructed in Knight Street and is representative of the period when Knight Street was one of the township's boundaries.

History

The first survey of McGuire's Punt (Shepparton) was undertaken in 1855 and Knight Street was not part of this survey. It was not until Alfred Leahy's survey of 1877 that a final survey was completed and Knight Street was set out and named.

Shepparton was proclaimed a town on September 28 1860. It remained relatively undeveloped during the 1850s - 1860s. The 1871 census stated that Shepparton had a population of 33. It was not until there were changes to the *Land Acts* during the late 1860s and 1870s and the subsequent development of agricultural land that Shepparton started to grow in size. By 1879 Shepparton had a population of 500.

HERITAGE CITATION REPORT

Initially the block size in Knight Street was much larger than exists today. Over time the blocks were subdivided and developed. Many of the earliest houses in Knight Street are still located on blocks that are relatively large and this is reinforced by generous setbacks.

Knight Street was named after an early resident, storekeeper and landowner, Frederick Peel Knight. At the first Shepparton land sales in 1856 he bought allotments in High, Wyndham and Welsford Streets. [E Brady *They Left Their Footprints*].

Description

Physical Description

The house at 162 Knight Street, Shepparton is a late Victorian house. It has a symmetrical facade with a central door (with side lights and high lights) and the flanking windows are timber framed double hung sash windows with side lights.

There is a return bullnosed verandah. The roof is a hipped corrugated clad metal roof and there are two brick chimneys. There are paired timber brackets to the eaves. The cladding consists of timber weatherboards.

Statement of Significance

What is Significant?

The house at 162 Knight Street, Shepparton is significant.

How is it Significant?

The house at 162 Knight Street, Shepparton is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic significance as it is one of the earliest buildings in Knight Street and is representative of the period when Knight Street formed one of the township's boundaries. HERCON criterion A

It is of aesthetic significance for its fine late Victorian era architecture. HERCON criterion E

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 163 Knight Street Shepparton
Address 163 Knight Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2011



163 Knight Street Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Integrity

163 Knight Street has retained much of its integrity.

History and Historical Context

The house at 163 Knight Street was originally part of a larger allotment of land and formed a small rural holding.

The first survey of the township was undertaken in 1855, by surveyor J G W Wilmot. Another partial town survey was carried out by John Downey in 1864. In 1874 Alfred Leahy completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets. Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

HERITAGE CITATION REPORT

The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street. The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and closer settlement in the Goulburn Valley region. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920. By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments such as those found on Knight Street.

Description

Physical Description

163 Knight Street is a relatively large Victorian era house. The house consists of a large hipped roof section to the front with two smaller brick and hipped roof sections to the rear. One of the rear sections has a steeply pitched hip roof - typical of early Victorian houses with timber shingle roofs and it is possibly an earlier construction.

The front section has been designed in a typical manner for mid to late Victorian residential architecture. It has face red brickwork and is symmetrical in design with a central front door flanked on either side by timber double hung sash windows with side lights. The hipped roof has two large brick chimneys with brick cornices. There is a verandah to the front and the profile has a slight ogee curve at the gutter. The verandah posts are cast iron and there is a cast iron frieze.

The house is located in a relatively large garden setting and the fence is cast iron or similar palisade. The fence is sympathetic to the style of the house.

Physical Condition

The condition is good

Intactness

163 Knight Street Shepparton is relatively intact.

Occupancy

It is occupied

Statement of Significance

What is significant?

163 Knight Street, Shepparton and its setbacks and garden setting.

HERITAGE CITATION REPORT

How is it Significant?

It is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

It is of historical significance as it provides tangible evidence as to the development of the Shepparton residential areas during the late 19th century. Knight Street was one of the boundaries of the township as surveyed by Alfred Leahy in 1877.

The consolidation of the township and Knight Street is associated with the Land Selection Acts, Closer Settlement and the development of agriculture in the region. [HERCON Criteria A & G]

It is of aesthetic significance for its late Victorian architecture. [HERCON Criterion E]

It is one of a group of houses that illustrate the first stage of the development of Knight Street where houses were located on relatively large rural blocks on the edge of the township. These include:

9 - 11 Knight Street [Hermes #108123], 22 Knight Street [Hermes # 108127] and 13 - 15 Knight Street, Shepparton [Hermes # 108124]. [HERCON Criterion A]

Recommendations 2011

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Yes
No
Yes All mature trees
No
Yes
Greater Shepparton Heritage Incorporated Plan
No

HERITAGE CITATION REPORT

Name 192 Knight Street SHEPPARTON
Address 192 Knight Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2014



192 Knight Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Shepparton grew around a crossing of the Goulburn River. Originally known as Macguire's Punt, the development of a small village at the crossing by the early 1850s led to the first survey of the township in 1855, by surveyor J G W Wilmot. A more substantial, but only partially completed town survey was carried out by John Downey in 1864. Alfred Leahy became Government Contract Surveyor after settling in Shepparton with his wife in the 1870s, and in 1874 he completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets.

Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

HERITAGE CITATION REPORT

Leahy purchased an 845 acre area of land immediately north of Knight Street including these two sections, in an estate known as Shepparton Park. His holdings stretched from near Grahamvale to the east, to the Goulbourn River to the west and several miles to the north, and were centred on a homestead located near Wyndham Street. Some subdivision of this land was undertaken by Leahy. A prominent local figure, Leahy was heavily involved with the opening up of land to selectors around the Shepparton area and was also elected a Shire Councillor. After his death, the property was sold for £4 12s an acre, and subdivided.

Under colonial legislation, subdivision and the development of roads in areas outside Leahy's 1874 township survey, such as this land north of Knight Street, had to be undertaken with the approval of Council. The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and closer settlement in the Goulburn Valley region. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920.

By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments.

The subdivision of sections 1, 2, 23 and 24 in the township in the late nineteenth century preceded the close residential development of the area north of Knight Street.

The subdivision of allotments 15 and 16, formerly owned by Leahy, led to the construction of an internal grid of roads by the 1890s, which included northward extensions of Corio and Maude Streets. Close residential development lagged behind that in the township immediately to the south by several decades.

Knight Street developed as part of the residential expansion to the north of the central business area. There was an increasing demand for residential land during the 1920s as it was a time of particularly vibrant expansion. The economic prosperity which drove this expansion is linked to the increasing success and sustainability of irrigation, dairying and farming.

Description

Physical Description

192 Knight Street is a late Victorian face brick villa with a hipped roof. The roof cladding is corrugated metal. The

HERITAGE CITATION REPORT

design and construction is of a high standard and this villa is one of the finer examples of this style and scale in the region. The facade is distinguished by its symmetry with a central door flanked on either side by bay windows. This particular detail is supported by the recess at each edge of the facade and there is a corresponding verandah detail with it being set back and at a lower height.

The verandah has a densely patterned cast iron frieze with timber verandah posts and a cast iron balastrade. The front set back complements this fine Victorian villa.

Statement of Significance

What is Significant?

The late Victorian villa at 192 Knight Street, Shepparton.

How is it Significant?

The late Victorian villa at 192 Knight Street is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

192 Knight Street is of historic significance as it provides tangible physical evidence of the character of residential development in Shepparton at the turn of the 20th century. HERCON criterion A

192 Knight Street is of aesthetic significance for its fine late Victorian architecture. HERCON criterion E

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name Greek Orthodox Church
Address 195-199 Knight Street SHEPPARTON **Significance Level** Local
Place Type Church
Citation Date 2011



104766 Cnr Knight and Hawdon Gk Orthodox

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Postwar Period (1945-1965)

Integrity

The church has retained much of its integrity.

History and Historical Context

PLACE HISTORY

The corner stone of the Greek Orthodox Church was laid in August 1965. Later, a foyer and belltower were added. It is also associated with Florina Centre one of Shepparton's 13 day-care and pre-school centres. Florina is Shepparton's sister city in Greece.

The church is associated with the post war migration to the area. The Greek community is one of the largest and oldest ethnic communities in Shepparton and their contribution to the social welfare of the community is well recognised by all.

THEMATIC CONTEXT

Immigration by Greeks to Australia began in the middle of the 19th century. On the 29 May 1898, the foundations of the first Greek Orthodox Church, the Holy Trinity, were laid.

The first priest to serve the religious needs of the Greek Orthodox in Sydney and Melbourne was Archimandrite Dorotheos Bakaliaros (c. 1896). In March 1924, the Metropolis of Australia and New Zealand was established under the Ecumenical Patriarchate. The first Metropolitan of the new province of the Ecumenical Thronos was Christoforos (Knitis) of Serres. In 1929 Metropolitan Christoforos returned to his homeland, Samos. He died on the 7 August, 1959.

By 1927 there were more than 10000 Greeks residing in Australia. Greek Orthodox Communities were established in the cities of Perth, Brisbane, Port Pirie and Darwin. However, the only communities with churches were those of Sydney, Melbourne and Port Pirie. In 1931 Timotheos (Evangelinidis) was elected as the second Metropolitan of Australia and New Zealand, and arrived in Australia on the 28 January 1932. He presided over the Church of Australia and New Zealand until 1947 when he was elected Metropolitan of Rhodes.

On the 22 April of that year Theophylactos (Papathanasopoulos) was elected as the third Metropolitan. On the 2 August 1958, Metropolitan Theophylactos was Killed in a car accident. In February 1959 the Assistant Bishop of the Archdiocese of America, Bishop Ezekiel (Tsoukalas) of Nazianzos was elected Metropolitan of Australia. He arrived in Sydney on the 27 April, 1959.

Impact of Post War Migration

The steep increase in migration created new needs and problems. In order to deal better with these, new communities were created, new churches built, schools established, Philoptochos Societies organized and special care was given to the youth and the catechesis of children. On the 1 September 1959 the Metropolis of Australia and New Zealand was elevated to Archdiocese and Metropolitan Ezekiel to Archbishop.

In the large cities there are, apart from the Philoptochos Societies, centres which provide for the general philanthropic and social problems of Greeks. For a more complete organization of the Archdiocese and the communities, the Archdiocese has held eight Clergy-Laity Congresses. In January 1970 after a decision of the Holy Synod of the Ecumenical Patriarchate, New Zealand was separated from the Archdiocese of Australia and formed the Metropolis of New Zealand.

Archbishop Stylianos who arrived in Sydney on the 15 April 1975 and was officially enthroned on Lazarus Saturday on

the 26 April 1975, took on as one of his special concerns the social and cultural development of his flock with the systematic cultivation and promotion of the spiritual treasure of Greek Orthodox Tradition. In order to achieve this, he created closer contact between Orthodox and non-Orthodox churches in Australia and with the universities of this country. Appropriate restructuring of the services of the Archdiocese took place, and the Archbishop was officially appointed to the University of Sydney to teach Orthodox theology.

The establishment of new churches and other benevolent institutions continued under the inspiration of the new Archbishop, with priority to the promotion of the spiritual and cultural treasures of the Greek Orthodox tradition. This was the aim also of the celebrations for the 50th anniversary of the Archdiocese in 1976, which included an entire range of events with positive repercussions within the Greek community and the Australian society at large.

A decisive landmark for the Greek Orthodox Church occurred with the 4th Clergy-Laity Congress which took place in January 1981. The Governor-General of Australia opened its proceedings, in the presence, for the first time, of official representatives of the Patriarchate, as well as special representatives of the Greek Government and Australia's Greek Ambassador.

Major Events in the History of the Greek Orthodox Church in Australia

As early as 1820, a Russian Antarctic expedition pulled into the port of Sydney, where it remained for several months. The Divine Liturgy was celebrated in all its glory by the priest-monk Dioysii at Kirribilli Point in Sydney.

The first priest to serve the needs of the Greek Orthodox in Sydney and Melbourne was Archimandrite Dorotheos Bakaliarios around 1896 AD. He inspired the Greek people celebrating the Liturgy, marriages and baptisms. The first Greek Orthodox Church was opened in May 1898 at Surry Hills, New South Wales, and was dedicated to the Holy Trinity in Melbourne.

In March 1924, the Metropolis of Australia and New Zealand was established under the Ecumenical Patriarchate. Christoforos (Knitis) of Serres was the Metropolitan of this new province of the Ecumenical Throne. Metropolitan Christoforos returned to his homeland, Samos, in 1929 where he died on the 7th August, 1959.

By 1927 there were more than 10 000 Greeks living in Australia. Greek Orthodox Communities developed in Brisbane, Perth, Port Pirie and Darwin. Beyond any doubt, in all of these Communities the church was the centre of stability and unity for the new life of the migrant in Australia.

In 1931 Timotheos (Evangelinidis) was elected as the second Metropolitan of Australia and New Zealand, and arrived in Australia on 26th January 1932. He presided of the Church of Australia and New Zealand until 1947, when he was elected Metropolitan of Rhodes.

Theophylactos (Papathanasopoulos) was elected as the third Metropolitan on 22nd April 1947. He died in a car accident on 2nd August 1958.

Bishop Ezekiel (Tsoukalas) of Nazianzos, the Assistant Bishop of the Archdiocese of America, was elected Metropolitan of Australia in February 1959, and took arrived in Sydney on 27th April 1959.

The Metropolis of Australia and New Zealand was elevated to Archdiocese and Metropolitan Ezekiel to Archbishop on 1st September 1959. This was a period in history when the steep increase in Greek migration from war-torn Europe created new religious and social needs in Australia. This increase was satisfied by the creation of new communities, churches, schools, and other social facilities to care for the young and old. Today the Archdiocese has over 100 priests, 105 churches and 120 community organisations.

HERITAGE CITATION REPORT

Eight Clergy-Laity Congresses have been held since 1961, to better organise the Archdiocese, the last took place in January 1998.

Source: <http://www.greekorthodox.org.au> april 2010

Description

Physical Description

The church has been constructed from face cream brick and has a terracotta tiled gable roof.

The church has a nave, entrance and a hipped roof belltower surmounted by a cross.

Architectural details such as the:

- the cream face brick work
- the arched openings and this includes the windows; doors and to the bell tower
- the timber panelled double doors to the entrance of the church
- the belltower with its hipped and gable roof surmounted by a cross

are integral to architectural expression of this church.

There is a cream brick fence with metal spear palisade.

Physical Condition

The condition is good.

Intactness

The church is relatively intact.

Occupancy

The church is being used as a place of worship.

Statement of Significance

What is significant?

The Greek Orthodox Church is significant.

How is it significant?

HERITAGE CITATION REPORT

It is of historic, aesthetic and social significance to the City of Greater Shepparton.

Why is it significant?

It is of historic significance as it was constructed in response to post war migration and the settlement of Greek migrants in the Shepparton region.

It is of social significance to the Greek and wider community of Shepparton and the region. [HERCON Criteria A & G]

It is of aesthetic significance as it illustrates a translation of traditional Greek religious architectural values into a Victorian regional modernist context. [HERCON Criterion E]

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 2-16 Mason Street SHEPPARTON (Browns Plaster Works)
Address 2-16 Mason Street SHEPPARTON **Significance Level** Local
Place Type Factory/ Plant
Citation Date 2014



2-16 Mason Street, Shepparton (Browns Plaster Works)

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The Shepparton Fibro Plaster Works were established in 1927 by W. J. Brown. The premises acquired for operations were those originally used by Kitchen and Co. for a soap factory. The work of manufacture commenced with two men and three benches. By 1938 the works employed ten men using nine benches. There was 500ft. of rack room for the product.

The company competed favourably with other works in distant parts of the State, and delivered its goods by motor truck to a radius of 100 miles from Shepparton. Before the opening of this industry in the town, all supplies were brought to the district from Melbourne. The quality of the fibro plaster sheets was of such a high grade that many of the homes of Shepparton were built with linings made by the local manufacturer of this product.

HERITAGE CITATION REPORT

Derived from W S James, *History of Shepparton 1838-1938*, Shepparton, 1938, p. 58

Description

Physical Description

Brown's Plaster building is a large brick building with a gable roof with a lantern to the ridge line. It is a utilitarian building with a sliding timber door and a number of windows from the different periods of development.

Statement of Significance

What is Significant?

The Shepparton Plaster Works at 2-16 Mason Street, Shepparton is significant.

How is it Significant?

The Shepparton Plaster Works are of local historic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The Shepparton Plaster Works are of historic significance as they were established in 1927 to provide a locally produced plaster product. Prior to their construction plaster products were shipped up from Melbourne. This factory is representative of the development of a local manufacturing industry during the early 20th century and one that competed with the major centres for manufacturing.

It is of historic significance for its association with a large number of significant places in the City of Greater Shepparton. Many of these have decorative plaster features manufactured in this factory. Many of the moulds for these features are re-used in the restoration of places within the region. HERCON criterion A

The Shepparton Plaster Works are of aesthetic significance for their utilitarian buildings and factory architecture. HERCON criterion D

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name Macintosh Street Precinct
Address Macintosh and Wyndham Streets SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2011



Macintosh Street Residential Precinct

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Thematic History

Shepparton grew around a crossing of the Goulburn River originally known as Macguire's Punt. The development of a small village at the crossing by the early 1850s led to the first survey of the township in 1855, by surveyor J G W Wilmot. A more substantial, but only partially completed town survey was carried out by John Downey in 1864. Alfred Leahy became Government Contract Surveyor after settling in Shepparton with his wife in the 1870s, and in 1874 he completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets.

Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering Sections 15 and 16, which was part of the estates of Alfred Leahy. Leahy purchased an 604 ha [845 acres] area of land immediately north of Knight Street including these two Sections, in an estate known as Shepparton Park. Some subdivision of this land was undertaken by Leahy, including the extension of Maude Street north of Knight Street. A prominent local figure, Leahy was heavily involved with the opening up of land to selectors around the Shepparton area and was also elected a Shire Councillor.

HERITAGE CITATION REPORT

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and closer settlement in the Goulburn Valley region. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920. By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments.

Close residential development lagged behind that in the township immediately to the south by several decades. This is in part due to Leahy's activities as a land developer and his ownership of land to the north of the central business area. These northern sections of land met much of the immediate demands during the late 19th and early 20th century. It was really not until the late 1960s/70s that a greater intensity of residential development occurred to the south and particularly along the Melbourne Road [an extension of Wyndham Street].

References:

Shepparton Greater City Heritage Study I & II Allom Lovell & Associates 2004

Water:the Vital Element, Martin Summons, 2010

History of Shepparton, G Raymond, 1938

Place History

Macintosh Street Precinct was developed during the 1930s and 1940s. The houses in the street are the product of a few individual builders including the local builder John Mulvaney. The development of this precinct is similar in character and scale to the early A V Jennings developments such as Hillcrest Avenue, South Caulfield.

3 Macintosh Street & 537 Wyndham Street were designed and constructed by John Mulvaney. They were built c1937 - 38 and he also built another two near identical houses one on the corner of Wyndham and Rea Streets and another in Railway Parade. Number 3 Macintosh Street is the second last house he built, with the last one at 537 Wyndham Street, Mulvaney died soon after at the age of 42.

During this period most of the residential expansion in Shepparton was to the north and it is for this reason that the residential development found in Macintosh Street is of note - being south of the central business area. This expansion to the south (in addition to land that was available to the north) was possibly supported by a relatively sharp increase in the population - a growth of 13% during the period from c1930 - c1940.

Description

Physical Description

HERITAGE CITATION REPORT

The Macintosh Precinct demonstrates the character of residential development to the south of the central business area during the immediate pre and post World War II period. The Macintosh Street Precinct consists of standard size residential blocks and is characterised by similar scaled houses constructed from similar materials. The houses have a similar setback and garden setting and this contributes to a pleasing uniform streetscape. The architectural aesthetic is consistent for houses 7,9,11,13 & 15 Macintosh Street - albeit modified to introduce an individual characteristic for each house. 3 Macintosh Street and 537 Wyndham Street share a different aesthetic expression to those at 7,9,11, 13, 15 Macintosh Street.

3 Macintosh Street Shepparton and 537 Wyndham Street were built prior to World War II and provide a counterpoint to the other houses in the precinct which are a product of austerity and a changing architectural appreciation. 3 Macintosh Street and 537 Wyndham Street have a nostalgic air and refer to a romanticised interpretation of an English architectural aesthetic that has its antecedents in the Arts and Craft Revival. The architecture relies on quaintness and a reproduction of cottage like features. Elements that evoke this style and were common to the period are: the rendered brickwork with contrasting glazed brick accents, protruding timber windows (debased oriel windows); decorative 'sunray' radiating brick work to the porch, corbelled brick work to the eaves and to the underside of the windows and the curved elements of the brick chimney.

7,9,11,13 & 15 Macintosh Street were built a relatively short time later but are the product of a different era. Austerity and government restrictions guided their design and construction. This was enforced by rising costs, shortages of materials and government restrictions. Planning was economical, verandahs and spacious porches disappeared reducing an entrance porch to a minimum area. The strictures introduced during this period paved the way for an acceptance of a stripped functional aesthetic with minimal architectural expressionist features and/or stylistic pretensions. It brought about an acceptance of a functional modernist aesthetic that was imposed more by necessity than architectural philosophy. Each of the five houses are essentially functional with limited decorative differences.

For instance: 7 Macintosh Street has a barley twist column to the porch area; 9 Macintosh Street has a recessed porch flanked with barley twist columns, 11 Macintosh street has a decorative porch and chimney; 13 has an L Shaped plan with a corbelled gable and decorative porch; 15 has a limited variation with some contrasting glazed brickwork and a porch area.

Statement of Significance

The history and description for the precinct are the sources of evidence for the following Statement of Significance.

What is Significant?

The Macintosh Street Shepparton Residential Precinct which includes: 3,7,9,11,13,15 Macintosh Street and 537 Wyndham Street, Shepparton.

How is it Significant?

The Macintosh Street Shepparton Residential Precinct is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic and social significance as it demonstrates the character of residential expansion to the south of the CBD.

HERITAGE CITATION REPORT

It demonstrates the changing character of housing developments during the pre and immediate post World War II eras.

The precinct is representative of the limited extent of the southward residential expansion of the city during the 1900s - 1940s. Expansion to the south during the late 19th and early 20th century was less extensive when compared to the more rapid and expansive housing developments that were occurring to the north of the central business area.

Macintosh and Wyndham Streets were developed in response to a demand for residential land that was driven by an economic prosperity which was linked to the increasing success and sustainability of irrigation, dairying and farming and the growth of the town as a service centre.

HERCON criteria A & G

It is of architectural significance as it demonstrates a regional aesthetic from the late 1930s and the 1940s.

The precinct provides representative examples of the earlier and more decorative English cottage styles and the aesthetic changes to a more stripped and restrained expression. The changing aesthetics were in part guided by austerity but increasingly there was a growing acceptance of functionalism.

HERCON criterion D

The precinct is a relatively rare example (from this period) of a housing development to the south of the central business area.

HERCON criterion B

DRAFT

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

Yes Front fences and gates

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name Maude Street Precinct
Address 305, 307 & 311 Maude Street SHEPPARTON **Significance Level** Local
Place Type Cottage
Citation Date 2011



Maude Street Residential Precinct

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

305, 307 & 311 Maude Street Shepparton are the only surviving examples of a group of cottages of this scale of housing and architectural expression within the southern section of the township. The turn of the 19th century was a time of limited growth and development for Shepparton. Moreover, settlement up until the 1880s/1890s was primitive and relied on rudimentary building materials and construction. There was limited access to industrial building materials - as they were expensive and relatively unobtainable.

The 1871 Census gives the population of Shepparton as 33. Then there was an increase in the population during the early years of selection (1871 - 1875, which were marked by good seasons and high prices for wheat) and by 1879 the population had grown to approximately 500. Irrigation brought immediate changes to the Shepparton region and between 1893 and 1923 the population doubled.

The first survey of the township was undertaken in 1855, by surveyor J G W Wilmot. Another partial town survey was carried out by John Downey in 1864. In 1874 Alfred Leahy completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets. Knight Street originally

HERITAGE CITATION REPORT

formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and closer settlement in the Goulburn Valley region. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments. This section of Maude Street was established during the late 19th century and the subsequent settlement of Shepparton.

Maude Street was named after Ellen Maude Leahy, wife of Alfred Leahy who surveyed and named a number of streets in Shepparton.

Description

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Physical Description

305, 307 & 311 Maude Street Shepparton are the only surviving examples of a group of cottages of this scale of housing and architectural expression within the southern section of the township. They demonstrate the type of housing that was typical during this period. The group demonstrates the change of architectural expression that was common in the region during the turn of the century - from a late Victorian symmetry to a late Victorian asymmetry.

Statement of Significance

The history and description for this precinct are the sources of evidence for the following Statement of Significance.

STATEMENT OF SIGNIFICANCE

What is significant?

The Maude Street Shepparton Residential Precinct is significant. It includes the group of houses at 305, 307 and 311 Maude Street, Shepparton.

How are they significant?

The Maude Street Shepparton Residential Precinct is of local historic, social and aesthetic significance.

HERITAGE CITATION REPORT

Why are they significant?

The Maude Street Shepparton Residential Precinct is of historical significance as they demonstrate the early residential development of Shepparton to the south of the 1874 Leahy Town Survey during the late 19th century and the early 20th century. They contribute to an understanding of the pattern of the development of Shepparton as a major provincial centre.

HERCON criteria A & G

The Maude Street Shepparton Residential Precinct is of aesthetic significance as they illustrate a regional vernacular architecture that is representative of the late Victorian period.

The Precinct assists in the demonstration of the type of architecture associated with one of the earliest phases of development in Shepparton outside the 1874 town survey.

The regularity of the cottages is supported by the integrity, relative intactness, scale, similarity of construction and use of building materials.

HERCON criterion D

The Precinct is now a rare surviving group of late Victorian vernacular cottages from the late 19th/early 20th century.

HERCON criterion B

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Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name 61 Maude Street Shepparton (house)
Address 61 Maude SHEPPARTON **Significance Level** Local
Place Type Bungalow
Citation Date 2011



61 Maude Street Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)
Old English

Integrity

The integrity is high.

History and Historical Context

Shepparton grew around a crossing of the Goulburn River. Originally known as Macguire's Punt, the development of a small village at the crossing by the early 1850s led to the first survey of the township in 1855, by surveyor J G W Wilmot. A more substantial, but only partially completed town survey was carried out by John Downey in 1864. Alfred Leahy became Government Contract Surveyor after settling in Shepparton with his wife in the 1870s, and in 1874 he completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets.

HERITAGE CITATION REPORT

Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

Leahy purchased an 845 acre area of land immediately north of Knight Street including these two sections, in an estate known as Shepparton Park. His holdings stretched from near Grahamvale to the east, to the Goulbourn River to the west and several miles to the north, and were centred on a located homestead near Wyndham Street. Some subdivision of this land was undertaken by Leahy, including the extension of Maude Street north of Knight Street. A prominent local figure, Leahy was heavily involved with the opening up of land to selectors around the Shepparton area and was also elected a Shire Councillor. After his death, the property was sold for £4 12s an acre, and subdivided.

Under colonial legislation, subdivision and the development of roads in areas outside Leahy's 1874 township survey, such as this land north of Knight Street, had to be undertaken with the approval of council. The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and closer settlement in the Goulburn Valley region. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920.

By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments.

The subdivision of sections 1, 2, 23 and 24 in the township in the late nineteenth century preceded the close residential development of the area north of Knight Street.

The subdivision of allotments 15 and 16, formerly owned by Leahy, led to the construction of an internal grid of roads by the 1890s, which included northward extensions of Corio and Maude Streets. Close residential development lagged behind that in the township immediately to the south by several decades.

Maude Street (north) was developed as part of the residential expansion to the north of the central business area. There was an increasing demand for residential land during the 1920s as it was a time of particularly vibrant expansion. The economic prosperity which drove this expansion is linked to the increasing success and sustainability of the irrigation, dairying and farming.

Maud Street was named after Ellen Maude Leahy, wife of Alfred Leahy who surveyed and named a number of streets in Shepparton.

HERITAGE CITATION REPORT

Description

Physical Description

61 Maude Street Shepparton is an Interwar Bungalow that has retained a high degree of integrity. The architectural expression demonstrates many of the features associated with this period and style of architecture.

This includes:

- the design of the roof with transverse gable front and deeply recessed porch with arched opening
- the window to the gable front has a tiled hood and distinctive timber framed windows and this includes the width of the timber mullions.
- The grouping of three windows is also typical.
- The tiled hood has exposed rafters which contribute to the rusticity of its aesthetics
- the exposed rafters are also found on the eave line of the main roof
- the windows to the porch area share similar details -ie a group of three windows with generous timber mullions
- the rendered finish has contrasting brick quoining and this adds to the textural qualities that are implicit to this design and era of construction

The low brick fence with soldier coursing as capping complements the design and is integral to the aesthetic significance.

The garden setting is also important part of the presentation of the whole place.

Intactness

It has retained much of its intactness.

Statement of Significance

What is significant?

61 Maude Street, Shepparton and this includes the garden setting and original brick fence.

How is it significant?

It is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it significant?

It is of historic and social significance as it demonstrates the character of residential expansion to the north of the central business area during the Interwar period. There was an increasing demand for residential land from the 1900s and in

HERITAGE CITATION REPORT

particular during the 1920s. The economic prosperity which drove this expansion is linked to the increasing success and sustainability of the irrigation, dairying and farming. [HERCON Criteria A & G]

It is of architectural significance as it is a good regional representative example of Interwar architecture and the bungalow style. The integrity of the place and this includes the house, garden setting and low front fence contribute to the aesthetic significance. [HERCON Criterion D]

It is one of a number of houses that were constructed in this section of Maude Street during this period. This includes:

63 Maude St [Hermes #108135]; 76 Maude St [Hermes #108136]; 84 Maude St [Hermes #108137]; 88 Maude St [Hermes #108140]; 89 Maude St [Hermes #108141]; 85 Maude St [Hermes #108138];

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

Yes Brick fence and gate

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

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HERITAGE CITATION REPORT

Name 63 Maude Street Shepparton
Address 63 Maude Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2011



63 Maude Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)
Old English

Integrity

It has retained much its integrity.

History and Historical Context

Shepparton grew around a crossing of the Goulburn River. Originally known as Macguire's Punt, the development of a small village at the crossing by the early 1850s led to the first survey of the township in 1855, by surveyor J G W Wilmot. A more substantial, but only partially completed town survey was carried out by John Downey in 1864. Alfred Leahy became Government Contract Surveyor after settling in Shepparton with his wife in the 1870s, and in 1874 he completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets.

HERITAGE CITATION REPORT

Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

Leahy purchased an 845 acre area of land immediately north of Knight Street including these two sections, in an estate known as Shepparton Park. His holdings stretched from near Grahamvale to the east, to the Goulbourn River to the west and several miles to the north, and were centred on a located homestead near Wyndham Street. Some subdivision of this land was undertaken by Leahy, including the extension of Maude Street north of Knight Street. A prominent local figure, Leahy was heavily involved with the opening up of land to selectors around the Shepparton area and was also elected a Shire Councillor. After his death, the property was sold for £4 12s an acre, and subdivided.

Under colonial legislation, subdivision and the development of roads in areas outside Leahy's 1874 township survey, such as this land north of Knight Street, had to be undertaken with the approval of council. The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and closer settlement in the Goulburn Valley region. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920. By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments.

The subdivision of sections 1, 2, 23 and 24 in the township in the late nineteenth century preceded the close residential development of the area north of Knight Street. Close subdivision of allotments 15 and 16, formerly owned by Leahy, led to the construction of an internal grid of roads by the 1890s, which included northward extensions of Corio and Maude Streets. Close residential development lagged behind that in the township immediately to the south by several decades.

Maude Street (north) was developed as part of the residential expansion to the north of the CBD. There was an increasing demand for residential land during the 1920s as it was a time of particularly vibrant expansion. The economic prosperity which drove this expansion is linked to the increasing success and sustainability of the irrigation, dairying and farming. 63 Maude Street was constructed during this period as were a number of other houses in this section of Maude Street.

Maud Street was named after Ellen Maude Leahy, wife of Alfred Leahy who surveyed and named a number of streets in Shepparton.

Description

Physical Description

HERITAGE CITATION REPORT

63 Maude Street illustrates one of the many different styles that were popularised during the Interwar years. Many of these styles were derived from English variants that developed out of the Arts and Crafts Revival.

63 Maude Street demonstrates an architectural style that is loosely based on the Tudor Revival. Architectural features that demonstrate this are:

- the tall and slender and angled chimneys
- steeply pitched roofs
- dormer windows
- small paned windows
- asymmetrical composition
- the contrasting brickwork colours and textures

This is not a common architectural expression in Shepparton.

Intactness

It is relatively intact

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Statement of Significance

What is significant?

63 Maude Street, Shepparton and its garden setting.

How is it significant?

It is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it significant?

It is of historic and social significance as it was built c1920s and during the residential expansion to the north that was linked to a period of economic prosperity. The conditions which drove this expansion were supported by the increasing success and sustainability of the irrigation, dairying and farming. [HERCON criteria A & G]

It is of architectural significance as it demonstrates a variation of the Tudor Revival - one of the variants that developed out of the English Arts And Crafts Revival. This stylistic expression from the early 20th century is relatively uncommon in the Shepparton region. It is one of a number of houses from this period that were constructed in Maude Street. [HERCON Criterion E]

This includes:

61 Maude St [Hermes #108134]; 76 Maude St [Hermes #108136]; 84 Maude St [Hermes #108137]; 88 Maude St

HERITAGE CITATION REPORT

[Hermes #108140]; 89 Maude St [Hermes #108141]; 85 Maude St [Hermes #108138];

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name 76 Maude Street Shepparton
Address 76 Maude Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2011



Recommended Heritage Protection VHR No HI No PS Yes

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

Integrity

It retains a high degree of integrity.

History and Historical Context

Shepparton grew around a crossing of the Goulburn River. Originally known as Macguire's Punt, the development of a small village at the crossing by the early 1850s led to the first survey of the township in 1855, by surveyor J G W Wilmot. A more substantial, but only partially completed town survey was carried out by John Downey in 1864. Alfred Leahy became Government Contract Surveyor after settling in Shepparton with his wife in the 1870s, and in 1874 he completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets.

Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north

HERITAGE CITATION REPORT

of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

Leahy purchased an 845 acre area of land immediately north of Knight Street including these two sections, in an estate known as Shepparton Park. His holdings stretched from near Grahamvale to the east, to the Goulbourn River to the west and several miles to the north, and were centred on a located homestead near Wyndham Street. Some subdivision of this land was undertaken by Leahy, including the extension of Maude Street north of Knight Street. A prominent local figure, Leahy was heavily involved with the opening up of land to selectors around the Shepparton area and was also elected a Shire Councillor. After his death, the property was sold for £4 12s an acre, and subdivided.

Under colonial legislation, subdivision and the development of roads in areas outside Leahy's 1874 township survey, such as this land north of Knight Street, had to be undertaken with the approval of council. The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and closer settlement in the Goulburn Valley region. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920.

By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments.

The subdivision of sections 1, 2, 23 and 24 in the township in the late nineteenth century preceded the close residential development of the area north of Knight Street.

Close subdivision of allotments 15 and 16, formerly owned by Leahy, led to the construction of an internal grid of roads by the 1890s, which included northward extensions of Corio and Maude Streets. Close residential development lagged behind that in the township immediately to the south by several decades.

Maude Street (north) was developed as part of the residential expansion to the north of the CBD. There was an increasing demand for residential land during the 1920s as it was a time of particularly vibrant expansion. The economic prosperity which drove this expansion is linked to the increasing success and sustainability of the irrigation, dairying and farming.

Maude Street was named after Ellen Maude Leahy, wife of Alfred Leahy who surveyed and named a number of streets in Shepparton.

Description

Physical Description

76 Maude Street Shepparton is a good example of an Interwar Bungalow. It is a face red brick bungalow with a large gable roof to the main body of the building and there is a proportionally smaller projecting gable front. The chimneys are tall and slender and contrast with the sturdy proportions of the bungalow. The deep set porch and entrance has been created by the overhanging gable. The porch has a low brick wall with rendered half columns. The porch returns to the side. The gables are rendered with timber shingles and timber cornice lines and provide a counterpoint to face brickwork. The diamond pane windows contribute to the overall textural contrasts that are typical for this style of building.

HERITAGE CITATION REPORT

Intactness

It is relatively intact.

Statement of Significance

What is significant?

76 Maude Street, Shepparton and its garden setting.

How is it significant?

It is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it significant?

It is of historic and social significance as it was built c1920s and during the residential expansion to the north that was linked to a period of economic prosperity. The conditions which drove this expansion were supported by the increasing success and sustainability of the irrigation, dairying and farming. [HERCON Criteria A & G]

It is of architectural significance as it demonstrates a fine representative variation of the Interwar Bungalow. This stylistic expression from the early 20th century is relatively common in the Shepparton region. It is one of a number of houses in this section of Maude Street that were constructed during this period. [HERCON Criterion E]

This includes:

61 Maude St [Hermes #108134]; 63 Maude St [Hermes #108135]; 84 Maude St [Hermes #108137]; 88 Maude St [Hermes #108140]; 89 Maude St [Hermes #108141]; 85 Maude St [Hermes #108138].

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 84 Maude Street Shepparton
Address 84 Maude SHEPPARTON **Significance Level** Local
Place Type Cottage
Citation Date 2011



84 Maude Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Integrity

It has largely retained its integrity.

History and Historical Context

The first survey of the township was undertaken in 1855, by surveyor J G W Wilmot. Another partial town survey was carried out by John Downey in 1864. In 1874 Alfred Leahy completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets. Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

HERITAGE CITATION REPORT

The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and closer settlement in the Goulburn Valley region. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments. This section of Maude Street was established as one of the finer residential streets during the late 19th century and the subsequent settlement of Shepparton.

84 Maude Street belongs in this first stage of development - as subsequent development moved north of Kinght Street with the breaking up of the Leahy Estate.

Maud Street was named after Ellen Maude Leahy, wife of Alfred Leahy who surveyed and named a number of streets in Shepparton.

Description

Physical Condition

84 Maude Street Shepparton is a late Victorian house. It is constructed from brick which has been painted. It has a hipped corrugated metal roof and a straight profile verandah to the front. It has been modified with the construction of projecting bay windows on either side of the centrally placed front door. The window modifications still allow the architectural intent and character of this building to be appreciated. They are clearly contemporary and are reversible.

Intactness

It is relatively intact.

Statement of Significance

What is significant?

84 Maude Street, Shepparton and its garden setting.

How is it significant?

It is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it significant?

It is of historic and social significance as it demonstrates the character of residential settlement in Shepparton during the late 19th century. This section of Maude Street became established as one of the finer residential streets during the consolidation of Shepparton during the 19th and early 20th century.[HERCON Criteria A & G]

HERITAGE CITATION REPORT

It is of architectural significance as it is a representative example of a late Victorian vernacular house. [HERCON Criterion D]

This includes:

61 Maude St [Hermes #108134]; 63 Maude St [Hermes #108135]; 76 Maude St [Hermes #108136]; 88 Maude St [Hermes #108140]; 89 Maude St [Hermes #108141]; 85 Maude St [Hermes #108138];

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name 85 Maude Street, Shepparton (house)
Address 85 Maude Street SHEPPARTON **Significance Level** B
Place Type House
Citation Date 2004



85 Maude Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

Maude Street was named after Ellen Maude Leahy, wife of Alfred Leahy who surveyed and named a number of streets in Shepparton. This section of Maude Street was established as an early residential street during the late 19th century and the subsequent settlement of Shepparton.

Extract from the City of Greater Shepparton Heritage Study Stage Two

This house was built as a Church of England vicarage in c.1900. Rate books for that year list the occupant as the Reverend A Goulden and valued the property at £40. A Wesleyan parsonage was constructed on an adjoining property the same year. Over subsequent decades, a succession of vicars lived in the house, including the Reverend A Law, Reverend C Davies, Reverend George Carter and Reverend Wilfred Dau. By the late 1920s the vicarage was numbered

HERITAGE CITATION REPORT

27, this changed to 85 by 1932/33.

The Church of England had sold the house by 1940/41. The owner at that time was W Doney and the occupant a council worker, Frederick Wilkinson.

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

15.0 The Regional Centre - Shepparton

Description

Physical Description

The house at No. 85 Maude Street is a single-storey, tuck-pointed bichrome brick late Victorian villa with a hipped, corrugated galvanised steel clad roof. The roof has bracketed eaves and is punctuated by a pair of prominent bichrome brick chimneys with corbelled caps. The return verandah is timber-framed with an ogee profile roof, supported on stop-chamfered timber posts. The double fronted symmetrical facade contains a four-panel timber door flanked by a pair of tripartite timber-framed double-hung sash windows with mullions featuring barley sugar columns.

A (possibly) later addition has been made to the south-east corner of the house to match the original. The front boundary has a non-original face recycled brick fence with wrought iron gates.

Physical Condition

Good

Intactness

Good

Australian Heritage Commission Criteria

HERITAGE CITATION REPORT

Australian Heritage Commission

8.12 Living in and around Australian homes

Statement of Significance

What is significant?

85 Maude Street, Shepparton

How is it significant?

It is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it significant?

It is of historic and social significance as it demonstrates the character of residential settlement in Shepparton during the late 19th century. This section of Maude Street became established as a residential street during the consolidation of Shepparton during the 19th and early 20th century.

It is of architectural significance as a representative example of a late Victorian house. The distinctive use of polychromatic brickwork and the diaper pattern is unusual for Shepparton. [HERCON Criterion D]

This includes: 61 Maude St [Hermes #108134]; 63 Maude St [Hermes #108135]; 76 Maude St [Hermes #108136]; 84 Maude St [Hermes #108137]; 88 Maude St [Hermes #108140]; and 89 Maude St [Hermes #108141].

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. Retain original unpainted finish to face brickwork

HERITAGE CITATION REPORT

Name 88 Maude Street Shepparton
Address 88 Maude Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2011



88 Maude Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Integrity

The integrity is good.

History and Historical Context

The first survey of the township was undertaken in 1855, by surveyor J G W Wilmot. Another partial town survey was carried out by John Downey in 1864. In 1874 Alfred Leahy completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets. Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

HERITAGE CITATION REPORT

The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and closer settlement in the Goulburn Valley region. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments. This section of Maude Street was established as one of the finer residential streets during the late 19th century and the subsequent settlement of Shepparton.

88 Maude Street is representative of the consolidation of the original survey area.

Maude Street was named after Ellen Maude Leahy, wife of Alfred Leahy who surveyed and named a number of streets in Shepparton.

Description

Physical Condition

88 Maude Street Shepparton is a good example of an Interwar house with an understated style and pleasing proportions. The asymmetrical planning is reinforced by the bay window and the deeply recessed porch. The multi-hipped roof complements the asymmetrical facade.

Other features that are characteristic of this period are:

- the slender barley twist columns to the porch area,
- the multi-paned upper sashes to a number of windows.
- the roughcast masonry render with the contrasting a smooth render finish to areas such as corners, openings
- the rendered tall and slender chimneys
- the low matching rendered fence

Intactness

It is relatively intact.

Statement of Significance

What is significant?

HERITAGE CITATION REPORT

88 Maude Street, Shepparton and its garden setting.

How is it significant?

It is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it significant?

It is of historic and social significance as it demonstrates the character of residential settlement in Shepparton during the Interwar period. This section of Maude Street became established as a residential street during the consolidation of Shepparton during the 19th and early 20th century. Since its establishment it has retained its pre-eminence. The 1920s were a period that was marked by growth - both economic and population. [HERCON Criteria A & G]

It is of architectural significance as it is a representative example of an Interwar residence. [HERCON Criterion D]

This includes:

61 Maude St [Hermes #108134]; 63 Maude St [Hermes #108135]; 76 Maude St [Hermes #108136]; 84 Maude St [Hermes #108137]; 89 Maude St [Hermes #108141]; 85 Maude St [Hermes #108138];

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

Yes Front fence

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 89 Maude Street Shepparton
Address 89 Maude Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2011



89 Maude Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Integrity

It has largely retained its integrity.

History and Historical Context

The first survey of the township was undertaken in 1855, by surveyor J G W Wilmot. Another partial town survey was carried out by John Downey in 1864. In 1874 Alfred Leahy completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets. Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

HERITAGE CITATION REPORT

The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and closer settlement in the Goulburn Valley region. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments. This section of Maude Street was established as one of the finer residential streets during the late 19th century and the subsequent settlement of Shepparton.

89 Maude Street represents the consolidation of the original survey area.

Maude Street was named after Ellen Maude Leahy, wife of Alfred Leahy who surveyed and named a number of streets in Shepparton.

Description

Physical Description

89 Maude Street Shepparton is a rendered masonry house with a terracotta tiled roof. Stylistically it has a number of features that are typical for the Interwar period - the arched openings with reference to the Spanish Mission Style; the rendered masonry finishes; contrasting use of glazed bricks; the asymmetrical facade and the deep set porch and open porch area.

The decorative wrought iron gates and masonry fence and garden setting complement the overall design of this house.

Intactness

It is relatively intact

Statement of Significance

What is significant?

89 Maude Street, Shepparton and its garden setting.

How is it significant?

It is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it significant?

It is of historic and social significance as it demonstrates the character of residential settlement in Shepparton during the Interwar period. This section of Maude Street became established as a residential street during the consolidation of

HERITAGE CITATION REPORT

Shepparton during the 19th and early 20th century. Since its establishment it has retained its pre-eminence. The 1920s were a period that was marked by growth - both economic and population. [HERCON Criteria A & G]

It is of architectural significance as it is a representative example of an Interwar residence. [HERCON Criterion D]

This includes:

61 Maude St [Hermes #108134]; 63 Maude St [Hermes #108135]; 76 Maude St [Hermes #108136]; 84 Maude St [Hermes #108137]; 88 Maude St [Hermes #108140]; 85 Maude St [Hermes #108138];

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

Yes Masonry fence and wrought iron gates

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name St Augustines Anglican Church
Address 95-97 Maude Street SHEPPARTON **Significance Level** Local
Place Type Church
Citation Date 2011



St Augustines from Maude Street

Recommended Heritage Protection VHR No HI No PS Yes
Designer / Architect Williams, LR **Architectural Style** Interwar Period (c.1919-c.1940)
Gothic

History and Historical Context

The Church of England held its first service in Shepparton in 1875 in a private house at the corner of Welsford and High Streets. Shepparton during this period was in the Archdeaconry of Beechworth in the Diocese of Melbourne. The the Diocese of Wangaratta was created in 1902 and Shepparton then fell within this area.

Services were conducted every alternate Sunday in the United Free Methodist Church and then later in the Shire Hall (where the first confirmation service was held on 28 March 1881). In 1882 a brick church designed by two parishioners was built in Maude Street. The church was sold to Fairley Brothers in the 1920s as it was too small for the growing number of parishioners. They demolished it and built the Fairley Bros Building. [HO 130]

In June 1922 1 ha on the corner of McKinney and Maude Street was bought from John Sutherland. This land include John Sutherland's house and this became the Rectory. The new church was constructed in 1925 to the design of the architect Louis Williams. The foundation stone was laid on 6 October 1926 with an opening service and dedication. This was despite less than 75% of the building being constructed. Provisions were made for the eventual completion of the

HERITAGE CITATION REPORT

east end of the church, the addition of a lady chapel to the south and tower and spire to the north, extensions to the nave and the completion of the west end.

Further land was needed for future expansion in 1960s and additional land was bought bringing the total area to 1.6ha. In 1979 there was a relocation of the sanctuary with an ambulatory, this incorporated the St Augustine Shrine, St Martins Chapel and the Lady Chapel to the north-east and south side respectively.

The present rectory was built by Lasich & Turnour in 1953 with dedication 1 August 1954. Renovations were undertaken in 1977.

The Parish Hall was dedicated by Bishop McCall in 1967 and was built by A R P Crow and Sons.

Louis Reginald Williams [1890 - 1980] designed a number of churches including a number in association with Walter Butler - Trinity College Chapel, Parkville; St Johns Toorak. On his own he designed: St Georges C E Asscot Vale; Sections of Holy Trinity Wangaratta; All Saints Cathedral Bathurst. Williams is considered to be one of Australia's foremost ecclesiastical architects.

Description

Physical Description

St Augustine's Church is representative of the work of Louis Williams. Williams' church design is strongly influenced by the English Arts and Crafts movement. The church is constructed from face red brick with a terracotta tiled roof - Williams' preferred building materials. The styling (like much of his work) is characterised by an overall simplicity with largely unencumbered surfaces. The design of the church exhibits a number of characteristics of Williams style and is a good example of Gothic style Interwar architecture.

Intactness

This site has a number of buildings, structures and features that were constructed over time. The evolution of the site and its subsequent development stages are all important and add to the intactness and integrity of the site.

Statement of Significance

What is Significant?

All church, rectory and landscape elements that are, and have been, historically associated with St Augustine's Anglican Church at 95-97 Maude Street, Shepparton.

How is it Significant?

It is of historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic and social significance as a place of worship for the Anglican faith in the Shepparton region. There has been a church at this site since 1922. There have been a number of significant additions and modifications to the whole place known as St Augustine's - most of which contribute to the significance of the place. [HERCON Criteria A & G]

HERITAGE CITATION REPORT

It is of aesthetic significance as one of the churches designed by Louis Williams who is a recognised architect of ecclesiastic buildings and in particular Anglican buildings. [HERCON Criterion E]

The church complex, rectory and garden setting contribute to the aesthetics of the streetscape. [HERCON Criterion D]

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	Yes All mature trees
Fences & Outbuildings	Yes Rectory
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name Lorraine
Address 112 Maude Street SHEPPARTON **Significance Level** B
Place Type House
Citation Date 2004



Lorraine

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

'Lorraine' was constructed in c.1927 on land which had previously been rated as 'vacant land and stables'. The 1920s rate books list the owner as farmer James Martin, of Bay View Crescent, Black Rock and valued the property at £12. By 1926/27 the land had been acquired by James McNabb and a dwelling (presumably 'Lorraine') first appears on the site in the 1927/28 rate books, then valued at £48. The first owners/occupants were Harold Ware and his wife Margaret, who remained there until the late 1930s. By 1941 the house had been acquired by builder John Kittle, who may have carried out additional work, resulting in an increase in property value to £90. By 1949 the value had further increased to £136.

References

City of Shepparton Rate Books

HERITAGE CITATION REPORT

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

15.0 The Regional Centre - Shepparton

Description

Physical Description

Lorraine' at 112 Maude Street is a double-storey red face brick bungalow of eclectic design with a picturesque asymmetrical composition and exhibiting Queen Anne and Arts and Crafts influences. The hipped and gabled roof is clad in glazed Marseille pattern terracotta tiles and features half-timbered gabled dormers, exposed rafters and prominent red face brick chimneys with roughcast rendered banding and terracotta pots. The double-fronted facade features a prominent half-timbered gable and projecting double-storey gabled porch with timber shingle cladding and timber fretwork. A deep return verandah supported on paired concrete barley sugar columns above a brick dwarf wall runs around two sides. Irregular fenestration consists of individual and grouped timber-framed double-hung sash windows with clear leadlight glazing. The front door is a glazed, two-leaf timber-framed door with a concrete lintel.

The front boundary has a similarly detailed red face brick and rendered fence with a lych gate to the corner entrance. The rear garden contains an early red face brick car garage and fibro-cement clad garden shed.

Physical Condition

GOOD

Intactness

GOOD

Australian Heritage Commission Criteria

Australian Heritage Commission

8.12 Living in and around Australian homes

Statement of Significance

'Lorraine' at 112 Maude Street, Shepparton is of local historic and aesthetic significance. Constructed in c.1927, it demonstrates the phase of residential settlement associated with the growth of Shepparton in the early twentieth century. Aesthetically, it is a picturesque and substantially intact example of a large eclectic bungalow, distinguished by the collection of original outbuildings, landscape and fence.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

Yes Garage, shed, and brick fence and gate

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No



Other Recommendations

. Maintain original unpainted finish to face brickwork and shingle finishes and otherwise investigate original external paint colours . Retain outbuildings, brick fence and gate

HERITAGE CITATION REPORT

Name 136-162 Maude Street, SHEPPARTON (Wesleyan Religious Complex)
Address 136-162 Maude Street SHEPPARTON **Significance Level** Local
Place Type Religious Precinct
Citation Date 2014

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901), Federation/Edwardian Period (1902-c.1918), Interwar Period (c.1919-c.1940)

History and Historical Context

The first Methodist church in Shepparton opened in 1874; it was the United Free Methodist Church, a small timber building. A brick church was built in Stewart Street in 1879. A decision was taken to construct a new church on land in Maude Street, purchased at a government sale in 1886. This development reflected the growth and rising prosperity of the town in the decade following the opening of the railway connection to Shepparton in 1880.

The first church (sited adjacent to the present church) opened in 1888, the foundation stone being laid by Mrs Ralph Longstaff on 6 June. A parsonage was built adjoining the church. In 1908, this first parsonage was demolished and construction commenced of a new Wesley Church. A tender for the works was let by G B [sic] Leith to T S [sic] Kittle at a cost of £1427. The original church became known as Wesley Hall, and a new parsonage was erected adjacent to the complex to replace the nineteenth century building. This second parsonage was, in turn, replaced by the existing brick building in 1930. In 1956 work commenced on a Wesley Memorial Hall and Kindergarten. Modifications to the 1908 church include the installation of a pipe organ in 1951 and memorial stained glass and front porch in 1956. It operated as the Methodist Church until 1977 at which point it became the Uniting Church.

References

Miles Lewis. *Australian Architectural Index*.

References

Wesley Shepparton

Description

Physical Description

The former Methodist church (1888) at 162 Maude Street is a red face brick building consisting of a nave, sanctuary and projecting front entrance porch, each with a parapeted gabled roof clad in corrugated galvanised steel. Gable ends have rendered copings and the porch parapet is finished with a wrought iron finial. The main gable contains a large oculus

HERITAGE CITATION REPORT

opening (infilled) with a rendered hood moulding. The front porch contains side entrances with pointed arch timber doors and a single lancet opening with timber-framed double-hung sash window. External walls are buttressed and contain regular repetitive fenestration of lancet timber-framed double-hung sash windows with leadlight glazing.

The Wesley Church (1908) consists of a face red brick building on a cruciform plan with nave, sanctuary and transepts and a later red brick entrance porch. The main gabled roof is clad in corrugated galvanised steel, is penetrated by prominent roof ventilators and is concealed by capped return parapets, whereas the double-gabled roofs over each transept have timber-lined eaves and prominent louvered gable vents. The main gable ends are half timbered with roughcast rendered infill and Art Nouveau detail and contain a large drop-arched bar tracery window with leadlight glazing. Each transept bay contains three lancet openings with timber-framed fixed sash windows with leadlight glazing. Small projecting bays flank the nave and have rendered crenellated tops. The parapeted porch is devoid of architectural embellishment and contains timber-framed glazed doors and recessed glass-fronted notice boards.

The Wesley Church Hall (1956) is a simple single-storey double-fronted red face brick hall with projecting front porch and link to the adjoining manse. The main gabled roof is clad in corrugated galvanised steel, whereas the flat porch roof is parapeted. The facade contains a single high level steel-framed multi-paned fixed sash window while the breakfronted porch facade contains a pair of timber doors surrounded by a segmented compound arch and flanked on either side by a pair of steel-framed double-hung sash windows. The side walls are buttressed and contain regular fenestration with steel-framed awning sash windows. A Sunday School wing extends from the south-west corner of the hall.

The former Wesley manse (1930) is a single-storey red face brick bungalow with hipped roof clad with Marseilles pattern terracotta tiles. The roof is penetrated by prominent, yet unembellished, red face brick chimneys. The main roof extends over a wide front verandah which features panels of brickwork at each corner containing semi-circular arched openings with clinker brick surrounds. The asymmetrical doublefronted facade contains a single timber-framed glazed door flanked by timber-framed double-hung sash windows.

A low red face brick fence, which would appear to date from the 1950s extends across the street frontage of the entire property, including the adjoining original Methodist Church.

Statement of Significance

What is Significant?

The Methodist Church, the Wesley Church, the former Hall (and Sunday School wing) and the Manse are significant.

The contribution that these buildings make as a defined group within the streetscape is of significance.

The later addition (the front porch) to the Wesley Church is not significant.

How are they Significant?

This group of religious buildings are of local social, historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why are they Significant?

This group of buildings are of social and historic significance for their long and continuous association with the establishment of Methodism, the Wesley Church and the Uniting Church in Shepparton. This site has been associated with religious and community activities since 1888. HERCON criteria A & G

HERITAGE CITATION REPORT

The former Methodist Church is of aesthetic significance for its representative Methodist architecture. The restrained use of architectural embellishments is typical for Methodist inspired ecclesiastic architecture from this period. HERCON criterion D

The Wesley Church is of aesthetic significance for its distinctive Art Nouveau and Medieval detailing. HERCON criterion E

The Wesley Church Hall is of significance for its representative institutional ecclesiastic architecture from the mid 20th century architecture. HERCON criterion D

The Wesley manse is of aesthetic significance for its representative Interwar architecture. HERCON criterion D

The complex of buildings as a group are of aesthetic significance for their contribution to the streetscape values. HERCON criterion E

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes record # 64224) for information about the significance of the place. HERCON Criteria A, G & D

Recommendations 2014

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Yes
Yes
No
Yes The brick fence to the front of the complex is significant.
No
Greater Shepparton Heritage Incorporated Plan
No

Other Recommendations

The internal controls apply to the internal layout of the former Methodist Church and the Wesley Church building. They do not apply to finishes.

HERITAGE CITATION REPORT

Name 179-189 Maude Street, SHEPPARTON (Fairway Building)
Address 179-189 Maude Street SHEPPARTON **Significance Level** Local
Place Type Shop
Citation Date 2014



Sketch of the Fairway Building c1930s

Recommended Heritage Protection VHR No HI No PS Yes
Designer / Architect Norris, Harry A **Architectural Style** Interwar Period (c.1919-c.1940) Moderne

History and Historical Context

The following history has been taken from *The Fairway Building, Conservation Management Plan, (2019)* written by Andrew Morcom. This history has been used for this citation with his support.

History

In 1937, Shepparton was considered by many to have developed into one of the most successful regional towns in the Southern Hemisphere and was quoted as being 'a land of sunshine, happiness and progress' (*Sporting Globe*, 1937). That such an important building, designed by one of Victoria's leading architects was constructed during this period is testimony to the prosperity of the township.

In 1938, Shepparton's Centenary year, under the instructions from Mr J. F. and A. W. Fairley the construction of the 'FAIRWAY' building commenced in January and was completed in August. The architects of the building were Mr H. A. Norris, in conjunction with Twentyman and Askew of Melbourne (Shepparton Advertiser, 1938c). Harry Norris was noted as one of Victoria's most influential architects of the Art Deco period (Eidelson, 2015). Some of Norris's key buildings included:

HERITAGE CITATION REPORT

- . Nicholas Building, 27-41 Swanston Street, Melbourne, (1927)
- . Majorca Building, 258-260 Flinders Lane, (1928-1930)
- . Carlow House, 34-36 Elizabeth Street
- . Carlow House, 289 Flinders Lane, Melbourne, Vic 3000
- . Block Court, 288 - 292 Collins Street, (1929)
- . G.J.Coles Stores, 299-307 Bourke Street, Melbourne, (1928-1930)

Twentyman and Askew, who began in 1882, were also very influential architects of the time (Darebin Libraries, 2019). The following is list of key buildings that they designed:

- . Cairns Memorial Church, East Melbourne (c1886)
- . Yallum Park in South Australia (1879-80)
- . Colonial Sugar Refinery's buildings in Port Melbourne (c1886)
- . Dight's Falls mill (1886-87)
- . Block Arcade in Collins Street (1890-93)
- . 'The Cannery' at Shepparton (1932)

A number of buildings, which were landmarks of Shepparton, were demolished to facilitate the latest developments in business architecture. It was reported that the 'FAIRWAY' building would cater up to six shops and perhaps nine offices (22 April 1938 *Shepparton Advertiser*).

The furniture firm of Maples occupied the corner shop, which was reported as being the largest undivided single shop in Shepparton (22 April 1938, *Shepparton Advertiser*).

Five smaller shops all facing Maude Street with frontages of 8m (24 feet), two of 6.3m (19 feet) and two of 6.7m (20 feet) each with a depth of 28m (85 feet) were all occupied by the end of 1938.

The 'Fairway' building was heralded as the most modern and spacious building in the Goulburn Valley (9 September 1938, *Shepparton Advertiser*).

The owners and builders of the 'FAIRWAY' building were the Fairley family who were, early settlers and were well known and influential entrepreneurs in Shepparton.

Harry Norris, one of the architects, was one of Victoria's most influential architects of the Art Deco period (Eidelson, 2015).

Twentyman and Askew, the other architects, were also very influential architects of the time (Darebin Libraries, 2019).

In 1939 two rooms on the top of the 'FAIRWAY' building were made available by Cr. A. W. and Mr J. F. Fairley to the Red Cross to be utilised as a central depot.

HERITAGE CITATION REPORT

The Shepparton branch of the Red Cross launched many campaigns including supplying Australian troops in Korea with warm socks and jumpers. The Shepparton Red Cross was instrumental in the 'Woollies for British Babies'. Where baby wear was knitted and sent as Christmas gifts to mothers and babies in Britain. A campaign was held for the 'Food for Russia Week'. The Red Cross assisted with sending parcels of warm clean clothing, tins of condensed milk, sterilised processed cheese, tinned butter, meat, jams, cocoa, and chocolate.

Services of the Shepparton Red Cross also included typing confidential letters for the Prisoner of War in Japan for local residents (Shepparton Advertiser, 1943).

Many public meetings were also held at the 'FAIRWAY' building an example of this was a sub-committee associated with the Shepparton's Centenary. This committee established a visitor's lounge in the 'FAIRWAY' building and acted as hostesses for guests for the Centenary celebrations (5 October 1938 *Shepparton Advertiser*).

Description

Physical Description

The following description forms part of a CMP written by Andrew Morcom - *The Fairway Building, Conservation Management Plan (2019)*.

The 'FAIRWAY' Building, is double storey throughout and was constructed with rendered masonry. It has a frontage of 55 m (165 feet) to Maude Street and 28m (85 feet) to Fryers Street. A feature of the building works, was the construction techniques utilising four steel pillars in the supports for the floor of the corner building. The supports were advertised as being able to bearing the weight of approximately 90 tons of bricks, concrete, and girders. The outcome of using these special supports was to enable a clear space for windows, which in turn improved the look of the building. (*Shepparton Advertiser*, 15 July 1938).

The upper storey was to be faced with glazed terra cotta throughout however; no evidence of this was found by both physical assessment or documented research.

The roof was of fibre cement sheeting, to keep the temperature low, however; this has been replaced with colorbond roofing material.

Each shop had built-in conveniences and washing facilities. The original facilities are still in use in the upstairs area currently occupied by Shepparton Camera House.

The flooring of the ground floor area was originally of a concrete with a granolithic finish (*Shepparton Advertiser*, 22 April 1938), no evidence of this was found during the site physical investigation. In the centre of the Maude street frontage a large double doorway and concrete stairway was provided to gain access to the offices on the first floor. The stairway and entrance hall to this part of the building had a terrazzo dado wall lining, in keeping with the terrazzo paving in front of all shop entrances. It was reported that this stairway opened into a passageway running the entire length of the upstairs area where there were nine offices in an area that measured 16.6m (50 feet) by 38.3m (115 feet) (*Shepparton Advertiser*, 22 April 1938).

It was reported that the offices were divided using wooden partitions, in accordance with the requirements of the occupants. Windows, other than the shop fittings were of steel frame construction. Ventilation was provided for in the roof by Robertson pattern cowl vents. Also located on the roof was a water storage tank (*Shepparton Advertiser*, 22 April 1938).

HERITAGE CITATION REPORT

The building displays many of the design features related to the 'Inter-War' period of modern architecture including a simple style reflecting the tight economy of the time and the need for progress. The building is also a good regional representation of the Streamline Modernism architectural design. The building is a simple geometric shape with a curved corner facing the corner of Maude and Fryers streets. The original windows, in the second storey, were half glazed glass brick with a hopper type upper section. These windows have been replaced with a modern aluminium fixed single pane type window attached to the outer facade. The replacement of the windows has not affected the structure of the building nor has it harmed the internal window frames. The prominent curved corner of the building, facing Maude and Fryers streets, rises vertically and is reinforced by the glass brick glazed panels.

The ground floor shop fronts have been modernised to a point that none of the original fittings are visible. However, the original underside of decorative pressed metal panels, of the original canopy has been retained.

(Sourced 4 April 2019 from Andrew Morcom)

Statement of Significance

What is Significant?

The Fairway Building at 179-189 Maude Street, Shepparton is significant.

This includes the cantilevered canopy and the soffit which is lined with highly decorative pressed metal feature lining.

How is it Significant?

179-189 Maude Street is of local historic, social, technical and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

179-189 Maude Street, Shepparton is of social and historic significance as it demonstrates the growing prosperity of the town and region during the interwar years. The construction of this building contributes to an understanding of the historic pattern of the commercial development that was occurring in the 1930s. This includes the development of Fryer Street as a commercial area.

The Fairway building, as well as being a successful commercial enterprise, was also the home for a number of community functions and the Red Cross. HERON criteria A & G

It is of aesthetic and architectural significance for its association with Harry Norris and Twentyman and Askew, both of these architectural practices are associated with the development of high quality modern design. The Fairway Building demonstrates many of the features that were seen as innovative in their day. This includes the modern streamlined exterior and the use of glass as a strong architectural expression. HERCON criterion E

It is of technical significance for its structural system which supported the use of large expanses of glass and the streamlined aesthetics. HERCON criterion B

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name 33 McKinney Street, SHEPPARTON
Address 33 McKinney Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2014



33 McKinney Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

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

History and Historical Context

Shepparton grew around a crossing of the Goulburn River. Originally known as Macguire's Punt, the development of a small village at the crossing by the early 1850s led to the first survey of the township in 1855, by surveyor J G W Wilmot. A more substantial, but only partially completed town survey was carried out by John Downey in 1864. Alfred Leahy became Government Contract Surveyor after settling in Shepparton with his wife in the 1870s, and in 1874 he completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets.¹

Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

Leahy purchased an 845 acre area of land immediately north of Knight Street including these two sections, in an estate known as Shepparton Park. His holdings stretched from near Grahamvale to the east, to the Goulbourn River to the west

HERITAGE CITATION REPORT

and several miles to the north, and were centred on a located homestead near Wyndham Street. Some subdivision of this land was undertaken by Leahy, including the extension of Maude Street north of Knight Street. A prominent local figure, Leahy was heavily involved with the opening up of land to selectors around the Shepparton area and was also elected a Shire Councillor. After his death, the property was sold for £4 12s an acre, and subdivided.²

Under colonial legislation, subdivision and the development of roads in areas outside Leahy's 1874 township survey, such as this land north of Knight Street, had to be undertaken with the approval of council.³ The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The names of the new and existing streets within this precinct reflect associations with influential people in the nineteenth century development of the town. Corio Street was named after Corio Bay by Alfred Leahy, who had visited the bay *en route* to Sydney upon his arrival in Australia, and whose wife originated from Geelong. Knight Street, was named after another early resident and landowner, Frederick P Knight, who had purchased allotments in the first Shepparton land sales in 1856. Oram Street was named after William Henry Oram, an auctioneer who lived in the town in the 1870s. Orr Street refers to John Orr, who was the MLA for the Murray districts between 1862 and 1880. W G McKinney was an early resident, councillor, auctioneer and Justice of Peace, after whom McKinney Street was named. Harold Street was named after Harold Patrick Langford Leahy, the son of Alfred Leahy.⁴

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and closer settlement in the Goulburn Valley region. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920. By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments.⁵

The subdivision of sections 1, 2, 23 and 24 in the township in the late nineteenth century preceded the close residential development of the area north of Knight Street. Brick houses constructed along Corio Street by c.1900 included numbers 84, 85-87, 90 and 94.

Close subdivision of allotments 15 and 16, formerly owned by Leahy, led to the construction of an internal grid of roads by the 1890s, which included northward extensions of Corio and Maude Streets. Close residential development lagged behind that in the township immediately to the south by several decades.

References

1 *Shepparton, Past & Present*, p. 13.

2 Elsie Brady, *They Left Their Footprints*, pp. 15-16, and C W S James, *History of Shepparton 1838-1938*, p. 18.

3 *Shepparton, Past & Present*, p. 13.

4 Elsie Brady, *They Left Their Footprints*, pp. 33, 59, 64, 75.

5 Elsie Brady, *They Left Their Footprints*, p. 12.

6 Subdivision Plans 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of

HERITAGE CITATION REPORT

Moira' LP 3035, 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of Moira' LP 4281, 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of Moira' LP 9644, Land Victoria.

7 Subdivision Plan 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of Moira' LP 3035, Land Victoria.

8 Subdivision Plan 'Subdivision of Township Allotments, Shepparton, Country of Moira' S283H, Land Victoria.

Description

Physical Description

33 McKinney Street, Shepparton is a century Federation era villa. It is a high quality example and through its architectural detailing demonstrates many of the features associated with this period. This includes the largely symmetrical layout, the distinctive hip roof, the chimneys, the contrasting painted rendered banding and the verandah with its decorative cast iron verandah.

Statement of Significance

What is Significant?

The house and setting at 33 McKinney Street, Shepparton are significant.

The set backs are significant as they support an appropriately proportioned garden setting for a house of this scale and quality of design.

How is it Significant?

33 McKinney Street, Shepparton is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

33 McKinney Street, Shepparton is of historic and social significance as it provides tangible physical evidence of the development of Shepparton during the late 19th and early 20th century. This development was largely supported by farming, the introduction of irrigation and the expansion of rural industries.

It is one of a group of substantial late Victorian and Federation era villas (64-68, 72-74, 84, 90 and 93-95 and 94) that were built in Corio Street during this period. The quality of their design, the scale of the houses and size of the allotments contributes to an understanding of the vibrancy of growth that occurred in Shepparton during this period. The fine architecture as found at 33 McKinney Street reinforces the pre-eminence of Corio Street as a place that was much favoured by the successful during the late 19th and early 20th century. HERCON criteria A & G

It is of aesthetic significance for its turn of the century Federation era architecture. It is a high quality example of this period and through its architectural detailing demonstrates many of the features associated with this period. This includes

HERITAGE CITATION REPORT

the largely symmetrical layout, the distinctive hip roof, the chimneys, the contrasting painted rendered banding and the verandah with its decorative cast iron verandah.

33 McKinney Street, Shepparton contributes to the variety of high quality housing that is found in the Shepparton South Residential Precinct

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place. HERCON criteria A, G, D & E

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 102 Nixon Street SHEPPARTON
Address 102 Nixon Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2014



102 Nixon Street, Shepparton

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

Shepparton grew around a crossing of the Goulburn River. Originally known as Macguire's Punt, the development of a small village at the crossing by the early 1850s led to the first survey of the township in 1855, by surveyor J G W Wilmot. A more substantial but only partially completed town survey was carried out by John Downey in 1864. Alfred Leahy became Government Contract Surveyor after settling in Shepparton with his wife in the 1870s, and in 1874 he completed the survey to the extent of all the area between Knight, Archer and Hayes Streets and the Goulburn River. He also named all the town's streets.

Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

Leahy purchased an 845 acre [342 ha] area of land immediately north of Knight Street including these two sections, in an estate known as Shepparton Park. His holdings stretched from near Grahamvale to the east, to the Goulburn River to the west and several miles to the north, and were centred on a homestead located near Wyndham Street. Some subdivision of this land was undertaken by Leahy. A prominent local figure, Leahy was heavily involved with the opening up of land to

HERITAGE CITATION REPORT

selectors around the Shepparton area and was also elected a Shire Councillor. After his death, the property was sold for £4 12s an acre, and subdivided.

Under colonial legislation, subdivision and the development of roads in areas outside Leahy's 1874 township survey, such as this land north of Knight Street, had to be undertaken with the approval of Council. The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and closer settlement in the Goulburn Valley region. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920.

By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments.

The subdivision of sections 1, 2, 23 and 24 in the township in the late nineteenth century preceded the close residential development of the area north of Knight Street.

The subdivision of allotments 15 and 16, formerly owned by Leahy, led to the construction of an internal grid of roads by the 1890s, which included northward extensions of Corio and Maude Streets. Close residential development lagged behind that in the township immediately to the south by several decades.

Nixon Street developed as part of the residential expansion to the north of the central business area. There was an increasing demand for residential land during the 1920s as it was a time of particularly vibrant expansion. The economic prosperity which drove this expansion is linked to the increasing success and sustainability of the irrigation, dairying and farming.

Description

Physical Description

102 Nixon Street, Shepparton is a representative Interwar house. It is defined by its terracotta tiled hip roofs, the paired timber sash windows and the recessed entry with a single masonry column to the porch.

Statement of Significance

What is Significant?

102 Nixon Street, Shepparton is significant.

How is it Significant?

102 Nixon Street, Shepparton is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

HERITAGE CITATION REPORT

Why is it Significant?

102 Nixon Street, Shepparton is of aesthetic significance for its representative Interwar Bungalow architecture. HERCON criterion D

102 Nixon Street, Shepparton is of historic significance as it provides tangible physical evidence of the extent of development and the character of Interwar development in Shepparton. This period of residential development is characterised by the increasing settlement of the areas to the north of the central business area. HERCON criterion A

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 132 Nixon Street Shepparton
Address 132 Nixon Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2011



132 Nixon Street Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Integrity

It has retained much of its integrity.

History and Historical Context

The first survey of the township was undertaken in 1855, by surveyor J G W Wilmot. Another partial town survey was carried out by John Downey in 1864. In 1874 Alfred Leahy completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets. Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24

HERITAGE CITATION REPORT

of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and Closer Settlement in the Goulburn Valley region. Closer Settlement had begun before the 1914 - 18 War but it was not until the 1920s that Soldier Settlement got underway. Land was cut up into small blocks and the scheme had a strong bias towards small scale labour intensive agricultural and horticultural farming. By the end of 1925 large sections of land had been acquired for settlers - its regional success was supported by the development of irrigation. Closer Settlement was intended to establish a self-sufficient class of agriculturalists on the land and able to prosper on relatively small allotments. These small self sufficient family farms were largely founded on a defective theoretical basis but where there was irrigation there was more of a chance of success. This was the case for some in the Shepparton region and their success supported a sustained period of growth in the region. A number of these smaller farms were taken up migrants. Advertisements such as 'Victoria: The Speedway to Rural Prosperity', encouraged a number of British migrants to the Shepparton region. [P Ashton, On The Land, Melb 1987, pp 120 - 128] This was supported by the Empire Settlement Act of 1922, and, approximately 315,000 migrants were assisted up until 1929.

From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920. By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments. It was during the period marked by Federation and the turn of the century and up to the 1940s that Nixon Street developed as part of the residential consolidation of areas within the township boundaries. The identified group of houses in Nixon Street dates predominately from the period c.1900-1940. The group of houses in Nixon Street (132, 134, 138, 142, 144, 150, 156) provides evidence as to the character of development that occurred during this period. Nixon Street being one of the early town boundaries demonstrates the extent of consolidation and is a good representative example. The housing provides representative examples from the: late Victorian era; the Federation/Edwardian era; the Interwar timber bungalow and housing from the late 1930s/40s and as such is a microcosm of the type of development that occurred during this period.

Description

Physical Condition

132 Nixon Street has been designed in the Bungalow style. It is a single-storey double-fronted house with an asymmetrical facade and front verandah.

It is a timber weatherboard house with paired timber framed windows. The roof is a low pitched galvanised metal roof. The gable has a timber shingle infill.

The garden setting is a significant contribution to the landscape character of the precinct.

Intactness

It has largely retained its integrity.

Statement of Significance

HERITAGE CITATION REPORT

What is significant?

132 Nixon Street, Shepparton and the garden setting.

How is it significant?

132 Nixon Street contributes to the local historic, social and aesthetic significance of the City of Greater Shepparton.

Why is it significant?

132 Nixon Street is of historic and social significance as it provides tangible evidence as to the character of residential settlement in Shepparton during the early 20th century. Nixon Street became established as a residential street during this period. For Shepparton, the early 20th century and in particular the 1920s was a period that was marked by growth. [HERCON Criteria A & G]

It is of architectural significance as it provides a representative example of an Interwar timber bungalow.

132 Nixon Street contributes to the group of houses in Nixon Street that illustrate the diversity and variation of development in Nixon Street during its consolidation as a residential street.

This includes the setting of the houses and the variations of the architectural expression. The period of development that is represented by this group was a time of change for Shepparton. The group of houses includes: 132, 134, 138-140, 142, 144, 150 and 156 Nixon Street Shepparton. [HERCON Criterion D]

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 134 Nixon Street Shepparton
Address 134 Nixon Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2011



134 Nixon Street Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Integrity

It has retained much of its intactness.

History and Historical Context

The first survey of the township was undertaken in 1855, by surveyor J G W Wilmot. Another partial town survey was carried out by John Downey in 1864. In 1874 Alfred Leahy completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets. Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24

HERITAGE CITATION REPORT

of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and Closer Settlement in the Goulburn Valley region. Closer Settlement had begun before the 1914 - 18 War but it was not until the 1920s that Soldier Settlement got underway. Land was cut up into small blocks and the scheme had a strong bias towards small scale labour intensive agricultural and horticultural farming. By the end of 1925 large sections of land had been acquired for settlers - its regional success was supported by the development of irrigation. Closer Settlement was intended to establish a self-sufficient class of agriculturalists on the land and able to prosper on relatively small allotments. These small self sufficient family farms were largely founded on a defective theoretical basis but where there was irrigation there was more of a chance of success. This was the case for some in the Shepparton region and their success supported a sustained period of growth in the region. A number of these smaller farms were taken up migrants. Advertisements such as 'Victoria: The Speedway to Rural Prosperity', encouraged a number of British migrants to the Shepparton region. [P Ashton, On The Land, Melb 1987, pp 120 - 128] This was supported by the Empire Settlement Act of 1922, and, approximately 315,000 migrants were assisted up until 1929.

From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920. By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments. It was during the period marked by Federation and the turn of the century and up to the 1940s that Nixon Street developed as part of the residential consolidation of areas within the township boundaries. The identified group of houses in Nixon Street dates predominately from the period c.1900-1940. The group of houses in Nixon Street (132, 134, 138, 142, 144, 150, 156) provides evidence as to the character of development that occurred during this period. Nixon Street being one of the early town boundaries demonstrates the extent of consolidation and is a good representative example. The housing provides representative examples from the: late Victorian era; the Federation/Edwardian era; the Interwar timber bungalow and housing from the late 1930s/40s and as such is a microcosm of the type of development that occurred during this period.

Description

Physical Description

134 Nixon Street has been designed in the Bungalow style. It is a single-storey double-fronted house with an asymmetrical facade and front verandah.

It is a timber weatherboard house with paired timber framed windows. The roof is a low pitched galvanised metal roof. The gable has a timberstrapping to the infill.

The garden setting is a significant contribution to the landscape character of the precinct.

Intactness

It has largely retained its intactness

Statement of Significance

HERITAGE CITATION REPORT

What is significant?

134 Nixon Street, Shepparton.

How is it significant?

134 Nixon Street contributes to the local historic, social and aesthetic significance of the City of Greater Shepparton.

Why is it significant?

134 Nixon Street is of historic and social significance as it provides tangible evidence as to the character of residential settlement in Shepparton during the early 20th century. Nixon Street became established as a residential street during this period. For Shepparton, the early 20th century and in particular the 1920s was a period that was marked by growth. [HERCON Criteria A & G]

It is of architectural significance as it provides a representative example of an Interwar timber bungalow.

134 Nixon Street contributes to the group of houses in Nixon Street that illustrate the diversity and variation of development in Nixon Street during its consolidation as a residential street.

This includes the setting of the houses and the variations of the architectural expression. The period of development that is represented by this group was a time of change for Shepparton. The group of houses includes: 132, 134, 138-140, 142, 144, 150 and 156 Nixon Street Shepparton. [HERCON Criterion D]

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

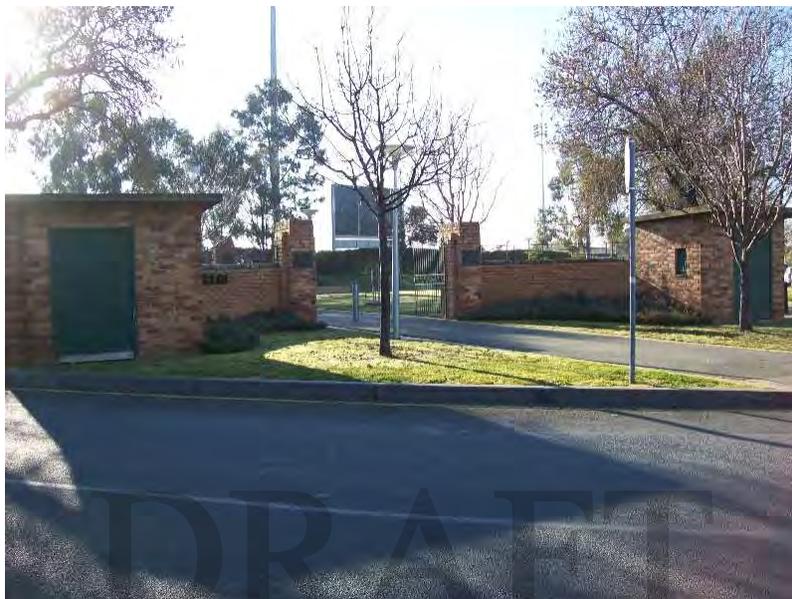
Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 135 - 145 Nixon Street Shepparton (Deakin Reserve)
Address 135 - 145 Nixon Street SHEPPARTON **Significance Level** Local
Place Type Football Ground
Citation Date 2011



Commemorative Gates and setting

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

THEMATIC CONTEXT

The first survey of the township was undertaken in 1855, by surveyor J G W Wilmot. Another partial town survey was carried out by John Downey in 1864. In 1874 Alfred Leahy completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets. Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street. The population of Shepparton grew steadily over the decades after

HERITAGE CITATION REPORT

1880, reflecting the broader development of irrigation and closer settlement in the Goulburn Valley region. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920. By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments. It was during the period marked by Federation and the turn of the century and up to the 1930s that Nixon Street developed as part of the residential consolidation of areas within the township boundaries.

PLACE HISTORY

The reserve was first gazetted for recreational purposes in Shepparton 1877. It was first known as the 'Cricket Ground' then as other sporting bodies came to use the ground it became known as the Recreation Reserve. In 1947 the name was changed to Deakin in recognition of the Alfred Deakin (1856 - 1919). He was a statesman and orator in the Victorian Parliament (1879 - 1901). He was a Federal member from 1901 - 1913 and was Prime Minister three times. Deakin was the founder of Victoria's water conservation and irrigation system. He was a recognised promoter of irrigation during a time when it was not well supported.

The gates at Deakin Reserve commemorate the Royal Visit during March 1954 when Queen Elizabeth II came to Shepparton. The Queen and Prince Philip were received by the Mayor Vince Vibert at Deakin Reserve before a crowd estimated at between 20,000 and 30,000.

The Guide Hall was opened by Lady Huntingfield October 14 1936.

Statement of Significance

DRAFT

What is Significant?

The entrance gates and associated landscaping and the Guide Hall at Deakin Reserve, Nixon Street, Shepparton is significant.

The remainder of the reserve is not significant.

How is it Significant?

The entrance gates and associated landscaping and the Guide Hall at Deakin Reserve Nixon Street Shepparton is of local historic, aesthetic and social significance to the City of Greater Shepparton.

Why is it Significant?

Deakin Reserve is historically and socially significant as it provides tangible evidence of the settlement pattern of Shepparton.

The commemorative gates are historically and socially significant as they provide tangible evidence of the historical importance of the Commonwealth and the links with Britain.

[HERCON Criteria A & G]

It is of aesthetic significance as a large open landscaped space in Nixon Street.

The commemorative gates are of aesthetic value.

HERITAGE CITATION REPORT

The Guide Hall is of aesthetic value for its architectural expression as a building typology associated with a recreation activity that was once integral to social and community life for many in Shepparton. [HERCON Criterion E]

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	Yes Commemorative gates and Guide Hall
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 138-140 Nixon Street Shepparton
Address 138-140 Nixon Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2011



138 Nixon Street Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Integrity

It has retained much of its integrity.

History and Historical Context

The first survey of the township was undertaken in 1855, by surveyor J G W Wilmot. Another partial town survey was carried out by John Downey in 1864. In 1874 Alfred Leahy completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets. Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24

HERITAGE CITATION REPORT

of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and Closer Settlement in the Goulburn Valley region. Closer Settlement had begun before the 1914 - 18 War but it was not until the 1920s that Soldier Settlement got underway. Land was cut up into small blocks and the scheme had a strong bias towards small scale labour intensive agricultural and horticultural farming. By the end of 1925 large sections of land had been acquired for settlers - its regional success was supported by the development of irrigation. Closer Settlement was intended to establish a self-sufficient class of agriculturalists on the land and able to prosper on relatively small allotments. These small self sufficient family farms were largely founded on a defective theoretical basis but where there was irrigation there was more of a chance of success. This was the case for some in the Shepparton region and their success supported a sustained period of growth in the region. A number of these smaller farms were taken up migrants. Advertisements such as 'Victoria: The Speedway to Rural Prosperity', encouraged a number of British migrants to the Shepparton region. [P Ashton, On The Land, Melb 1987, pp 120 - 128] This was supported by the Empire Settlement Act of 1922, and, approximately 315,000 migrants were assisted up until 1929.

From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920. By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments. It was during the period marked by Federation and the turn of the century and up to the 1940s that Nixon Street developed as part of the residential consolidation of areas within the township boundaries. The identified group of houses in Nixon Street dates predominately from the period c.1900-1940. The group of houses in Nixon Street (132, 134, 138, 142, 144, 150, 156) provides evidence as to the character of development that occurred during this period. Nixon Street being one of the early town boundaries demonstrates the extent of consolidation and is a good representative example. The housing provides representative examples from the: late Victorian era; the Federation/Edwardian era; the Interwar timber bungalow and housing from the late 1930s/40s and as such is a microcosm of the type of development that occurred during this period.

Description

Physical Description

138 Nixon Street is a rendered brick duplex with a terracotta tiled roof. It has a symmetrical facade with projecting gables and a centralised recessed entry. The arched entry has a pointed arch similar to a Tudor styled arch. The windows are timber framed and have window hoods.

Intactness

It has largely retained its intactness.

Statement of Significance

What is significant?

138-140 Nixon Street, Shepparton

HERITAGE CITATION REPORT

How is it significant?

138-140 Nixon Street contributes to the local historic, social and aesthetic significance of the City of Greater Shepparton.

Why is it significant?

138-140 Nixon Street is of historic and social significance as it provides tangible evidence as to the character of residential settlement in Shepparton during the early 20th century. Nixon Street became established as a residential street during this period. For Shepparton, the early 20th century and in particular the 1920s was a period that was marked by growth. [HERCON Criteria A & G]

It is of architectural significance as it provides a representative example of an Interwar Bungalow Duplex.

138-140 Nixon Street contributes to the group of houses in Nixon Street that illustrate the diversity and variation of development in Nixon Street during its consolidation as a residential street.

This includes the setting of the houses and the variations of the architectural expression. The period of development that is represented by this group was a time of change for Shepparton. The group of houses includes: 132, 134, 138-140, 142, 144, 150 and 156 Nixon Street Shepparton. [HERCON Criterion D]

Recommendations 2011

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

DRAFT

Yes
No
No
No
No
Greater Shepparton Heritage Incorporated Plan
No

HERITAGE CITATION REPORT

Name 142 Nixon Street Shepparton
Address 142 Nixon Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2011



142 Nixon Street Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Integrity

The integrity is modified as it appears that the front windows are not original. However, it appears that the rest of the house has retained its integrity. The windows could be returned to their original form without compromising to any significant degree the extant fabric.

History and Historical Context

The first survey of the township was undertaken in 1855, by surveyor J G W Wilmot. Another partial town survey was carried out by John Downey in 1864. In 1874 Alfred Leahy completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets. Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

HERITAGE CITATION REPORT

The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and Closer Settlement in the Goulburn Valley region. Closer Settlement had begun before the 1914 - 18 War but it was not until the 1920s that Soldier Settlement got underway. Land was cut up into small blocks and the scheme had a strong bias towards small scale labour intensive agricultural and horticultural farming. By the end of 1925 large sections of land had been acquired for settlers - its regional success was supported by the development of irrigation. Closer Settlement was intended to establish a self-sufficient class of agriculturalists on the land and able to prosper on relatively small allotments. These small self sufficient family farms were largely founded on a defective theoretical basis but where there was irrigation there was more of a chance of success. This was the case for some in the Shepparton region and their success supported a sustained period of growth in the region. A number of these smaller farms were taken up migrants. Advertisements such as 'Victoria: The Speedway to Rural Prosperity', encouraged a number of British migrants to the Shepparton region. [P Ashton, On The Land, Melb 1987, pp 120 - 128] This was supported by the Empire Settlement Act of 1922, and, approximately 315,000 migrants were assisted up until 1929.

From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920. By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments. It was during the period marked by Federation and the turn of the century and up to the 1940s that Nixon Street developed as part of the residential consolidation of areas within the township boundaries. The identified group of houses in Nixon Street dates predominately from the period c.1900-1940. The group of houses in Nixon Street (132, 134, 138, 142, 144, 150, 156) provides evidence as to the character of development that occurred during this period. Nixon Street being one of the early town boundaries demonstrates the extent of consolidation and is a good representative example. The housing provides representative examples from the: late Victorian era; the Federation/Edwardian era; the Interwar timber bungalow and housing from the late 1930s/40s and as such is a microcosm of the type of development that occurred during this period.

Description

Physical Description

142 Nixon Street is a timber weatherboard house with hipped corrugated metal roof. The eaves have single timber brackets. The design is symmetrical with a central door and windows on either side. The windows do not appear to be original to the period of construction. There is a verandah to the front of the house and it has a decorative metal frieze with decoratively turned timber verandah posts.

Intactness

142 Nixon Street is largely intact.

Statement of Significance

HERITAGE CITATION REPORT

What is significant?

142 Nixon Street, Shepparton.

How is it significant?

142 Nixon Street contributes to the local historic, social and aesthetic significance of the City of Greater Shepparton.

Why is it significant?

142 Nixon Street is of historic and social significance as it provides tangible evidence as to the character of residential settlement in Shepparton during the early 20th century. Nixon Street became established as a residential street during this period. For Shepparton, the early 20th century and in particular the 1920s was a period that was marked by growth. [HERCON Criteria A & G]

It is of architectural significance as it provides a representative example of late Victorian/early 20th century cottage.

142 Nixon Street contributes to the group of houses in Nixon Street that illustrate the diversity and variation of development in Nixon Street during its consolidation as a residential street.

This includes the setting of the houses and the variations of the architectural expression. The period of development that is represented by this group was a time of change for Shepparton. The group of houses includes: 132, 134, 138-140, 142, 144, 150 and 156 Nixon Street Shepparton. [HERCON Criterion D]

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 144 Nixon Street Shepparton
Address 144 Nixon Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2011



144 Nixon Street Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Integrity

It appears to have retained much of its integrity but there is a question over the authenticity of the design of the timber design for the verandah freize.

History and Historical Context

The first survey of the township was undertaken in 1855, by surveyor J G W Wilmot. Another partial town survey was carried out by John Downey in 1864. In 1874 Alfred Leahy completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets. Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

HERITAGE CITATION REPORT

The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and Closer Settlement in the Goulburn Valley region. Closer Settlement had begun before the 1914 - 18 War but it was not until the 1920s that Soldier Settlement got underway. Land was cut up into small blocks and the scheme had a strong bias towards small scale labour intensive agricultural and horticultural farming. By the end of 1925 large sections of land had been acquired for settlers - its regional success was supported by the development of irrigation. Closer Settlement was intended to establish a self-sufficient class of agriculturalists on the land and able to prosper on relatively small allotments. These small self sufficient family farms were largely founded on a defective theoretical basis but where there was irrigation there was more of a chance of success. This was the case for some in the Shepparton region and their success supported a sustained period of growth in the region. A number of these smaller farms were taken up migrants. Advertisements such as 'Victoria: The Speedway to Rural Prosperity', encouraged a number of British migrants to the Shepparton region. [P Ashton, On The Land, Melb 1987, pp 120 - 128] This was supported by the Empire Settlement Act of 1922, and, approximately 315,000 migrants were assisted up until 1929.

From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920. By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments. It was during the period marked by Federation and the turn of the century and up to the 1940s that Nixon Street developed as part of the residential consolidation of areas within the township boundaries. The identified group of houses in Nixon Street dates predominately from the period c.1900-1940. The group of houses in Nixon Street (132, 134, 138, 142, 144, 150, 156) provides evidence as to the character of development that occurred during this period. Nixon Street being one of the early town boundaries demonstrates the extent of consolidation and is a good representative example. The housing provides representative examples from the: late Victorian era; the Federation/Edwardian era; the Interwar timber bungalow and housing from the late 1930s/40s and as such is a microcosm of the type of development that occurred during this period.

Description

Physical Description

The house is a timber weatherboard house with an asymmetrical front. The roof is a galvanised corrugated metal roof. The entrance is recessed to one side. There is a bullnosed verandah to the front of the house with a decorative timber frieze both the verandah and frieze have possibly been modified since the house was constructed. The windows are paired timber framed windows.

Intactness

144 Nixon Street appears relatively intact.

Statement of Significance

What is significant?

HERITAGE CITATION REPORT

144 Nixon Street, Shepparton.

How is it significant?

144 Nixon Street contributes to the local historic, social and aesthetic significance of the City of Greater Shepparton.

Why is it significant?

144 Nixon Street is of historic and social significance as it provides tangible evidence as to the character of residential settlement in Shepparton during the early 20th century. Nixon Street became established as a residential street during this period. For Shepparton, the early 20th century and in particular the 1920s was a period that was marked by growth. [HERCON Criteria A & G]

It is of architectural significance as it provides a representative example of an early 20th century bungalow.

144 Nixon Street contributes to the group of houses in Nixon Street that illustrate the diversity and variation of development in Nixon Street during its consolidation as a residential street.

This includes the setting of the houses and the variations of the architectural expression. The period of development that is represented by this group was a time of change for Shepparton. The group of houses includes: 132, 134, 138-140, 142, 144, 150 and 156 Nixon Street Shepparton. [HERCON Criterion D]

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 156 Nixon Street Shepparton
Address 156 Nixon Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2011



156 Nixon Street Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Integrity

It is largely intact.

History and Historical Context

The first survey of the township was undertaken in 1855, by surveyor J G W Wilmot. Another partial town survey was carried out by John Downey in 1864. In 1874 Alfred Leahy completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets. Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24

HERITAGE CITATION REPORT

of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and Closer Settlement in the Goulburn Valley region. Closer Settlement had begun before the 1914 - 18 War but it was not until the 1920s that Soldier Settlement got underway. Land was cut up into small blocks and the scheme had a strong bias towards small scale labour intensive agricultural and horticultural farming. By the end of 1925 large sections of land had been acquired for settlers - its regional success was supported by the development of irrigation. Closer Settlement was intended to establish a self-sufficient class of agriculturalists on the land and able to prosper on relatively small allotments. These small self sufficient family farms were largely founded on a defective theoretical basis but where there was irrigation there was more of a chance of success. This was the case for some in the Shepparton region and their success supported a sustained period of growth in the region. A number of these smaller farms were taken up migrants. Advertisements such as 'Victoria: The Speedway to Rural Prosperity', encouraged a number of British migrants to the Shepparton region. [P Ashton, On The Land, Melb 1987, pp 120 - 128] This was supported by the Empire Settlement Act of 1922, and, approximately 315,000 migrants were assisted up until 1929.

From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920. By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments. It was during the period marked by Federation and the turn of the century and up to the 1940s that Nixon Street developed as part of the residential consolidation of areas within the township boundaries. The identified group of houses in Nixon Street dates predominately from the period c.1900-1940. The group of houses in Nixon Street (132, 134, 138, 142, 144, 150, 156) provides evidence as to the character of development that occurred during this period. Nixon Street being one of the early town boundaries demonstrates the extent of consolidation and is a good representative example. The housing provides representative examples from the: late Victorian era; the Federation/Edwardian era; the Interwar timber bungalow and housing from the late 1930s/40s and as such is a microcosm of the type of development that occurred during this period.

Description

Physical Description

It is a rendered masonry bungalow with some face brick contrasts and with terracotta tiled gable roofs. It has an asymmetrical composition with a recessed side entrance. The verandah posts are masonry with timber posts and the gable has a timber shingle infill. The chimneys are rendered with contrasting brick trims.

Intactness

It has retained much of its integrity. There is a new carport to the front of the house.

Statement of Significance

What is significant?

156 Nixon Street, Shepparton.

HERITAGE CITATION REPORT

How is it significant?

156 Nixon Street contributes to the local historic, social and aesthetic significance of the City of Greater Shepparton.

Why is it significant?

156 Nixon Street is of historic and social significance as it provides tangible evidence as to the character of residential settlement in Shepparton during the early 20th century. Nixon Street became established as a residential street during this period. For Shepparton, the early 20th century and in particular the 1920s was a period that was marked by growth. [HERCON Criteria A & G]

It is of architectural significance as it provides a representative example of an early 20th century bungalow with some reference to the California Bungalow type.

156 Nixon Street contributes to the group of houses in Nixon Street that illustrate the diversity and variation of development in Nixon Street during its consolidation as a residential street.

This includes the setting of the houses and the variations of the architectural expression. The period of development that is represented by this group was a time of change for Shepparton. The group of houses includes: 132, 134, 138-140, 142, 144, 150 and 156 Nixon Street Shepparton. [HERCON Criterion D]

Recommendations 2011

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Yes
No
No
No
No
Greater Shepparton Heritage Incorporated Plan
No

HERITAGE CITATION REPORT

Name 158 Nixon Street Shepparton
Address 158 Nixon Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2011



108122 Cnr Skene and Nixon Streets

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Late Twentieth Century (c.1960-c.2000)

Integrity

The place has retained much of its integrity

History and Historical Context

The Zorcas family built this house c1970.

Description

Physical Description

The two storey with single storey wings is a relatively large house and it has an imposing presence in the street.

HERITAGE CITATION REPORT

It has been constructed from face brickwork and it has a low pitched metal roof.

The style of this house is eclectic. The recessed central entrance is defined by four columns and this is flanked on either side by an open fretwork concrete filigree.

Physical Condition

The condition is good

Intactness

The place is relatively intact

Occupancy

The place is occupied

Statement of Significance

What is significant?

158 Nixon Street, Shepparton and the garden setting.

How is it Significant?

It is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

It is of historical significance as it provides tangible evidence as to the development of Shepparton.

It is of historical significance as it provides tangible evidence as to the impact of Post War Migration and subsequent influence on regional architecture. [HERCON Criteria A & G]

It is of aesthetic significance for its architectural qualities. The architecture expresses an unusual architectural expression for Shepparton as a fusion of vernacular Mediterranean building and regional 20th century vernacular residential building from the 1960s/1970s. [HERCON Criterion E]

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 160-162 Nixon Street Shepparton
Address 160-162 Nixon Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2011



160 - 162 Nixon Street Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Integrity

It has retained much of its integrity.

History and Historical Context

The first survey of the township was undertaken in 1855, by surveyor J G W Wilmot. Another partial town survey was carried out by John Downey in 1864. In 1874 Alfred Leahy completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets. Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24

HERITAGE CITATION REPORT

of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and Closer Settlement in the Goulburn Valley region. Closer Settlement had begun before the 1914 - 18 War but it was not until the 1920s that Soldier Settlement got underway. Land was cut up into small blocks and the scheme had a strong bias towards small scale labour intensive agricultural and horticultural farming. By the end of 1925 large sections of land had been acquired for settlers - its regional success was supported by the development of irrigation. Closer Settlement was intended to establish a self-sufficient class of agriculturalists on the land and able to prosper on relatively small allotments. These small self-sufficient family farms were largely founded on a defective theoretical basis but where there was irrigation there was more of a chance of success. This was the case for some in the Shepparton region and their success supported a sustained period of growth in the region. A number of these smaller farms were taken up by migrants. Advertisements such as 'Victoria: The Speedway to Rural Prosperity', encouraged a number of British migrants to the Shepparton region. [P Ashton, On The Land, Melb 1987, pp 120 - 128] This was supported by the Empire Settlement Act of 1922, and, approximately 315,000 migrants were assisted up until 1929.

From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920. By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments. It was during the period marked by Federation and the turn of the century and up to the 1930s that Nixon Street developed as part of the residential consolidation of areas within the township boundaries. The identified group of houses in Nixon Street dates predominately from the period c.1910-1930. The group of houses provides evidence as to the character of development that occurred during this period.

Description

Physical Description

160 - 162 is an imposing face red brick Federation Bungalow with painted timber trim. It has a large hip roof with gablet vents and gable roof to the entrance area. The composition is asymmetrical and the windows are timber framed.

Intactness

It is largely intact.

Statement of Significance

What is significant?

160 - 162 Nixon Street, Shepparton and its garden setting and generous setbacks.

How is it significant?

160 - 162 Nixon Street contributes to the local historic, social and aesthetic significance of the City of Greater Shepparton.

HERITAGE CITATION REPORT

Why is it significant?

160 - 162 Nixon Street is of historic and social significance as it provides tangible evidence as to the character of residential settlement in Shepparton during the early 20th century. Nixon Street became established as a residential street during this period. For Shepparton, the early 20th century and in particular the 1920s was a period that was marked by growth. [HERCON Criteria A & G]

It is of architectural significance as it provides a distinctive example of a large Federation Bungalow.

160 - 162 Nixon Street also contributes to an understanding of the diversity and variation of built fabric in Nixon Street during its consolidation as a residential street. [HERCON Criterion E]

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 7 Nugent Street SHEPPARTON
Address 7 Nugent Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2014



7 Nugent Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Place History

7 Nugent Street was designed and constructed by John Mulvaney. It is one of four near identical houses he constructed between c.1937 - 38. The other houses being 1 and 537 Wyndham Street and 3 Macintosh Street. Mulvaney died soon after at the age of 42. Mulvaney developed this particular style within the oeuvre of the English cottage style and there are no other comparable examples in Shepparton.

Thematic Context

Shepparton grew around a crossing of the Goulburn River. Originally known as Macguire's Punt, the development of a small village at the crossing by the early 1850s led to the first survey of the township in 1855, by surveyor J G W Wilmot. A more substantial, but only partially completed town survey was carried out by John Downey in 1864. Alfred Leahy became Government Contract Surveyor after settling in Shepparton with his wife in the 1870s, and in 1874 he completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets.

HERITAGE CITATION REPORT

Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

Leahy purchased an 845 acre area of land immediately north of Knight Street including these two sections, in an estate known as Shepparton Park. His holdings stretched from near Grahamvale to the east, to the Goulbourn River to the west and several miles to the north, and were centred on a homestead located near Wyndham Street. Some subdivision of this land was undertaken by Leahy. A prominent local figure, Leahy was heavily involved with the opening up of land to selectors around the Shepparton area and was also elected a Shire Councillor. After his death, the property was sold for £4 12s an acre, and subdivided.

Under colonial legislation, subdivision and the development of roads in areas outside Leahy's 1874 township survey, such as this land north of Knight Street, had to be undertaken with the approval of Council. The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and closer settlement in the Goulbourn Valley region. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920.

By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments.

The subdivision of sections 1, 2, 23 and 24 in the township in the late nineteenth century preceded the close residential development of the area north of Knight Street.

The subdivision of allotments 15 and 16, formerly owned by Leahy, led to the construction of an internal grid of roads by the 1890s, which included northward extensions of Corio and Maude Streets. Close residential development lagged behind that in the township immediately to the south by several decades.

Nugent Street developed as part of the residential expansion to the north of the central business area. There was an increasing demand for residential land during the 1920s as it was a time of particularly vibrant expansion. The economic prosperity which drove this expansion is linked to the increasing success and sustainability of irrigation, dairying and farming.

Description

Physical Description

7 Nugent Street has been designed to evoke the English vernacular cottage. This stylistic creation was popular during the Interwar period. The house demonstrates many typical features and this includes: the contrast between the smooth render and dark textured brickwork, the steeply pitched gables, with walls ending flush with the gable of the roof, the decorative chimney (designed to mimic English vernacular chimneys), the recessed niche picked out in contrasting brickwork, the variety of openings (both in size and style) and the recessed porch. All of these elements contribute to the Interwar evocation of the English vernacular cottage.

HERITAGE CITATION REPORT

Statement of Significance

What is Significant?

The house at 7 Nugent Street, Shepparton.

How is it Significant?

7 Nugent Street, Shepparton is of local historic and social cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

7 Nugent Street, Shepparton is of historic significance as it provides tangible physical evidence of the character of residential development that occurred during the early 20th century in Shepparton. HERCON criterion A

7 Nugent Street, Shepparton is of aesthetic significance for the quality of its Interwar architecture. HERCON criterion E

7 Nugent Street, Shepparton forms one of a group of 4 houses designed and built by a local builder John Mulvaney. They include 3 Macintosh Street, and 1 and 537 Wyndham Street, Shepparton. John Mulvaney, as the designer of these houses, developed a particular response to the design of the Interwar English cottage style architecture. HERCON criteria A & E

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

Yes Perimeter brick and render fence, and cast-iron gate

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name Ambermere
Address 78-84 Orr Street SHEPPARTON **Significance Level** Local
Place Type Villa, Tree
Citation Date 2004



Ambermere

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

Constructed as a private home for local solicitor, Matthew Grant in 1904, 'Ambermere' was designed by prominent local architect J A K Clarke. Another solicitor, Mr D C Morrison, was the second owner of the house and he remained there until c. 1947, when the property was converted into a private hospital. In 1951, 'Ambermere' became the midwifery section of the Mooroopna and District Base Hospital, after which time the building was used by various health departments and services. A number of additional buildings were constructed around the house during this time, including a nursing home (1957) and an administration wing (1970s).

References

Unpublished notes provided by the Bridge Youth Service.

HERITAGE CITATION REPORT

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

15.0 The Regional Centre - Shepparton
Ownership - Dept of Health & Community Services

Description

Physical Description

'Ambermere', 78-84 Orr Street, Shepparton, is a large single-storey red face brick Edwardian villa with gambrel and gabled roof clad in Marseilles pattern terracotta roof tiles, featuring terracotta cresting and finials, dormer windows and prominent brick chimneys with roughcast rendered banding. The asymmetrical double-fronted facade is screened by a wide timber-framed verandah supported on turned timber posts with arched fretwork detail. The central recessed entrance is highlighted by a projecting porch with prominent half-timbered gable and paired posts. The entrance contains a panelled glazed and panelled timber door with non-original aluminium screen door flanked on either side by paired timberframed casement windows, timber-framed oculus windows and bay windows containing tripartite timberframed double-hung sash windows.

The garden contains a sweeping asphalt finished circular driveway around a mature Bunya Bunya pine (*Araucaria bidwillii*).

Physical Condition

GOOD

Intactness

GOOD

Previous Statement Significance

'Ambermere' is of local historical and aesthetic significance. Constructed in 1904, it demonstrates the phase of residential settlement associated with the growth of Shepparton as a major provincial centre in the early twentieth century. Designed

HERITAGE CITATION REPORT

by prominent local architect J A K Clarke, the house is a fine and substantially intact example of an Edwardian villa. Its aesthetic qualities are further enhanced by its large open curtilage and the impressive mature Bunya Bunya pine (*Araucaria bidwillii*), which provides a landmark quality to the corner site.

Australian Heritage Commission Criteria

Australian Heritage Commission

8.12 Living in and around Australian homes

Statement of Significance

What is Significant?

'Ambermere' at 78 - 84 Orr Street, Shepparton is significant.

How is it Significant?

'Ambermere' at 78 - 84 Orr Street, Shepparton is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

'Ambermere' constructed in 1904, is of historic significance as it demonstrates the phase of residential settlement associated with the growth of Shepparton as a major provincial centre in the early twentieth century. HERCON criterion A

'Ambermere' was designed by prominent local architect J A K Clarke. The house is a fine and substantially intact example of an Edwardian villa. Its aesthetic qualities are further enhanced by its large open curtilage and the impressive mature Bunya Bunya pine (*Araucaria bidwillii*), which provides a landmark quality to the corner site. HERCON criterion E

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place. HERCON criteria A, G, D & E

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes The Bunya Bunya pine (<i>Araucaria bidwillii</i>) and all mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

Other Recommendations

. Retain original unpainted finish to face brickwork and exposed aggregate surfaces and otherwise investigate original external paint colours. . Preferably remove dense native vegetation from perimeter of site and reconstruct an appropriately designed fence to street frontages.

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HERITAGE CITATION REPORT

Name Railway Station
Address 2 Purcell Street SHEPPARTON **Significance Level** B
Place Type Station Building
Citation Date 2004



Railway Station

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

In 1864, when a trial survey for a railway line to Albury was undertaken, proposals for a railway connection to the Goulburn Valley were mooted. At that time the only line servicing northern Victoria was the Melbourne-Echuca line. It was not until 1878 that the Legislative Assembly passed a Bill for the construction of a railway line which would connect Mangalore, Murchison East and Shepparton. The Shepparton Railway Station, on the Shepparton to Mooropna line, was opened in January 1880. A contract for £619/4/6 (Contract No. 1302) was awarded to William Davies on 11 February 1881 for the construction for the first Shepparton Station. Over subsequent decades, additional structures were erected. The station complex at its most extensive included a goods shed, engine shed, two water towers, turntable footbridge, cattle and sheep yards and a Railways Institute building. On 9th November, 1908 the original station building was destroyed by fire. A portable station building was delivered to the site the same day to service the station until and the existing building was completed in 1910. The contractor for the works was Mr F C Schillabar (Contract No. 19804). Only the 1910 station and Railways Institute building survive.

References

Andrew Ward & A. Donnelly, *Victorian Railways: An Architectural Survey*, Vol. 1, p. 49.

HERITAGE CITATION REPORT

Mr Robert Whitehead, pers comm.

Identified By

SOMA Design Partnership, June 2001

Relevant Historical Australian Themes

Thematic Environmental History

6.3 Railways

Description

Physical Description

The Shepparton Railway Station is a single-storey red-brick Edwardian building on a long rectangular plan with a projecting wing to the front (east) elevation and is set on a concrete asphalted platform. It has a terracotta tile clad gambrel roof with two half-timbered gables to the front elevation, flanking the main entry. The roof is penetrated by flat-roofed timber framed clerestory windows and chimneys with roughcast dressings, broad rendered caps and terracotta pots. Extending along the full length of the platform elevation is a cantilevered verandah, supported on standard curved steel beams with a ripple iron valance. The main entry has been fitted with aluminium-framed sliding doors and a modern steel-framed covered walkway and waiting shelters have recently been erected on the east elevation. Aluminium mesh security screens have been fitted to most windows.

A small skillion-roofed red-brick building (c.1950s) is located on the platform to the south of the station building and a modern steel framed goods shed is located on the opposite side of the railway line.

Physical Condition

GOOD

Intactness

GOOD

Recommended Management

Curtilage

HERITAGE CITATION REPORT

Maintain a nominal curtilage of 10 metres around the main station buildings and structures in order to preserve their setting and inter-relationship.

Australian Heritage Commission Criteria

Australian Heritage Commission

3.6 Establishing lines and networks of communication

3.7 Moving goods and people

Statement of Significance

The Shepparton Railway Station is of local historical and aesthetic significance. Constructed in 1910 and replacing an earlier station building, it demonstrates the establishment and growth of Shepparton as a major provincial centre around the turn of the century. Aesthetically, it is a fine and substantially intact example of a medium-sized regional railway station in the Edwardian style and is the only station building of its type in the municipality.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. Retain original unpainted finish to face brickwork and otherwise investigate original external paint colours. .
Reconstruct original doors and windows.

HERITAGE CITATION REPORT

Name 2 Purcell Street SHEPPARTON (VRI building)
Address 2 Purcell Street SHEPPARTON **Significance Level** Local
Place Type Other - Transport - Rail
Citation Date 2014



2 Purcell Street, Shepparton (VRI building)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Mid-Twentieth Century (1940-60) Austerity

History and Historical Context

The Victorian Railways Institute (VRI) was formed in 1909. It was run by a 28-member council of railway employees. It had three main functions: to provide education, promote sports and to provide a library. All railway staff could join the VRI and they paid a small fortnightly subscription. The VRI's head office was in the Flinders Street Station buildings and there were 23 VRI branches at major country stations, some of which had lawn bowling greens and tennis courts. In the 1950s the VRI had 17,000 members.

The VRI offered courses in every facet of railways operation, including telegraph Morse Code, engine working, Westinghouse brake operation, typing, shorthand, bookkeeping, station management and safe working. The VRI was heavily involved in sport, and competitions were encouraged by the Commissioners.

In the 1950s the Melbourne VRI library contained one of the largest collections of books of any lending library in Melbourne.

HERITAGE CITATION REPORT

The Shepparton VRI was opened 8 August 1941. The works were described as being undertaken by volunteers. The hall had a porch which opened onto a 'ballroom'; the floor was described as being one of the best in Victoria. The library had 600 books.[1]

The Shepparton VRI held many events including dances and social events. The members competed in a number of sporting events.

References

General history of the VRI

T E Yates, *The Victorian Railways Institute*, p12

1. *Shepparton Advertiser* 8.08.1941, p 3

Description

Physical Description

The VRI building is a simple rectangular building with a corrugated metal roof.

Statement of Significance

What is Significant?

The Shepparton Victorian Railways Institute (VRI) is significant.

How is it Significant?

The Shepparton VRI is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The Shepparton VRI is of historic significance for its association with Victorian Railways and the establishment of a number of VRIs throughout the 20th century. The establishment of the VRI demonstrates the type of employee culture that the Victorian railways wanted to develop, as well as its support of a social and community life within the railway establishment. HERCON criteria A & G

The Shepparton VRI is of aesthetic significance for its rudimentary and utilitarian design and construction. It was constructed during war time when materials were rationed. It is a simple rectangular building with a pitched roof. HERCON criterion D

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HERITAGE CITATION REPORT

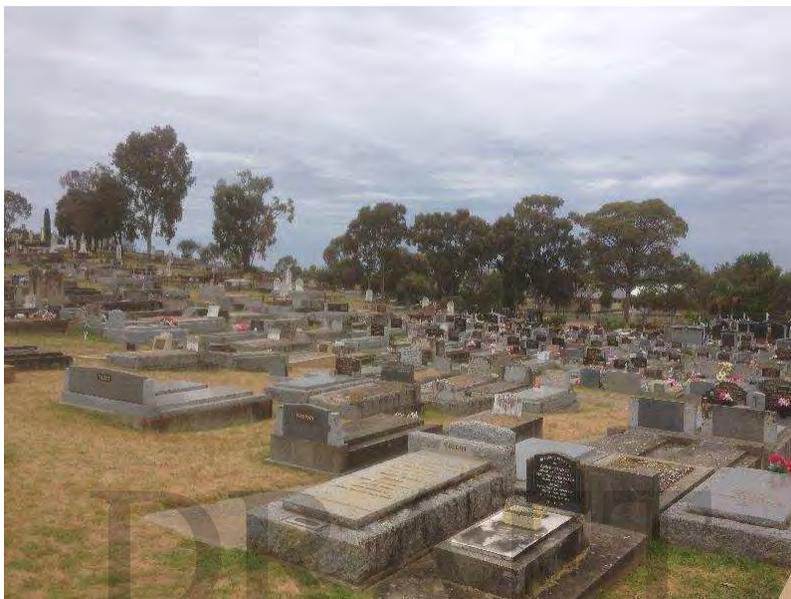
Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes The palm tree
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name 5 Rudd Road SHEPPARTON (Shepparton Cemetery)
Address 5 Rudd Street SHEPPARTON **Significance Level** Local
Place Type Cemetery/Graveyard/Burial Ground
Citation Date 2014



5 Rudd Road, Shepparton (Shepparton Cemetery)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

From 1853 to 1872, burial grounds were located in various parts of the district, foundation Shepparton historian WS James notes. Small burial grounds existed at Tallygaroopna, Arcadia and Pine Lodge pastoral runs. The graves of three women of the Fraser family are located on a low sand hill in a paddock 750 metres north of Fairley Downs, the homestead constructed on the Pre-emptive Right of the Tallygaroopna run. William Fraser was the final pastoral leaseholder of the run and subsequent purchaser of the Right. The graves date from 1876 to 1887. They are well-kept, marked by marble headstones, and enclosed by an iron palisade fence. No burials are in now evidence at the two other former pastoral runs mentioned by James, although across the Goulburn River at the location of the head station of the adjoining St Germain's run at Undera lies the 1856 grave of Charles Gowland Burchett, and an unnamed and undated grave exists at the Ardpatrik PR site at Mooroopna.

An early communal but unofficial burying ground seems to have been situated on sand hills near the current Shepparton library on Marungi Street, James noting the discovery of bones and skeletons in this location.

A site for a cemetery at Shepparton was temporarily reserved by the Governor in Council on 12 March 1866. The three

HERITAGE CITATION REPORT

acres immediately north-east of the town, marked on surveyor John Downey's 1864 plan for Shepparton, were part of Allotment 24, Township of Shepparton, located on or just north of what is now Deakin Reserve, Shepparton's football ground. The existence of this gazetted site seems to have quickly fallen from local consciousness, and the site was clearly too small and too close to the centre of the town.

On 13 April 1874 a more realistic area of ten acres, part of Allotment 82, Parish of Shepparton, County of Moira, was reserved. Notice was given four days later that the temporary three acre reservation was about to be revoked, and the revocation took place on 18 May 1874. The inaugural trustees, gazetted in October 1874, were William Henry Oran, Francis Mannion, William Fraser, John Furphy (founder of the Furphy Foundry and engineering works, and creator of its most famous product, the Furphy tank) and John Furphy junior. Adolphus Frederick Rowe, Shepparton's first store owner, replaced WH Oran in October 1879, when the latter left the district.

Fencing was an immediate priority, particularly in light of the 'herds of wild swine infesting the cemetery reserve' in late January 1875. In May, the trustees determined to erect a fence at a cost not exceeding £1 pound per chain around approximately three acres: that area was considered adequate for the next three or four years.

In 1888 the cemetery was extended, an adjoining area of 'six acres, one rood and twenty-eight perches' being gazetted on 24 April that year.

A number of issues routinely bedevilled the cemetery and the Trust for the first half century or more: finance, the burden of continual upkeep (and of satisfying community expectations), vandalism (particularly problematical due to the distance from the town), and a shortage of willing trustees. Each was remain an issue.

In 1908, financial problems saw the sexton's wage - it is unclear when a sexton was first hired - reduced from 6 shillings per day to £1 per week, due to the low number of burials the previous year (28 as against an average of 45, attributed to 'the improved sanitary condition of the town'). As compensation, the sexton was allowed the 'right of private practice', that is, to do odd jobs around the town. The situation was to obtain 'until people commence to die', a trustee is reported to have said.

World War One brought many difficulties for the cemetery and its trustees, finances always to the fore. In early March 1915, the Trust was in crisis, with a low number of burials, the majority of which were in reopened ground. Thus very little land had been sold, the Trust's chief source of income. Having become personal guarantors for an overdraft of £100 pounds, Trust members were now faced with a deficit exceeding that amount. So 'with great regret', the sexton, W Howell, a 'good and capable man', was put off to save his wage of £2.10.0 per week. He was later succeeded by P Duggan and Bert Law. In the next years the trustees received complaints of weeds, of cattle and horses grazing in the cemetery and damaging graves, and of pickets being ripped from the fence by schoolchildren from Shepparton Park State School, which had opened on the northern boundary in 1896; the pupils were 'frequenting the enclosure to the detriment of the graves'. Rabbits burrowing under graves were also a problem in 1916, 1917 and 1918, and at times a sign at the gate during these years warned that poison was laid.

Matters came to a head in February 1918. In a stinging Letter to the Editor, local undertaker WF Bowen launched a campaign against the trustees. They 'had got beyond retiring age and should be replaced by younger and more energetic men..truly a nice quartet'. He charged that the Secretary's salary was exorbitant and the scale of fees 'about the highest in the State'. His letter described cattle being allowed to wander in and out among the graves, flowers 'wantonly trampled on' by the creatures, 'and beautiful ornamental glass domes and cases broken to pieces...the cemetery is so remote from the town, no one cares'. He kept up his barrage with a public meeting. It was poorly attended, however, and the Trustees seem to have ridden out the situation: they employed the sexton Bert Law as caretaker for three months at £1 per month for 2 days' work per month, and hired a man to bring the trespassing cows to the pound, resulting in a Tom Kelly paying the Trust £3.15.0 for damage caused by his cattle.

HERITAGE CITATION REPORT

In early 1918 it was noted with outrage that ribbons taken from graves were seen being worn by girls attending picture shows.

From the 1920s, with the re-forming of the defunct Shepparton Golf Club and its creation of a large new course adjacent to the cemetery, another continuing problem was thrown into new relief: the state of Cemetery Road. The trustees approached the Shire in 1922 ('the Council will do all it can in this matter'), and again in 1925, pointing out then that due to 'the road following the right bank of the Goulburn River where the ground is mostly composed of silt deposited by flood waters', it was frequently in a bad condition, 'making attendance at funerals difficult and causing much distress of mind to relatives of deceased persons'.

The road was metalled in March 1926, but it remained problematic, the cemetery trustees bringing the matter up with Council at regular intervals. In 1934 Shire and Borough (the Borough of Shepparton covering the town was created in 1927) jointly undertook repair work on the road. A major resurfacing took place in mid-1939, but it appears the bitumen ceased before the cemetery, and in May 1941 the trustees were asking the Shire Council to bitumen the short section up to the cemetery, to which Council acceded.

Golfing on Sunday next to the cemetery was objectionable to some, and Shepparton Shire Council sent a note of disapproval to the Golf Club in June 1929.

Water for the cemetery was a problem for many decades. Some time after the coming of the golf course, the club allowed the cemetery to tap into water it pumped from the river. The year is unclear: water was still an issue in mid-1936, with calls for a water scheme to combat the criticisms over the years of the dry and dusty nature of the cemetery and the lack of trees and shrubs. The trustees saw lack of a water supply as the 'greatest obstacle in carrying out the beautification so desired by all'. It was 'a gloomy place' said Cr Vibert; 'a supply of water would assist in making a more fitting scene.' Town water was connected decades later.

In 1934 'galvanised fencing' was erected on the western and southern borders, necessitating the removal of pine trees. A gate was placed in the western fence, removal of weeds and rubbish and chipping of paths undertaken, and 'a scheme of ornamental improvements' carried out. The Trust at the time boasted a full complement, members still representing denominations: John Douglas (Presbyterian), Geo Cronk (Baptist), A Wright (Salvation Army and Church of Christ) and newcomers R Kilpatrick (Church of England), WT Roche (Roman Catholic), and E North (Methodist): it was soon putting pressure on the Council to beautify the approach to the cemetery, suggesting an avenue of trees.

In 1934, 85 burials took place at the cemetery, with 22 in the first quarter of 1935.

John Stubbs, Secretary to the Trustees for 37 or so years, died in April 1935, a black marble tablet commemorating his service being erected inside the cemetery gates near the sexton's house. It is now inserted in a brick pillar situated beside the roadway leading into the cemetery, along with a similar memorial to the work of his son, Robert Victor John ('Vic') Stubbs, who succeeded him, and a bronze plaque honouring the fifty years' service (1958 to 2008) of Albert Kellock, successor as Secretary to the Stubbs.

In October 1935, the Trust was concerned that the extraction of sand from immediately outside the western boundary of the cemetery was undermining the fence and western gate, and endangering visitors.

John E Byass, auditor for the Trust for many years, died in early June 1936.

The name 'Cemetery Road', with what was seen to be sad or negative connotations, intermittently brought about calls for re-naming. 'Wanganui Road' had been suggested in 1938 by the Chairman of the CRB (Country Roads Board); it was mooted again in 1939. In 1946 the Borough of Shepparton and the Shepparton Shire agreed that Cemetery Road be re-named 'The Boulevard', as it was a continuation of the road of that name which led from Knight Street. So Cemetery

HERITAGE CITATION REPORT

Road disappeared.

Ninety-five burials took place in 1937, comprising 31 Roman Catholic, 12 Presbyterian, 23 Church of England, 17 Methodist, 5 Church of Christ, 4 Baptist, 2 Salvation Army, and one in the so-called 'neutral' section.

In 1938 'with a view to the future needs of the district', the trustees were questioning the possibility of a crematorium for Shepparton, and also a morgue: the first never eventuated, and the district was to wait until 1949 for the morgue at the Mooroopna Hospital. W Papworth was the sexton at this time, and received a five guinea bonus for his 'splendid work in the maintenance of the cemetery' under difficult conditions.

In the long tradition of public criticism of the upkeep of cemeteries, the trustees faced a biting attack in a letter to the *Shepparton Advertiser* in April 1940: 'The cemetery itself is appalling: lines of ill-kept graves, burnt and blackened earth, a few half-dead trees, monuments leaning at angles and with the foundations exposed. Not a green thing is to be seen except some pepper trees at the gates that provide a little shade for the tired visitor. Then the broken ornaments. Few glass-covered wreaths are intact, many have been broken deliberately by vandals, and the broken glass is left lying about with various rusty tins that at one time may have contained flowers...A fire has been deliberately started and has destroyed grass, plants, ornaments, railings and even the posts on which the names of the dead are marked. The whole place is ghastly.'

The fire may in fact have been the method by which the trustees were attempting to keep the cemetery clean and neat: this technique was still being used once a year in the 1950s and 1960s, as Albert Kellock recalled. Regular burning led to the wooden grave pegs slowly disappearing; they were replaced by concrete markers, and later by flat concrete plates which allowed for mowing.

A small section was set aside after World War Two for the graves of ten service people who died locally during the war, two apparently being guards at local internment camps. Now metal-fenced, it is within the Shepparton Cemetery but controlled by the Commonwealth War Graves Commission. The general cemetery contains one First World War burial and four from the Second World War.

The cemetery was extended to the north into the site of the adjoining Shepparton Park State School at some stage after the closure of the school in 1952. The road around the western boundary was closed after 1958.

The establishment of the Pine Lodge Lawn Cemetery in 1979 removed any further consideration of a lawn section at the Shepparton cemetery, obviating the need to face the problem of providing enough water for thirsty sandy soil, then digging graves in the wet sand.

Long time Trust Secretary Albert Kellock remembered some of the difficulties faced in beautifying the cemetery grounds: 'Many wanted trees, so we planted them throughout. As they grew, people complained they stained the graves. We planted the boundaries with trees, and cows got in and ate them.'

The multiplicity of burial practices reflects the multicultural nature of the City of Greater Shepparton. The first Albanian and other Muslim families were interred within in the existing grid layout, but after a time members of the Muslim faith requested that future burials be aligned so that those buried looked over the right shoulder to Mecca, and an area was set up on a suitable grid in the north east corner.

In May 1961, a cross-shaped brick columbarium with 840 niches was completed to accommodate ashes, the area later landscaped and made wheelchair accessible. Ashes are also interred in a Memorial Garden.

Vaults (fully concrete-lined subterranean enclosures), of which there are now around one hundred, were introduced, largely for Italian burials. Although the clay soil of a low-lying area was suitable for the vaults, a drainage system was

HERITAGE CITATION REPORT

soon needed, for which a loan was obtained from the municipality.

Groups of elaborate above-ground grave monuments create small landscapes reminiscent of cemeteries in Italy; some monuments reach a height of 2.5 metres or more, and often include columns, pediments, and even doors.

A mausoleum containing ninety-six crypts for fully enclosed above-ground burial has also been constructed. The first stage was opened in March 2011, the second stage, now almost half full, around two years later. The project was spearheaded by Trust member Frank Mammone, with the support and financial help of the local Italian community. There are also four private mausolea.

A residence was built in the 1990s on what had been known as the 'horse paddock' on the south, the presence of a resident to some extent achieving the aim of reducing vandalism. Brick pillars with wrought iron gates were constructed around 1968 and replaced with the current panels in 2012.

The site is now laid out in named streets. In the absence of a lawn section, where denominational areas are generally dispensed with, the Shepparton cemetery is still divided by denominations or faiths: Presbyterian, Methodist, Church of England, Roman Catholic, Salvation Army, Seventh Day Adventist, Muslim, Greek Orthodox, Baptist, Church of Christ and Neutral. The cemetery was extended recently, and is not full, contrary to the currently-held beliefs of many in the local area.

The total number of burials by mid-2015 was approximately 12,050.

The Shepparton cemetery is still, like most cemeteries in Victoria, administered by voluntary Trustees. Public cemeteries in the State are governed by cemetery trusts. Members of a cemetery trust are appointed by the Governor in Council, upon recommendation of the Minister for Health.

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Joanne Crowe, personal communication, 24 July 2015, 27 July 2015

Albert Kellock, personal communication, 26 July 2015

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HERITAGE CITATION REPORT

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North Eastern Ensign, 12 June 1874, p. 2,

North Eastern Ensign, 20 October 1874, p. 2

North Eastern Ensign, 7 May 1875, p. 2

Shepparton Advertiser, 4 June 1875, p. 3

Argus, 1 April 1908, p. 7

Shepparton Advertiser, 1 March 1915, p. 3

Shepparton News, 11 October 1915, p. 4

Shepparton News, 7 February 1916, p. 2

Shepparton Advertiser, 14 September 1916, p. 3

Shepparton News, 16 August 1917, p. 3

Shepparton Advertiser, 11 February 1918, p. 3

Shepparton Advertiser, 21 February 1918, p. 3

Shepparton Advertiser, 22 February 1918, p. 19

Shepparton News, 25 February 1918, p. 4

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Shepparton Advertiser, 27 May 1918, p. 3

Shepparton Advertiser, 8 May 1922, p. 4

Shepparton Advertiser, 5 October 1922, p. 5

Age, 18 May 1925, p.10

Age, 11 July 1925, p. 19

HERITAGE CITATION REPORT

Shepparton Advertiser, 28 January 1926, p. 7
Shepparton Advertiser, 22 March 1926, p. 5
Shepparton Advertiser, 6 June 1929, p. 9
Shepparton Advertiser, 11 January 1934, p. 19
Shepparton Advertiser, 1 May 1934, p. 6
Shepparton Advertiser, 1 August 1934, p. 2
Shepparton Advertiser, 15 August 1934, p. 2
Shepparton Advertiser, 15 March 1935, p. 1
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Shepparton Advertiser, 12 June 1936, p. 3
Shepparton Advertiser, 18 March 1938, p. 9
Shepparton Advertiser, 24 April 1939, p. 1
Shepparton Advertiser, 10 July 1939, p. 1
Shepparton Advertiser, 9 May 1941, p. 3
Shepparton Advertiser, 15 August 1941, p. 6
Shepparton Advertiser, 11 May 1951, p. 8
Shepparton Advertiser, 20 November 1951, p. 1
North Eastern Ensign, 2 January, p. 2

Description

Physical Description

The cemetery is located on a sand ridge and has an undulating landscape. The memorials from the 19th century are typical, with headstones, stone beds and metal rails. The 20th and 21st century has seen the establishment of a variety of different burial customs. Vaults (fully concrete-lined subterranean enclosures), of which there are now around one hundred, were introduced for Italian burials.

HERITAGE CITATION REPORT

Groups of elaborate above-ground grave monuments create small landscapes reminiscent of cemeteries in Italy; some reach a height of 2.5 metres or more, and often include columns, pediments, and even doors.

A mausoleum containing ninety-six crypts for fully enclosed above-ground burial has also been constructed. There are also four private mausolea.

A residence is located on the south, and the entrance consists of a brick wall and pier.

The site is now laid out in named streets. In the absence of a lawn section, where denominational areas are generally dispensed with, the Shepparton cemetery is still divided by denominations or faiths: Presbyterian, Methodist, Church of England, Roman Catholic, Salvation Army, Seventh Day Adventist, Muslim, Greek Orthodox, Baptist, Church of Christ and Neutral. The cemetery was extended recently.

Statement of Significance

What is Significant?

The Shepparton Cemetery is significant.

This includes all the burial sites, the 1961 columbarium, the vaults, monuments, mausolea, memorials, and the plantings associated with this place.

How is it Significant?

It is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The Shepparton Cemetery is of historic and social significance as the place of burial for the Shepparton region since 1874.

The Shepparton Cemetery provides tangible physical evidence of a range of burial practices and customs, reflecting the multicultural nature of the district/municipality. HERCON criteria A & G

It is of aesthetic significance for its layout and remnant plantings associated with the 19th century establishment of this cemetery. It is of aesthetic significance for the wide range of memorials, vaults and the above ground monuments. HERCON criteria E & D

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name Central Business Area Precinct
Address Fryers Street, Wyndham Street & Maude Street
Significance Level Local
Place Type Commercial Precinct
Citation Date 2011



Shepparton Central Business Area Precinct

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Settlement

The township of 'Macguire's Punt' (Shepparton) was surveyed in 1855 and the first land sale was conducted at Benalla in 1856. This first survey consisted of Wyndham and Welsford Streets which were crossed by Fryers, High and Vaughan Streets. The latter three streets began at Wyndham Street and finished at the river. Shepparton was proclaimed a town on September 28 1860. However, it remained relatively undeveloped during the 1850s and 1860s. In 1865 the *Victorian Gazetteer*, described Shepparton as being 'in the centre of a large pastoral district and has no mills or manufactures'[1] with a population that was estimated to be 30. The 1871 Census gives the population of Shepparton as 33.[2] It was not until there were changes to the Land Acts during the 1860s and 1870s and an increase in agricultural settlement in the surrounding district did Shepparton begin to develop and grow.

1874 John Downey surveyed the rest of the town but not all streets that were set out were named. [3] Alfred Leahy completed the survey of Shepparton in 1877 - all the streets were named during this period.

Land Selection

Between 1860 and 1878 a number of acts were passed governing the sale of Crown Land. None of these acts achieved the

HERITAGE CITATION REPORT

government's ambition of getting a large number of selectors successfully established on the land. It was not until the late 1870s that all the lands of the Goulburn Valley were selected and a meaningful settlement of the region began to take place. The *Victorian Gazetteer* in 1879 attributed the remarkable agricultural progress of the Shepparton district from 1873 to the surveyor of the Crown Lands who 'induced men of means to settle in the district... and in an incredibly short space of time the large and fertile sheep walks of the Goulburn Valley were settled by an industrious and well-to-do yeomanry.'^[4]

The Goulburn Valley contained some of the richest pastoral country in the colony but still selection was arduous as the clearing of land and fencing was completed with an axe, shovel and single furrowed plough. The housing consisted of primitive log huts with bark roofs.

'The district most favoured by the selectors of this period was the lower valley of the Goulburn, extending from Seymour down to the Murray, embracing a large part of the counties of Dalhousie, Moira, Rodney and Bendigo.

The country was lightly timbered and was not regarded as first class land for grazing but proved to be suitable for wheat, orchards and vineyards. During the decade that followed the passing of this Act towns developed: Nagambie, Murchison, Mooropna, Shepparton, Tatura, Nathalia - fostered by acts. They became well known as the area where the finest wheat and the finest fruit in Victoria was produced. [C S Martin & J L F Woodburn [Ed], Irrigation and Closer Settlement in the Shepparton District, 1836 - 1906, p 16 - 17]

The early years of selection (1871 - 1875) were marked by good seasons and high prices for wheat. The township of Shepparton grew in response to the successful settlement of the region with a population of 500 in 1879. The *Victorian Gazetteer* reported that the region was suitable for a range of crops that included cereals, vines, olives, fruit but a regular supply of water was needed. It was during this period that J Furphy of Shepparton produced his famous water cart.

Supply of Water

Initially the demand for water was for stock and domestic purposes and not any widespread thought for irrigation. However, the potential benefits of irrigation had been recognised from the mid 1850s. F C Christy delivered an address to the Philosophical Institute of Victoria in 1856 where he said that irrigation would assist in 'the cultivation of many commercial vegetable products at present unknown here.'^[5] His advice was not adopted by the European settlers but Chinese market gardeners both at the goldfields and on the Yarra flats - began to irrigate small plots of land. It has been suggested that the concepts of irrigation were not appreciated by European settlers because English colonists had a great respect for broad acre farming and associated irrigation with the Chinese whom they generally despised. Therefore during this period townships got water (Melbourne, Geelong and Ballarat) but rural water needs were not addressed.

The dry years of the late 1870s - 1884 meant many started to look at irrigation as an insurance against drought and as the foundation of a diversification of agriculture. Alfred Deakin the Minister for Water Supply and Commissioner for Public Works was the first Australian politician to seriously advocate irrigation. In 1884 he toured California looking at irrigation and on his return (in 1885), he presented his *First Progress Report* of the Royal Commission on Water Supply.^[6] The year 1886 augured well for irrigation as there was a legislative and financial base for development of irrigation. The Chaffey brothers were establishing irrigation at Mildura and this encouraged the Goulburn Valley to look at irrigation. The first large orchard was planted by the Mason Bros north of Shepparton in 1884 and by 1886 they had 70 acres of fruit trees and irrigated from the Goulburn River.

By 1889 the potential of dairy farming on irrigated pastures and fruit growing combined with markets in the United Kingdom encouraged farmers to push for irrigation to aid in the development of these industries. The development of refrigeration during this period made possible the export of perishable products to the United Kingdom and trial

HERITAGE CITATION REPORT

shipments of fruit and butter were made. Despite this progress irrigation was slower than anticipated and in 1890 irrigated agriculture was still experimental. The Mildura irrigation colony was working because the blocks were small and channels only had to serve a limited area. Whereas in the Shepparton area there was a combination of broadacre farming and irrigation and farmers were conservative. This is compared to Mildura where farmers came to the area to establish irrigated ventures.

By 1900 Victoria had a more diversified agriculture than had existed 15 years previously. Efforts to encourage dairying and fruit growing industries had resulted in a considerable expansion and the establishment of export trade during the 1890s. However comparatively little of this expansion was due to the development of irrigation. The fruit growing settlement of Ardmana and the irrigation of fodder crops had extended steadily but not a large amount were regularly watered. Export trade in dairy products developed more rapidly than trade in wine and fruit.

It was the dry years leading up to and the drought of 1902 that proved worth of irrigation. The opening of the Main Eastern Channel from the Goulburn Weir in 1911 marked the establishment and acceptance of irrigation and agriculture.

Irrigation brought immediate changes to the Shepparton region and between 1893 and 1923 the population doubled. This was supported by the increased growth of dairying and the production of dried fruit and grapes. By 1923 fruit trees and vines covered about 11,000 acres and co-operative canneries were established.

Approximately 44,600 acres of land were under irrigation.

Closer Settlement

Closer settlement policies^[7] were supported by a number of acts aimed at increasing the number of farmers. These policies were adopted because poorly paid agricultural workers on big properties were migrating to the cities or engaging in share farming. In many areas Closer Settlement was not successful because of the conditions contained within the act. However, it was more successful in the Shepparton region as irrigation meant that a number of agricultural enterprises could be undertaken instead of just cereal growing.

By 1910 the advantages of irrigation spread to the Shepparton side of the Goulburn River. Water for these new irrigation schemes came from East Goulburn Channel from the Goulburn River at Warring. As part of this development 26 properties were resumed and 10,700 acres cut into 31 acre blocks under Cl 69 of the Closer Settlement Agreement. The first permit for irrigation was issued in June 1910. Grahamvale was established in 1910 in a similar fashion followed by Orrvale, 1912 and Shepparton East 1912. Many of the properties that were generated by the Closer Settlement were farmed by new settlers, soldiers and migrants (a large number of which were Scottish).

Other settlements were: Lemnos; Pine Lodge North; Congupna; Zeerust; Marionvale; Katandra and North Shepparton.

As a consequence of these marked changes to the region a number of industries were established in Shepparton and these included: canneries, freezing works, a meat processing plant; Butter factories and other associated service industries.

The township grew with a number of subdivisions and land sales. One residential land sale in 1922 was described as the: '...one the greatest land sales in the history of the town of Shepparton never before had such high prices been realised on a new subdivision for a residential allotment. [8]

Commercial Development of Shepparton

The earliest settlement of the town was near the river crossing at McGuires Punt. This pattern of development of settlement near river crossings was maintained up until the turn of the 19th century with Welsford Street being the main

HERITAGE CITATION REPORT

commercial street. However, Wyndham Street superseded Welsford Street as a business centre during the late 19th /early 20th century. The focus of Wyndham Street was originally nearer to the present day Mechanics Institute then with the arrival of the railway business development moved up to the railway station. The construction of the Post Office in 1883 (on the corner of Wyndham and Fraser Streets) saw business move away from the vicinity of the railway station and towards the post office area of Wyndham Street.

Land in Fryers Street in the 1880s was relatively cheap and it attracted a number of light industrial enterprises along with general commercial shops. The flour mill was located in Fryers Street, a large timber yard, the original water tower. It was not until the effects of increased number of settlers to the area and the subsequent growth of the township did Fryers Street develop into the commercial/retail street it is today. Much of this development occurred during the 1920s - 1940s.

Post war changes to the streetscapes and character of the town are largely found in the number of new buildings that were constructed during this period. Many of the older buildings were demolished to make way for the growth of the region.

[1] C S Martin & J L F Woodburn [Ed], *Irrigation and Closer Settlement in the Shepparton District, 1836 - 1906*, p 9

[2] Murchison had a population of 235; Rushworth - 399; Nagambie - 146 and Whroo - 455]

[3] C W S James, *History of Shepparton* , Shepparton 1934, p 18

[4] C S Martin & J L F Woodburn [Ed], *Irrigation and Closer Settlement in the Shepparton District, 1836 - 1906*, p 16

[5] C S Martin & J L F Woodburn [Ed], *Irrigation and Closer Settlement in the Shepparton District, 1836 - 1906*, p 20

[6] C S Martin & J L F Woodburn [Ed], *Irrigation and Closer Settlement in the Shepparton District, 1836 - 1906*, p9 35 - 36

[7] *Closer Settlement Acts* in 1915, 1918, 1922 1923 and *Discharged Soldiers Settlement Acts* in 1917 and 1924

[8] C S W James *History of Shepparton*, p 31

Description

Physical Condition

The Shepparton Central Business Area is distinguished by its variety - both in period of development and stylistic variations. There is no sense of homogeneity and nor is there a sense of a centre or urban space that defines Shepparton. This in part can be attributed to its pattern of development - first near to the river (for transport) then later development moved towards the railway precinct as well as near to the post office. This disparate and uncoordinated development has

HERITAGE CITATION REPORT

left a legacy of urban eclecticism. The Central Business Area is informed by this disparate development pattern. There are a number of representative places from each major period of development - although none from the earliest period - the late 1860s/1870s.

The pattern of subdivision follows the original town survey and this is a rectilinear street layout with the Goulburn River as a demarcation to the east.

The building stock varies in quality. Most of the buildings are two storey and constructed from masonry. The most striking buildings tend to be the banks, large commercial/retail structures and some of the public places. The other buildings are representative of their building type, scale and period. The most distinctive in terms of architecture are those buildings from the 20th century and particularly those from the post war period.

The streetscape is largely modern and all the street trees are recently planted.

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

Shepparton Central Business Area Precinct

WHAT IS SIGNIFICANT?

The Shepparton Business Area Precinct is of cultural heritage significance. The precinct includes a number of representative places that assist in demonstrating the historic pattern of development (and in particular the commercial enterprises of Shepparton) during the 1870s-1970s.

The establishment and consolidation of the township c.1870s - c.1910 saw many of the rudimentary commercial structures replaced by more substantial brick structures. Representative buildings from this period include: 227-241 Wyndham Street (Mechanics' Institute); 288 Wyndham Street, 290 Wyndham Street and 292 Wyndham Street; Friar's Cafe (former Baptist Church); Fairley's Building (south-west cnr Fryers and Maude Streets); Hotel Australia (north-east cnr Fryers and Maude Streets); 50 Fryers Street; 52 Fryers Street; 67 Fryers Street & 86-88 Fryers Street.

The Interwar period was a time of great prosperity and growth and the extent of development during this period is clearly evident. During this period there were a number of buildings constructed in Wyndham and High Streets. The character of Fryers Street changed substantially during the 1920s - 1930s- from a light industrial area to its present commercial retail character. Prosperity during this period was fostered by the development of large areas of farm land in conjunction with irrigation, dairying, establishment of orchards, canning and the production of dried fruits and the development of service industries.

Representative buildings from this period include: 243-245 Wyndham Street; 279-283 Wyndham Street (Kilpatrick's Building); 179-189 Maude Street (south-east cnr Fryers & Maude Streets - Fairway Building); Fairley Buildings (cnr of Fraser and Maude Streets - 200-210 Maude Street and 13-23 Fraser Street); 44 Fryers Street; 46-48 Fryers Street; 61-65 Fryers Street; 69-71 Fryers Street; 113A Fryers Street; 94 Fryers Street & 96 Fryers Street.

The immediate post war period saw many changes to the built fabric of Shepparton with the construction of a number of new buildings. This continued well into the 1970s and a number of older buildings were demolished to make way for the

HERITAGE CITATION REPORT

growth of the town during this period. Post war prosperity; post war immigration and good agricultural seasons (and prices) underpinned the continued expansion of the commercial areas and township. Post war Shepparton was a time of rapid change and growth and this is represented by: 97-101 Fryers Street; 219-225 Wyndham Street; 296 Wyndham Street; 310-312 Wyndham Street & 261-267 Wyndham Street.

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

. Fraser Street; *13-23 Fairley Buildings (and 200-210 Maude Street - HO425).

. Fryers Street; 44, 46-48, 50, *52-62 Fairley's Building (and 174-198B Maude Street - HO130), 61-65, 67, 69-71 (and 172 Maude Street), *73-83 (Hotel Australia - HO76), 86-88, 92, 94, 96-98, 97-101, 100, 113A & *125-127 (former Baptist Church - HO131).

. Maude Street; *136-162 Wesleyan Religious Complex (HO426), 172 (and 69-71 Fryers Street), *174-198B Fairley's Building (and 52-62 Fryers Street - HO130), *179-187 Fairway Building & *200-210 Fairley Buildings (13-23 Fraser Street - HO425).

. Wyndham Street; *219-225 (HO422), *227-241 Mechanics' Institute (HO97), 238-240, 243-245, *261-267 (ANZ Bank - HO408), *269-275 (HO98), *279-283 (Kilpatrick's Building - HO136), 285-289 Fairley's Building (and 52-62 Fryers and 174-198B Maude Streets - HO130), 288, 290-292, *296 (HO424), 302-308, 310-312, 314 & 316.

HOW IS IT SIGNIFICANT?

The Shepparton Central Business Area Precinct is of historic, social and aesthetic significance to the City of Greater Shepparton.

WHY IS IT SIGNIFICANT?

The precinct is of historic and social significance as it provides tangible physical evidence of the settlement pattern of the commercial area of Shepparton. The built fabric demonstrates the historic and aesthetic character associated with each major phase of development.

HERCON Criteria A & G

It is of aesthetic and architectural significance for the representative examples of architecture from each period. These examples provide physical evidence of the variety of architectural styles, scale of development and the types of building materials and finishes that were used in their construction.

HERCON Criteria D & E

*This place is also of Individual cultural heritage significance. Please refer to the individual citation for further information.

HERITAGE CITATION REPORT

Recommendations 2011

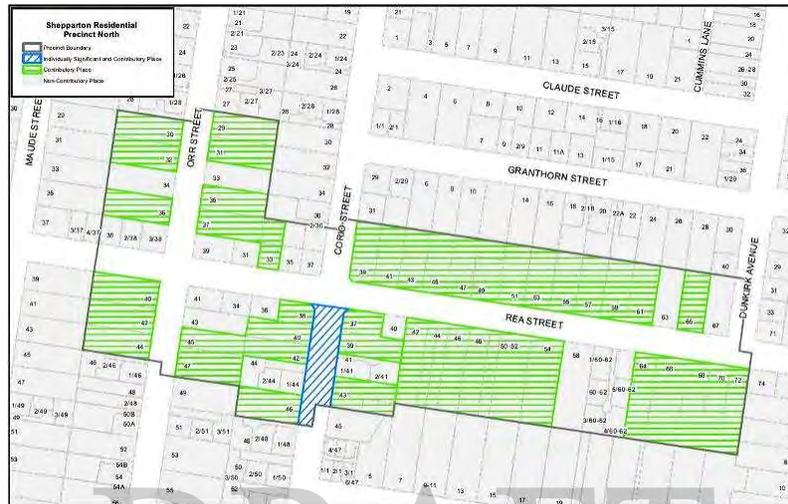
External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name Shepparton Residential Precinct North
Address SHEPPARTON **Significance Level** Local
Place Type Residential Precinct
Citation Date 2011



Shepparton Residential Precinct North

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Taken from *The Shepparton Heritage Study Stage II* - Allom Lovell 2004

Shepparton grew around a crossing of the Goulburn River. Originally known as Macguire's Punt, the development of a small village at the crossing by the early 1850s led to the first survey of the township in 1855, by surveyor J G W Wilmot. A more substantial, but only partially completed town survey was carried out by John Downey in 1864. Alfred Leahy became Government Contract Surveyor after settling in Shepparton with his wife in the 1870s, and in 1874 he completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets.¹ Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

Leahy purchased an 845 acre area of land immediately north of Knight Street including these two sections, in an estate known as Shepparton Park. His holdings stretched from near Grahamvale to the east, to the Goulburn River to the west and several miles to the north, and were centred on a located homestead near Wyndham Street. Some subdivision of this land was undertaken by Leahy, including the extension of Maude Street north of Knight Street. A prominent local figure, Leahy was heavily involved with the opening up of land to selectors around the Shepparton area and was also elected a Shire Councillor. After his death, the property was sold for £4 12s an acre, and subdivided.²

HERITAGE CITATION REPORT

Under colonial legislation, subdivision and the development of roads in areas outside Leahy's 1874 township survey, such as this land north of Knight Street, had to be undertaken with the approval of council.³

The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The names of the new and existing streets within this precinct reflect associations with influential people in the nineteenth century development of the town. Corio Street was named after Corio Bay by Alfred Leahy, who had visited the bay *en route* to Sydney upon his arrival in Australia, and whose wife originated from Geelong. Knight Street, was named after another early resident and landowner, Frederick P Knight, who had purchased allotments in the first Shepparton land sales in 1856. Oram Street was named after William Henry Oram, an auctioneer who lived in the town in the 1870s. Orr Street refers to John Orr, who was the MLA for the Murray districts between 1862 and 1880. W G McKinney was an early resident, councillor, auctioneer and Justice of Peace, after whom McKinney Street was named. Harold Street was named after Harold Patrick Langford Leahy, the son of Alfred Leahy.⁴

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and closer settlement in the Goulburn Valley region. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920. By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments.⁵

The subdivision of sections 1, 2, 23 and 24 in the township in the late nineteenth century preceded the close residential development of the area north of Knight Street. Brick houses constructed along Corio Street by c.1900 included numbers 84, 85-87, 90 and 94.

Close subdivision of allotments 15 and 16, formerly owned by Leahy, led to the construction of an internal grid of roads by the 1890s, which included northward extensions of Corio and Maude Streets. Close residential development lagged behind that in the township immediately to the south by several decades.

ENDNOTES

1 *Shepparton, Past & Present*, p. 13.

2 Elsie Brady, *They Left Their Footprints*, pp. 15-16, and C W S James, *History of Shepparton 1838-1938*, p. 18.

3 *Shepparton, Past & Present*, p. 13.

HERITAGE CITATION REPORT

4 Elsie Brady, *They Left Their Footprints*, pp. 33, 59, 64, 75.

5 Elsie Brady, *They Left Their Footprints*, p. 12.

6 Subdivision Plans 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of Moira' LP 3035, 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of Moira' LP 4281, 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of Moira' LP 9644, Land Victoria.

7 Subdivision Plan 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of Moira' LP 3035, Land Victoria.

8 Subdivision Plan 'Subdivision of Township Allotments, Shepparton, Country of Moira' S283H, Land Victoria.

Description

Recommended Management

Recommendations

Owners of heritage places within the precinct should be encouraged to do the following:

- . Repaint buildings in original colours, as appropriate, to the differing period styles of the individual buildings. Early buildings of face brick construction (Victorian villas, Federation houses, etc) should retain their original unpainted finish to the brickwork. Where face brickwork has been painted over, owners should be encouraged to remove it with a chemical /low pressure water treatment and without damaging the brickwork.
- . Remove intrusive accretions, such as modern verandahs and carports, aluminium windows, non-original doors, non-original cladding and replace with more sensitively designed structures and/or appropriate elements/materials.
- . Retain or reconstruct original front fences (timber pickets, woven wire and so on) and maintain heritage gardens, such as they are. Large, visually impermeable front fences which obstruct views of front gardens and houses from the street should be discouraged.
- . Front fences should be no higher than 1.4 metres in height.
- . Street trees should be assessed on a 1 to 2 year basis by a qualified arborist. Should they require removal when they become senescent, they should be replaced the same species.
- . To only alter and add to buildings in a manner which ensures that the new work is not visible from the street. Upper storey additions should fall within an 'envelope' created by projecting a sight line from 1.6 metres above the ground level (average eye-height) from a point where the footpath meets the property line directly opposite the site and taken to the line of the roof ridge.
- . Locate air conditioning units where they are not visible from the street.
- . To set back new carports and garages behind the facade by at least the depth of one room.

HERITAGE CITATION REPORT

Previous Statement Significance

From Greater Shepparton - City of Greater Shepparton Heritage Study Stage Two

Statement of Significance

The Shepparton Residential Precinct, comprising of north and south components, is of local historic and aesthetic significance.

It demonstrates the ongoing residential development which has occurred in Shepparton from the late nineteenth century, through the Edwardian and inter-War years, to the 1940s, showing the close pattern of development which evolved as the town expanded in the early twentieth century. The south precinct incorporates part of the original township survey completed in 1874 and contains a number of Victorian residences on large allotments. The later subdivision of the northern precinct is reflected in the smaller allotments and predominance of late Edwardian and inter-War residences.

The precinct is also of historic significance being associated with the surveyor and prominent landowner Alfred Leahy. Leahy completed the township survey of Shepparton in 1874 and also surveyed many other towns in the district including Numurkah, Nathalia and parts of Mooroopna. Streets names in the precinct, many of which were chosen by Leahy, reflect significant figures in the early development of Shepparton: Corio Street was named after Corio Bay by Alfred Leahy, whose wife originated from Geelong; Knight Street was named after early resident and landowner, Frederick P Knight; and, Orr Street refers to John Orr, who was the MLA for the Murray districts between 1862 and 1880. A large area of the precinct originally formed part of Leahy's Shepparton Park estate and was subdivided after his death.

Aesthetically, the precinct contains a broad range of architectural styles, including a number of very accomplished examples of late-Victorian, Edwardian, Federation and inter-War domestic buildings, notably in the south precinct. Six of these buildings are reputed to be the work of prolific local architect J A K Clarke, who was responsible for designing many of the region's finest residences and public buildings. The majority of these buildings are highly intact and many of retain elaborate established gardens, with mature specimens of exotic trees. The precinct's aesthetic qualities are further enhanced by mature plantings of street trees.

Physical Description

The two precincts, separately designated as the Shepparton Residential Precinct North and Shepparton Residential Precinct South are distinctly different in character. The pattern of subdivision, nature of the building stock and streetscape within each will thus be discussed separately.

Shepparton Residential Precinct North

Pattern of Subdivision

Subdivision of Leahy's original allotments 15 and 16 had proceeded gradually in a piecemeal fashion from the late 1880s. The existing configuration of blocks still retains to a large extent, the original layout of roads and residential blocks. A major subdivision in 1890 saw the extension of Maude and Corio Streets north to Balaclava Street, and the creation of parts of Orr and Rea Streets. The new sections of Maude and Corio Streets were both narrower than in the original township, measuring 66 links (13.2 metres) instead of 99 links (19.8 metres). Small allotments were created between Wyndham and Maude Streets, and at the south end of the block between Maude and Orr Streets. Another major subdivision in 1902 saw the creation of large allotments between Hawden and Clive Streets, and along the south side of Rea Street between Clive and Corio Streets. These were then further subdivided to create Sutherland and Corio Avenues.⁶ Most existing allotments within this precinct typically have street frontages of approximately 20 metres and depths of 100 metres, except for those facing the south side of Rea Street east of Corio, which are slightly larger. A small

HERITAGE CITATION REPORT

number of blocks have been more closely subdivided.

Building Stock

The housing stock within the precinct dates predominately from the period c.1910-1930. A majority of the early twentieth century houses are in the Edwardian Bungalow idiom. These are generally in the form of single-storey double-fronted, weatherboard houses with asymmetrical facades. They have front verandahs and hipped or gabled roofs, generally clad in corrugated galvanised steel. Examples of this can be seen at 38 Corio, 46 Corio and 42 Rea Street.

The inter-War houses within the precinct are largely designed in the Bungalow style. These houses are broadly similar in form to the Edwardian bungalow houses of the precinct, being single-storey double-fronted houses with asymmetrical facades and front verandahs. As is characteristic of the inter-War bungalow style, the houses typically have low-pitched gabled roofs, often with timber shingle gable infills. Examples of this can be seen at, 39 Rea and 45 Rea Street.

Derivations within the bungalow style include No. 41 Rea Street which has a rendered brick verandah with a jerkin-head gable roof and arched openings recalling the Spanish Mission style.

Non-heritage building stock inside the precinct includes blocks of villa units dating from the 1970s and 80s and a small number of recent houses in the currently fashionable mock Georgian and Tuscan idioms.

Streetscape and Landscape

Typically, streetscapes within the precinct do not comprise separate rows of Edwardian or Interwar bungalows. Rather there are small groupings of Edwardian or Inter-War bungalows separated by recent building fabric. However, the general uniformity of building heights and set backs and the predominant use of corrugated galvanised steel roofs and weatherboard wall cladding provides a general sense of homogeneity. All streets within the precincts have an asphalt surface, with concrete footpaths and curbs.

The landscape character of the precinct is informed by the street trees planted along the nature strips. The avenue plantings of London Plane Trees (*Platanus x acerifolia*) along Corio street make a significant contribution to the amenity of the area. The trees planted along the Orr Street nature strips, believed to be White Cedar (*Melia azedarach*), are also important in defining the character of the precinct (Figure 6). Along Rea Street, the street plantings consist of Paperbarks (*Melaleuca preissiana*) of relatively recent origin.

Site Context

Shepparton Residential Precinct North

This precinct is linear in form and extends along both sides of Rea Street roughly between Maude and Dunkirk Streets. It covers the intersections of Rea Street with Corio and Orr Streets, including a number of adjacent blocks to the north and south of these intersections, but excludes the sites at the intersection of Rea and Maude Streets.

It includes the following properties

- . 31-61 Rea Street (north side)
- . 34-72 Rea Street (south side)
- . 30-44 Orr Street (west side)

HERITAGE CITATION REPORT

. 29-47 Orr Street (east side)

. 38-46 Corio Street (west side)

. 37-43 Corio Street (west side)

Statement of Significance

The history and description for this precinct are the source of evidence for the following Statement of Significance.

SHEPPARTON RESIDENTIAL PRECINCT NORTH

What is significant?

The Shepparton Residential Precinct North as it demonstrates the ongoing residential development which has occurred in Shepparton from the the late nineteenth century, through the Edwardian and Inter-war years, to the 1940s showing the close pattern of development which evolved as the town expanded.

Places that contribute to the significance of the precinct include:

Corio Street - 37, 38, 39, 40, 42, 43 and 46.

Corio Street - London Plane Trees [HO128].

Orr Street - 29, 30, 31, 32, 35, 36, 37, 40, 42, 44, 45 and 47.

Rea Street - 33, 39, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50-52, 51, 53, 54, 55, 57, 59, 61, 64, 65, 66, 68, 70 and 72.

How is it significant?

It is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it significant?

It is of historic and social cultural heritage significance as it provides tangible physical evidence of the residential development from the 19th century through to the 1940s.

The north precinct demonstrates the later subdivisions that occurred from the turn of the 20th century. This is reflected in the smaller allotments and the predominance of the late Edwardian and Inter-War residences.

It is of historic significance for its association with the surveyor and prominent landowner Alfred Leahy. Leahy completed the township survey of Shepparton in 1874 and also surveyed many other towns in the district including Nurmurkah Nathalia and parts of Mooroopna. Street names in the precinct, many of which were chosen by Leahy reflect significant figures in the early development of Shepparton: Corio Street was named after Corio Bay by Alfred Leahy, whose wife originated from Geelong; Knight Street was named after the early resident and landowner, Frederick P Knight; and; Orr Street refers to John Orr, who was the MLA for the Murray districts between 1862 and 1880. A large area of the precinct originally formed part of Leahy's Shepparton Park estate and was subdivided after his death.

HERCON Criteria A & G

HERITAGE CITATION REPORT

It is of aesthetic significance for its consistency of, Edwardian, Federation and Inter-War domestic buildings. In particular Rea Street has a fine grouping of timber Inter-War cottages. The precinct's aesthetic qualities are further enhanced by mature plantings of trees.

HERCON Criteria D & E

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

Other Recommendations

Owners of heritage places within the precinct should be encouraged to do the following:

- Repaint buildings in original colours, as appropriate, to the differing period styles of the individual buildings. Early buildings of face brick construction (Victorian villas, Federation houses, etc) should retain their original unpainted finish to the brickwork. Where face brickwork has been painted over, owners should be encouraged to remove it with a chemical /low pressure water treatment and without damaging the brickwork.
- Remove intrusive accretions, such as modern verandahs and carports, aluminium windows, non-original doors, non-original cladding and replace with more sensitively designed structures and/or appropriate elements/materials.
- Retain or reconstruct original front fences (timber pickets, woven wire and so on) and maintain heritage gardens, such as they are. Large, visually impermeable front fences which obstruct views of front gardens and houses from the street should be discouraged.
- Front fences should be no higher than 1.4 metres in height.
- Street trees should be assessed on a 1 to 2 year basis by a qualified arborist. Should they require removal when they become senescent, they should be replaced the same species.
- To only alter and add to buildings in a manner which ensures that the new work is not visible from the street. Upper storey additions should fall within an 'envelope' created by projecting a sight line from 1.6 metres above the ground level (average eye-height) from a point where the footpath meets the property line directly opposite the site and taken to the line of the roof ridge.
- Locate air conditioning units where they are not visible from the street.
- To set back new carports and garages behind the facade by at least the depth of one room.

HERITAGE CITATION REPORT

Name Shepparton Residential Precinct South
Address SHEPPARTON **Significance Level** Local
Place Type Residential Precinct
Citation Date 2011



Shepparton Residential Precinct South

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Taken from City of Greater Shepparton Heritage Study Stage Two 2004

Shepparton grew around a crossing of the Goulburn River. Originally known as Macguire's Punt, the development of a small village at the crossing by the early 1850s led to the first survey of the township in 1855, by surveyor J G W Wilmot. A more substantial, but only partially completed town survey was carried out by John Downey in 1864. Alfred Leahy became Government Contract Surveyor after settling in Shepparton with his wife in the 1870s, and in 1874 he completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets.¹

Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

Leahy purchased an 845 acre area of land immediately north of Knight Street including these two sections, in an estate known as Shepparton Park. His holdings stretched from near Grahamvale to the east, to the Goulburn River to the west and several miles to the north, and were centred on a located homestead near Wyndham Street. Some subdivision of this

HERITAGE CITATION REPORT

land was undertaken by Leahy, including the extension of Maude Street north of Knight Street. A prominent local figure, Leahy was heavily involved with the opening up of land to selectors around the Shepparton area and was also elected a Shire Councillor. After his death, the property was sold for £4 12s an acre, and subdivided.²

Under colonial legislation, subdivision and the development of roads in areas outside Leahy's 1874 township survey, such as this land north of Knight Street, had to be undertaken with the approval of council.³ The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The names of the new and existing streets within this precinct reflect associations with influential people in the nineteenth century development of the town. Corio Street was named after Corio Bay by Alfred Leahy, who had visited the bay *en route* to Sydney upon his arrival in Australia, and whose wife originated from Geelong. Knight Street, was named after another early resident and landowner, Frederick P Knight, who had purchased allotments in the first Shepparton land sales in 1856. Oram Street was named after William Henry Oram, an auctioneer who lived in the town in the 1870s. Orr Street refers to John Orr, who was the MLA for the Murray districts between 1862 and 1880. W G McKinney was an early resident, councillor, auctioneer and Justice of Peace, after whom McKinney Street was named. Harold Street was named after Harold Patrick Langford Leahy, the son of Alfred Leahy.⁴

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and closer settlement in the Goulburn Valley region. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920. By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments.⁵

The subdivision of sections 1, 2, 23 and 24 in the township in the late nineteenth century preceded the close residential development of the area north of Knight Street. Brick houses constructed along Corio Street by c.1900 included numbers 84, 85-87, 90 and 94.

Close subdivision of allotments 15 and 16, formerly owned by Leahy, led to the construction of an internal grid of roads by the 1890s, which included northward extensions of Corio and Maude Streets. Close residential development lagged behind that in the township immediately to the south by several decades.

References

1 *Shepparton, Past & Present*, p. 13.

2 Elsie Brady, *They Left Their Footprints*, pp. 15-16, and C W S James, *History of Shepparton 1838-1938*, p. 18.

3 *Shepparton, Past & Present*, p. 13.

HERITAGE CITATION REPORT

4 Elsie Brady, *They Left Their Footprints*, pp. 33, 59, 64, 75.

5 Elsie Brady, *They Left Their Footprints*, p. 12.

6 Subdivision Plans 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of Moira' LP 3035, 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of Moira' LP 4281, 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of Moira' LP 9644, Land Victoria.

7 Subdivision Plan 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of Moira' LP 3035, Land Victoria.

8 Subdivision Plan 'Subdivision of Township Allotments, Shepparton, Country of Moira' S283H, Land Victoria.

Description

Physical Description

The two precincts, separately designated as the Shepparton Residential Precinct North and Shepparton Residential Precinct South are distinctly different in character. The pattern of subdivision, nature of the building stock and streetscape within each will thus be discussed separately.

Pattern of Subdivision

The part of the precinct along Orr and Corio Streets north of Knight Street, lies within the area originally comprising Allotments 15 & 16 of Leahy's estate. Subdivision of this land into residential blocks with street fronts of approximately 20 metres was underway by 1890, with Maude, Orr and Corio Streets all being extended north into the new subdivision. South of Knight Street, the precinct falls within Leahy's 1874 township survey, and the land has been subdivided into residential allotments by 1877. Corio Street south of Knight Street is 99 links wide (19.8 metres) giving an open character to this part of the precinct. The allotments are generally 100 links (20 metres) or 112 links (22.4) metres wide. While the 19th century configuration of roads within the precinct remains intact, there has been some amalgamation of smaller allotments to form larger properties.

Building Stock

Building stock within the precinct predominantly dates from the period c1890s to 1930s and is notable for its diversity of architectural styles. All buildings are single-storey. The southern half of the precinct is distinguished by a number of substantial and architecturally accomplished Victorian, Edwardian and Inter-War houses. Six of these houses 78 - 84 Orr Street, 64, 85 - 87, 90, 94 and 96 Corio Street are reputed to have been designed by the noted Shepparton architect J A K Clarke.

With one exception, the Victorian houses are located south of Knight Street, reflecting the earlier period of subdivision for this section of the precinct. The one exception is 64 Corio Street a red-brick villa which displays elements characteristic of the Victorian idiom including an ogee profile return verandah with cast iron posts and valance and a hipped roof with paired eaves brackets. Similar in design is the red-brick Victorian house at 85 - 87 Corio Street. The three remaining

HERITAGE CITATION REPORT

Victorian residences in the precinct are of timber construction. Despite alterations, 84 Corio Street remains a particularly fine example of a timber block-fronted Victorian villa.

The substantial Edwardian buildings found within the precinct are largely in the Queen Anne or Federation idiom. Such buildings characteristically display half-timbered gables, timber fretwork, picturesque roofscapes, and red-brick walls rendered dressings. Examples of this can be seen at 78 - 84 Orr Street and 92 Corio Street.

A number of modest late Edwardian and Inter-War timber bungalows are located within the precinct, concentrated around the northern half. These are generally in the form of double fronted weatherboard clad houses with hipped or gabled corrugated galvanised steel roofs. Variations include at 75 Orr Street a red brick bungalow with a terracotta tiled roof, and 76 Orr Street a timber interwar cottage with a symmetrical facade. The more substantial Interwar residences within the precinct are typically in an Arts and Crafts influenced bungalow style. An example of this is seen at 80 Orr Street which has rendered masonry walls and a low pitched gabled roof with a shingle infill.

Of the post-World War Two building stock, 80 - 82 Corio Street is notable as a fine example of the 'Waterfall' style triple-fronted cream brick suburban villa, with characteristic rounded corners curved glass and stepped chimney. Non-heritage stock inside the precinct includes blocks of villa units dating from the 1970s and 80s.

Streetscape and Landscape

The streetscapes within the south residential precinct are not homogeneous in the sense that there are separate rows of Victorian villas, Edwardian villas or Interwar bungalows. Rather the streetscapes comprises a mix of housing types dating predominantly from the late 19th century through to the Inter-War years with a limited degree of intrusion by recent building fabric. All streets within the precinct have an asphalt surface with concrete footpaths and curbs.

The private gardens of the individual houses make a significant contribution to the landscape character of the precinct. Many of the larger houses concentrated about the southern half of the precinct have well established gardens with impressive species of exotic trees, 64 and 72 Corio Street being a notable example. The impressive Bunya Bunya pine (*Araucaria bidwillii*) at 78 - 84 Orr Street provides a landmark quality to the corner site whilst the garden at 85 - 87 Corio Street is unique within the precinct having an established front hedge.

The landscape character of the precinct .

Recommended Management

Owners of heritage places within the precinct should be encouraged to do the following:

. Repaint buildings in original colours, as appropriate, to the differing period styles of the individual buildings. Early

HERITAGE CITATION REPORT

buildings of face brick construction (Victorian villas, Federation houses, etc) should retain their original unpainted finish to the brickwork. Where face brickwork has been painted over, owners should be encouraged to remove it with a chemical /low pressure water treatment and without damaging the brickwork.

. Remove intrusive accretions, such as modern verandahs and carports, aluminium windows, non-original doors, non-original cladding and replace with more sensitively designed structures and/or appropriate elements/materials.

. Retain or reconstruct original front fences (timber pickets, woven wire and so on) and maintain heritage gardens, such as they are. Large, visually impermeable front fences which obstruct views of front gardens and houses from the street should be discouraged.

. Front fences should be no higher than 1.4 metres in height.

. Street trees should be assessed on a 1 to 2 year basis by a qualified arborist. Should they require removal when they become senescent, they should be replaced the same species.

. To only alter and add to buildings in a manner which ensures that the new work is not visible from the street. Upper storey additions should fall within an 'envelope' created by projecting a sight line from 1.6 metres above the ground level (average eye-height) from a point where the footpath meets the property line directly opposite the site and taken to the line of the roof ridge.

. Locate air conditioning units where they are not visible from the street.

. To set back new carports and garages behind the facade by at least the depth of one room.

Previous Statement Significance

Taken from the City of Greater Shepparton Heritage Study Stage Two

Statement of Significance

The Shepparton Residential Precinct, comprising of north and south components, is of local historic and aesthetic significance.

It demonstrates the ongoing residential development which has occurred in Shepparton from the late nineteenth century, through the Edwardian and inter-War years, to the 1940s, showing the close pattern of development which evolved as the town expanded in the early twentieth century. The south precinct incorporates part of the original township survey completed in 1874 and contains a number of Victorian residences on large allotments. The later subdivision of the northern precinct is reflected in the smaller allotments and predominance of late Edwardian and inter-War residences.

The precinct is also of historic significance being associated with the surveyor and prominent landowner Alfred Leahy. Leahy completed the township survey of Shepparton in 1874 and also surveyed many other towns in the district including Numurkah, Nathalia and parts of Mooroopna. Streets names in the precinct, many of which were chosen by Leahy, reflect significant figures in the early development of Shepparton: Corio Street was named after Corio Bay by Alfred Leahy, whose wife originated from Geelong; Knight Street was named after early resident and landowner, Frederick P Knight; and, Orr Street refers to John Orr, who was the MLA for the Murray districts between 1862 and 1880. A large area of the precinct originally formed part of Leahy's Shepparton Park estate and was subdivided after his death.

Aesthetically, the precinct contains a broad range of architectural styles, including a number of very accomplished examples of late-Victorian, Edwardian, Federation and inter-War domestic buildings, notably in the south precinct. Six of

HERITAGE CITATION REPORT

these buildings are reputed to be the work of prolific local architect J A K Clarke, who was responsible for designing many of the region's finest residences and public buildings. The majority of these buildings are highly intact and many of retain elaborate established gardens, with mature specimens of exotic trees. The precinct's aesthetic qualities are further enhanced by mature plantings of street trees.

Site Context

Shepparton Residential Precinct South

This precinct is irregular in form. It covers sites with frontages along sections of Orr, Corio, and Knight Streets, within an area roughly bounded by Maude, Nixon, Oram and Sutherland Streets. It includes all properties at the intersections of Orr and Knight Streets, and McKinney and Corio Streets.

It covers the following properties

- . 87 -107 Knight Street (north side)
- . 54-86 Orr Street (west side)
- . 75-85 Orr Street (east side)
- . 54-96 Corio Street (west side)
- . 63-71, 81-99 Corio Street (east side)

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Statement of Significance

The history and description for this precinct are the source of evidence for the following Statement of Significance.

SHEPPARTON RESIDENTIAL PRECINCT SOUTH

What is significant?

The Shepparton Residential Precinct South. It demonstrates the ongoing residential development which has occurred in Shepparton from the the late nineteenth century, through the Edwardian and Inter-war years, to the 1940s showing the close pattern of development which evolved as the town expanded.

Places that contribute to the significance of the precinct include:

Corio Street - 54, 56, 60-62, 63, *64-68 (HO417), 65, 67, 69, 70, 71, *72-74 (HO418), 76, *80-82 (HO185), 81, 83, *84 (HO419), 89, *90 (HO432), 92, *93-95 (HO421), *94 (HO433), 96, 97 and 99.

Corio Street - London Plane Trees (HO128).

Knight Street - 101 and 103.

McKinney Street - *33 (HO420).

Orr Street - 54, 56, 58, 60, 66-68, 70, 72, 74-76, 75, 77, *78-84 (HO90), 79 and 86.

HERITAGE CITATION REPORT

* This place is also of Individual cultural heritage significance. Please refer to the Individual citation for further information.

How is it significant?

It is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it significant?

It is of historic and social cultural heritage significance as it provides tangible physical evidence of the residential development from the 19th century through to the 1940s.

The south precinct incorporates part of the original township survey completed in 1874 and contains a number of Victorian residences on large allotments.

It is of historic significance for its association with the surveyor and prominent landowner Alfred Leahy. Leahy completed the township survey of Shepparton in 1874 and also surveyed many other towns in the district including Nurmurkah Nathalia and parts of Mooroopna. Street names in the precinct, many of which were chosen by Leahy reflect significant figures in the early development of Shepparton: Corio Street was named after Corio Bay by Alfred Leahy, whose wife originated from Geelong; Knight Street was named after the early resident and landowner, Frederick P Knight; and; Orr Street refers to John Orr, who was the MLA for the Murray districts between 1862 and 1880.

HERCON Criteria A & G

It is of aesthetic significance as it contains a broad range of architectural styles, including a number of very accomplished examples of late Victorian, Edwardian, Federation and Inter-War domestic buildings. Six of these buildings are reputed to be the work of the prolific local architect J A K Clarke, who was responsible for designing many of the region's finest residences and public buildings. The majority of these buildings are highly intact and many of them retain elaborate established gardens, with mature specimens of exotic trees. The precinct's aesthetic qualities are further enhanced by mature plantings of street trees.

HERCON Criteria B, D & E

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

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This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name 60 Skene Street Shepparton
Address 60 Skene Street SHEPPARTON **Significance Level** Local
Place Type Bungalow
Citation Date 2011



60 Skene Street

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)
American Bungalow

Integrity

60 Skene Street has retained much of its integrity. There has been some modifications and this includes an addition to the side. This addition has been sympathetically designed.

History and Historical Context

The first survey of the township was undertaken in 1855, by surveyor J G W Wilmot. Another partial town survey was carried out by John Downey in 1864. In 1874 Alfred Leahy completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets. Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

HERITAGE CITATION REPORT

The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and Closer Settlement in the Goulburn Valley region. Closer Settlement had begun before the 1914 - 18 War but it was not until the 1920s that Soldier Settlement got underway. Land was cut up into small blocks and the scheme had a strong bias towards small scale labour intensive agricultural and horticultural farming. By the end of 1925 large sections of land had been acquired for settlers - its regional success was supported by the development of irrigation. Closer Settlement was intended to establish a self-sufficient class of agriculturalists on the land and able to prosper on relatively small allotments. These small self sufficient family farms were largely founded on a defective theoretical basis but where there was irrigation there was more of a chance of success. This was the case for some in the Shepparton region and their success supported a sustained period of growth in the region. A number of these smaller farms were taken up migrants. Advertisements such as 'Victoria: The Speedway to Rural Prosperity', encouraged a number of British migrants to the Shepparton region. [P Ashton, *On The Land*, Melb 1987, pp 120 - 128] This was supported by the Empire Settlement Act of 1922, and, approximately 315,000 migrants were assisted up until 1929. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920. By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments. During this period most of the areas contained within the northern areas of the 1874 survey and this includes Skene Street were consolidated. Skene Street was named after Alexander John Skene Surveyor-general of Victoria 1869- 1886.

Ref: Elsie Brady *They Left Their Footprints*, Shepparton 1996

Description

Physical Description

60 Skene Street is a relatively large Californian Bungalow with low pitched gable roofs; deep set porch and other stylistic elements associated with this style. It has been constructed from brick and the gable roofs are clad with galvanised iron.

The face brick is a rich dark brown brick that finishes at window sill height and the remainder of the wall is rendered. The gable faces have timber infill with lattice at the apex and the gables have timber brackets to their base. The porch is supported by large squat masonry piers with colonnettes with large timber brackets to the underside of the porch roof. There is a shallow bay window with double hung sashes to one side of the entrance.

The bungalow is located in a garden setting.

Physical Condition

The condition is good.

HERITAGE CITATION REPORT

Intactness

60 Skene Street is relatively intact.

Occupancy

60 Skene Street is occupied.

Site Context

60 Skene Street Shepparton is one of a group of four houses (60,62,64 & 66 Skene Street) that illustrate the architectural diversity and regional expression of the Interwar period.

Statement of Significance

What is Significant?

60 Skene Street, Shepparton and its garden setting.

How is it Significant?

It is of historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

60 Skene Street, Shepparton contributes to the historic, aesthetic and social significance of the Skene Street group of houses.

60 Skene Street is historically and socially significant as it provides tangible physical evidence of the development of Shepparton during the early 20th century. This growth is associated with the Closer Settlement, the impact of irrigation and the growth of agricultural enterprises. [HERCON Criteria A & G]

It is of aesthetic significance as it is a good representative example of an Interwar bungalow. [HERCON criterion D]

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 62 Skene Street Shepparton
Address 62 Skene Street SHEPPARTON **Significance Level** Local
Place Type Residence
Citation Date 2011



105052 62 Skene Street Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Integrity

62 Skene Street has retained much of its integrity.

History and Historical Context

The first survey of the township was undertaken in 1855, by surveyor J G W Wilmot. Another partial town survey was carried out by John Downey in 1864. In 1874 Alfred Leahy completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets. Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

HERITAGE CITATION REPORT

The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and Closer Settlement in the Goulburn Valley region. Closer Settlement had begun before the 1914 - 18 War but it was not until the 1920s that Soldier Settlement got underway. Land was cut up into small blocks and the scheme had a strong bias towards small scale labour intensive agricultural and horticultural farming. By the end of 1925 large sections of land had been acquired for settlers - its regional success was supported by the development of irrigation. Closer Settlement was intended to establish a self-sufficient class of agriculturalists on the land and able to prosper on relatively small allotments. These small self sufficient family farms were largely founded on a defective theoretical basis but where there was irrigation there was more of a chance of success. This was the case for some in the Shepparton region and their success supported a sustained period of growth in the region. A number of these smaller farms were taken up migrants. Advertisements such as 'Victoria: The Speedway to Rural Prosperity', encouraged a number of British migrants to the Shepparton region. [P Ashton, *On The Land*, Melb 1987, pp 120 - 128] This was supported by the Empire Settlement Act of 1922, and, approximately 315,000 migrants were assisted up until 1929. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920. By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments. During this period most of the areas contained within the northern areas of the 1874 survey and this includes Skene Street were consolidated. Skene Street was named after Alexander John Skene Surveyor-general of Victoria 1869- 1886.

Ref: Elsie Brady *They Left Their Footprints*, Shepparton 1996

Skene Street was named after John Skene, Surveyor-General Of Victoria 1869 - 1886.

Description

Physical Description

62 Skene Street is a rendered brick house with terracotta tiled hip roofs. It has a projecting frontbay and the pillars and roof of the porch follow this line and extend across the central portion of the facade.

The windows are a group of three double hung sash windows with middle window being the largest. The capped pillars to the porch have brick corbelling and semi circular tiles and the effect is reminiscent of a loggia. The windows have capped pilasters on either side with applied cement rendered detailing that are either swag like and/or pendant moulds.

The original front fence - plinth with masonry piers has a face brickwork base with rendered top has been modified. A replica of a 19th cast iron palisade has been placed on the top of the capping.

Much of the detailing of this building hints at a Mediterrean/Spanish Mission influences albeit in a restrained and limited fashion.

Physical Condition

HERITAGE CITATION REPORT

The condition is good.

Intactness

62 Skene Street is relatively intact.

Occupancy

62 Skene Street is occupied.

Site Context

62 Skene Street is one of a group of four houses (60, 62, 64 & 66 Skene Street) that were constructed during a similar period. They are of note as they illustrate some of the variety of architectural expression that was occurring in this region and during this period.

Statement of Significance

What is Significant?

62 Skene Street, Shepparton and its garden setting.

How is it Significant?

It is of historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

62 Skene Street, Shepparton contributes to the historic, aesthetic and social significance of the Skene Street group of houses.

62 Skene Street is historically and socially significant as it provides tangible physical evidence of the development of Shepparton during the early 20th century. This growth is associated with the Closer Settlement, the impact of irrigation and the growth of agricultural enterprises. [HERCON Criteria A & G]

It is architecturally significant as a regional representative example of an early 20th century house. 62 Skene Street is of aesthetic significance as it demonstrates a style of architecture associated with the interwar period - albeit a relatively austere expression and with a minimum of architectural details. [HERCON Criterion D]

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name 64 Skene Street Shepparton
Address 64 Skene Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2011



64 Skene Street Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Integrity

64 Skene Street retains much of its integrity.

History and Historical Context

The first survey of the township was undertaken in 1855, by surveyor J G W Wilmot. Another partial town survey was carried out by John Downey in 1864. In 1874 Alfred Leahy completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets. Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

HERITAGE CITATION REPORT

The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

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Ref: Elsie Brady *They Left Their Footprints*, Shepparton 1996

Skene Street is named after Alexander John Skene, Surveyor- General of Victoria 1869 - 1886.

Description

Physical Description

64 Skene Street has a triple front with hip roofs. The entrance is located in the central bay and there is a simple flat roofed cover to the entrance. Stylistically the most obvious detailing lies with the windows. These timber framed windows project beyond the face of the building and have timber brackets to their base. This detail is often found on Californian Bungalows.

Overall the aesthetics of this building are utilitarian and workmanlike.

Physical Condition

The physical condition is good.

Intactness

HERITAGE CITATION REPORT

64 Skene Street is relatively intact.

Occupancy

64 Skene Street is occupied.

Site Context

64 Skene Street is one of a group of four houses (60, 62, 64 & 66 Skene Street) They were constructed during the Interwar Period and as such provide a regional representative group that assists in the illustration of the diversity of styles that were common during this period.

Statement of Significance

What is Significant?

64 Skene Street, Shepparton and its garden setting.

How is it Significant?

It is of historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

64 Skene Street, Shepparton contributes to the historic, aesthetic and social significance of the Skene Street group of houses.

64 Skene Street is historically and socially significant as it provides tangible physical evidence of the development of Shepparton during the early 20th century. This growth is associated with the Closer Settlement, the impact of irrigation and the growth of agricultural enterprises. [HERCON Criteria A & G]

It is architecturally significant as a regional representative example of its period. [HERCON Criterion D]

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 66 Skene Street Shepparton
Address 66 Skene Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2011



66 Skene Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)
Spanish Mission

Integrity

66 Skene Street has retained much of its integrity.

History and Historical Context

The first survey of the township was undertaken in 1855, by surveyor J G W Wilmot. Another partial town survey was carried out by John Downey in 1864. In 1874 Alfred Leahy completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets. Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

HERITAGE CITATION REPORT

The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and Closer Settlement in the Goulburn Valley region. Closer Settlement had begun before the 1914 - 18 War but it was not until the 1920s that Soldier Settlement got underway. Land was cut up into small blocks and the scheme had a strong bias towards small scale labour intensive agricultural and horticultural farming. By the end of 1925 large sections of land had been acquired for settlers - its regional success was supported by the development of irrigation. Closer Settlement was intended to establish a self-sufficient class of agriculturalists on the land and able to prosper on relatively small allotments. These small self sufficient family farms were largely founded on a defective theoretical basis but where there was irrigation there was more of a chance of success. This was the case for some in the Shepparton region and their success supported a sustained period of growth in the region. A number of these smaller farms were taken up migrants. Advertisements such as 'Victoria: The Speedway to Rural Prosperity', encouraged a number of British migrants to the Shepparton region. [P Ashton, *On The Land*, Melb 1987, pp 120 - 128] This was supported by the Empire Settlement Act of 1922, and, approximately 315,000 migrants were assisted up until 1929. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920. By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments. During this period most of the areas contained within the northern areas of the 1874 survey and this includes Skene Street were consolidated. Skene Street was named after Alexander John Skene Surveyor-general of Victoria 1869- 1886.

Ref: Elsie Brady *They Left Their Footprints*, Shepparton 1996

Description

Physical Description

66 Skene Street has been designed in the Interwar Spanish Mission Style. It is constructed from masonry that has been rendered and it has terracotta tiled hip roofs. The most striking architectural feature is the entrance with the triple arched loggia rising up to a parapet. The arches to the loggia are supported by twisted columns with stylised cappings that rise up into the arches. The parapet is distinguished by capped square columns and a curved capping. The plain rendered walls are relieved by rendered mouldings these include cartouche like moulds to the arches as well as the parapet. The front fence appears to be date from the construction of the house and it consists of rendered masonry pillars and rendered panels.

Physical Condition

The condition is good.

Intactness

66 Skene Street is relatively intact.

HERITAGE CITATION REPORT

Occupancy

66 Skene Street is occupied.

Site Context

66 Skene Street is one of four Interwar houses (60,62,64 & 66 Skene Street) and these houses demonstrate some of the the variety of regional architectural expression found during this period.

Statement of Significance

What is Significant?

66 Skene Street, Shepparton and its garden setting.

How is it Significant?

It is of historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

66 Skene Street, Shepparton contributes to the historic, aesthetic and social significance of the Skene Street Group of houses.

66 Skene Street is historically and socially significant as it provides tangible physical evidence of the development of Shepparton during the early 20th century. This growth is associated with the Closer Settlement, the impact of irrigation and the growth of agricultural enterprises. [HERCON Criteria A & G]

Aesthetically, 66 Skene Street illustrates a regional representative example of the Interwar Spanish Mission Style. [HERCON Criterion D]

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 7 Sutherland Avenue
Address 7 Sutherland Avenue SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2011



7 Sutherland Avenue, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Integrity

It has retained much of its integrity

History and Historical Context

The first survey of the township was undertaken in 1855, by surveyor J G W Wilmot. Another partial town survey was carried out by John Downey in 1864. In 1874 Alfred Leahy completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets. Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets.

HERITAGE CITATION REPORT

Subdivision of Leahy's original allotments 15 and 16 had proceeded gradually in a piecemeal fashion from the late 1880s. The existing configuration of blocks still retains to a large extent, the original layout of roads and residential blocks. A major subdivision in 1890 saw the extension of Maude and Corio Streets north to Balaclava Street, and the creation of parts of Orr and Rea Streets. The new sections of Maude and Corio Streets were both narrower than in the original township, measuring 66 links (13.2 metres) instead of 99 links (19.8 metres). Small allotments were created between Wyndham and Maude Streets, and at the south end of the block between Maude and Orr Streets. Another major subdivision in 1902 saw the creation of large allotments between Hawden and Clive Streets, and along the south side of Rea Street between Clive and Corio Streets. These were then further subdivided to create Sutherland and Corio Avenues.

There was an increasing demand for residential land from the 1900s. The 1920s was a time of particularly vibrant expansion. The economic prosperity which drove this expansion is linked to the increasing success and sustainability of the irrigation, dairying and farming.

Sutherland Avenue was named after John Sutherland, an early solicitor in Shepparton. He was prominent in local affairs and played an important part in the establishment of the Shepparton Agricultural High School in 1908. He was the first Chairman of the High School Advisory Council in 1909. John Sutherland was a partner in the legal firm Sutherland and McFarlane (later Sutherland and Cameron).

Description

Physical Condition

The house is a face red brick house with a hipped corrugated metal roof. There is a bullnosed verandah to the front of the building and this has a cast metal frieze. It has a symmetrical facade with a central door flanked by paired timber framed windows. The verandah has a timber picket fence.

The garden setting complements the architecture of the house.

The architecture is typical of the turn of the century and it contains many of the architectural qualities associated with a late Victorian/Federation period house.

Intactness

It is relatively intact

Statement of Significance

What is significant?

7 Sutherland Avenue, Shepparton and garden setting.

How is it significant?

It is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it significant?

HERITAGE CITATION REPORT

It is of historic and social significance as it demonstrates the character of residential expansion to the north of the central business area. There was in response to a demand for residential land driven by an economic prosperity which was linked to the increasing success and sustainability of irrigation, dairying and farming. [HERCON Criteria A & G]

It is of architectural significance as it demonstrates a regional aesthetic from the turn of the century. The design is typical of the late Victorian period/Federation period. [HERCON Criterion D]

It is one of a group of four houses in Sutherland Avenue that demonstrate the turn of the century and early 20th century development of Sutherland Avenue. These include 7, 19, 29, 31 Sutherland Avenue, Shepparton.

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

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HERITAGE CITATION REPORT

Name 19 Sutherland Avenue Shepparton
Address 19 Sutherland Avenue SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2011



19 Sutherland Avenue Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Integrity

It has retained much of its integrity. However, the design of the timber fretwork is possibly not original.

History and Historical Context

The first survey of the township was undertaken in 1855, by surveyor J G W Wilmot. Another partial town survey was carried out by John Downey in 1864. In 1874 Alfred Leahy completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets. Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets.

HERITAGE CITATION REPORT

Subdivision of Leahy's original allotments 15 and 16 had proceeded gradually in a piecemeal fashion from the late 1880s. The existing configuration of blocks still retains to a large extent, the original layout of roads and residential blocks. A major subdivision in 1890 saw the extension of Maude and Corio Streets north to Balaclava Street, and the creation of parts of Orr and Rea Streets. The new sections of Maude and Corio Streets were both narrower than in the original township, measuring 66 links (13.2 metres) instead of 99 links (19.8 metres). Small allotments were created between Wyndham and Maude Streets, and at the south end of the block between Maude and Orr Streets. Another major subdivision in 1902 saw the creation of large allotments between Hawden and Clive Streets, and along the south side of Rea Street between Clive and Corio Streets. These were then further subdivided to create Sutherland and Corio Avenues.

There was an increasing demand for residential land from the 1900s. The 1920s was a time of particularly vibrant expansion. The economic prosperity which drove this expansion is linked to the increasing success and sustainability of the irrigation, dairying and farming.

Sutherland Avenue was named after John Sutherland, an early solicitor in Shepparton. He was prominent in local affairs and played an important part in the establishment of the Shepparton Agricultural High School in 1908. He was the first Chairman of the High School Advisory Council in 1909. John Sutherland was a partner in the legal firm Sutherland and McFarlane (later Sutherland and Cameron).

Description

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Physical Description

19 Sutherland Avenue Shepparton is representative of a late Victorian/early 20th century house. It is a timber weatherboard house with a hipped corrugated metal roof and bullnosed verandah. The eaves have timber paired brackets. The facade is symmetrical with a central door with side lights and high lights. The windows are timber framed. The verandah has a timber fretwork frieze.

The house has a garden setting and a contemporary timber fence.

Intactness

It is relatively intact.

Statement of Significance

What is significant?

19 Sutherland Avenue, Shepparton and its garden setting.

How is it significant?

It is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it significant?

HERITAGE CITATION REPORT

It is of historic and social significance as it demonstrates the character of residential expansion to the north of the central business area. This was in response to a demand for residential land driven by an economic prosperity which was linked to the increasing success and sustainability of irrigation, dairying and farming. [HERCON Criteria A & G]

It is of architectural significance as it demonstrates a regional aesthetic from the turn of the century. The design is typical of the late Victorian period. [HERCON Criterion D]

It is one of a group of four houses in Sutherland Avenue that demonstrate the turn of the century and early 20th century development of Sutherland Avenue. These include 7, 19, 29, 31 Sutherland Avenue, Shepparton.

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 29 Sutherland Avenue Shepparton
Address 29 Sutherland Avenue SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2011



29 Sutherland Avenue Shepparton

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

The first survey of the township was undertaken in 1855, by surveyor J G W Wilmot. Another partial town survey was carried out by John Downey in 1864. In 1874 Alfred Leahy completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets. Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets.

Subdivision of Leahy's original allotments 15 and 16 had proceeded gradually in a piecemeal fashion from the late 1880s. The existing configuration of blocks still retains to a large extent, the original layout of roads and residential blocks. A major subdivision in 1890 saw the extension of Maude and Corio Streets north to Balaclava Street, and the creation of parts of Orr and Rea Streets. The new sections of Maude and Corio Streets were both narrower than in the

HERITAGE CITATION REPORT

original township, measuring 66 links (13.2 metres) instead of 99 links (19.8 metres). Small allotments were created between Wyndham and Maude Streets, and at the south end of the block between Maude and Orr Streets. Another major subdivision in 1902 saw the creation of large allotments between Hawden and Clive Streets, and along the south side of Rea Street between Clive and Corio Streets. These were then further subdivided to create Sutherland and Corio Avenues.

There was an increasing demand for residential land from the 1900s. The 1920s was a time of particularly vibrant expansion. The economic prosperity which drove this expansion is linked to the increasing success and sustainability of the irrigation, dairying and farming.

Sutherland Avenue was named after John Sutherland, an early solicitor in Shepparton. He was prominent in local affairs and played an important part in the establishment of the Shepparton Agricultural High School in 1908. He was the first Chairman of the High School Advisory Council in 1909. John Sutherland was a partner in the legal firm Sutherland and McFarlane (later Sutherland and Cameron).

Description

Physical Description

29 Sutherland Avenue is an early 20th century bungalow type. It has a terracotta tiled hipped roof with gablet vents. There is a verandah to the front with turned timber posts. The house has squared bay windows with small panes to the top half of the window. The timber weatherboards come to the underside of the window sill and the rest of the wall is flat sheeting. This type of finish is a common feature in the region and particularly for Bungalows.

The house has a complementary garden setting.

Intactness

29 Sutherland Avenue has undergone some modifications and refurbishment but the original building is appreciable.

Statement of Significance

What is significant?

29 Sutherland Avenue, Shepparton and its garden setting.

How is it significant?

It is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it significant?

It is of historic and social significance as it demonstrates the character of residential expansion to the north of the central business area. There was in response to a demand for residential land driven by an economic prosperity which was linked to the increasing success and sustainability of irrigation, dairying and farming. [HERCON Criteria A & G]

HERITAGE CITATION REPORT

It is of architectural significance as it demonstrates a regional aesthetic from the turn of the century. The design is typical of the late Victorian period/Federation period.[HERCON Criterion D]

It is one of a group of four houses in Sutherland Avenue that demonstrate the turn of the century and early 20th century development of Sutherland Avenue. These include 7, 19, 29, 31 Sutherland Avenue, Shepparton.

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 31 Sutherland Avenue Shepparton
Address 31 Sutherland Avenue SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2011



31 Sutherland Avenue, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The first survey of the township was undertaken in 1855, by surveyor J G W Wilmot. Another partial town survey was carried out by John Downey in 1864. In 1874 Alfred Leahy completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets. Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets.

Subdivision of Leahy's original allotments 15 and 16 had proceeded gradually in a piecemeal fashion from the late 1880s. The existing configuration of blocks still retains to a large extent, the original layout of roads and residential blocks. A major subdivision in 1890 saw the extension of Maude and Corio Streets north to Balaclava Street, and the creation of parts of Orr and Rea Streets. The new sections of Maude and Corio Streets were both narrower than in the

HERITAGE CITATION REPORT

original township, measuring 66 links (13.2 metres) instead of 99 links (19.8 metres). Small allotments were created between Wyndham and Maude Streets, and at the south end of the block between Maude and Orr Streets. Another major subdivision in 1902 saw the creation of large allotments between Hawden and Clive Streets, and along the south side of Rea Street between Clive and Corio Streets. These were then further subdivided to create Sutherland and Corio Avenues.

There was an increasing demand for residential land from the 1900s. The 1920s was a time of particularly vibrant expansion. The economic prosperity which drove this expansion is linked to the increasing success and sustainability of the irrigation, dairying and farming.

Sutherland Avenue was named after John Sutherland, an early solicitor in Shepparton. He was prominent in local affairs and played an important part in the establishment of the Shepparton Agricultural High School in 1908. He was the first Chairman of the High School Advisory Council in 1909. John Sutherland was a partner in the legal firm Sutherland and McFarlane (later Sutherland and Cameron).

Sutherland Avenue was named after John Sutherland, an early solicitor in Shepparton. He was prominent in local affairs and played an important part in the establishment of the Shepparton Agricultural High School in 1908. He was the first Chairman of the High School Advisory Council in 1909. John Sutherland was a partner in the legal firm Sutherland and McFarlane (later Sutherland and Cameron).

Statement of Significance

What is significant?

31 Sutherland Avenue, Shepparton and its garden setting.

How is it significant?

It is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it significant?

It is of historic and social significance as it demonstrates the character of residential expansion to the north of the CBD. There was in response to a demand for residential land driven by an economic prosperity which was linked to the increasing success and sustainability of irrigation, dairying and farming. [HERCON Criteria A & G]

It is of architectural significance as it demonstrates a regional aesthetic from the turn of the century. The design is typical of the late 1930s. [HERCON Criterion D]

It is one of a group of four houses in Sutherland Avenue that demonstrate the turn of the century and early 20th century development of Sutherland Avenue. These include 7, 19, 29, 31 Sutherland Avenue, Shepparton.

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name Former Masons Irrigation Pump Site
Address The Boulevard SHEPPARTON **Significance Level** Local
Place Type Water Pump House/Pumping Station
Citation Date 2011



Interpretative Signage at the Site

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Asline Collet Mason was an early land owner and orchardist in the Shepparton area. Mason's planted the first large orchard and vineyard (81 hectares) on his land (Shepparton Park) - the main part of which was bounded by Mason and Wyndham Streets and The Boulevard and Balaclava Road. Water was pumped from the Goulburn River from this site to be used for irrigation. This is one of the earliest identified sites in Shepparton that is associated with irrigation.

Statement of Significance

What is significant?

The site of the former Mason farm irrigation pump and the archaeological remains.

How is it significant?

It is of local historic and social significance to the City of Greater Shepparton.

HERITAGE CITATION REPORT

Why is it significant?

It is of historical and social significance as it provides tangible evidence as to the location and the character of an early irrigated industry in Shepparton. [HERCON criteria A & G]

It is a rare surviving example of the development of irrigation in Shepparton. [HERCON criterion B]

Recommendations 2011

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

Yes All remnant structures

Prohibited Uses May Be Permitted

No

Incorporated Plan

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Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 52 Vaughan Street, SHEPPARTON
Address 52 Vaughan Street SHEPPARTON **Significance Level** Local
Place Type Other - Commercial
Citation Date 2014



The former Goulburn Valley Winery

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

History and Historical Context

General history

During the first 50 years of British settlement in NSW, settlers experimented with the cultivation of vines and wine making. The wine that was made was for immediate consumption within the colony and there was no surplus that could be used for export. This early industry did not meet the local demand, as during these early years the majority of alcoholic beverages (wine, spirits and beer) were imported.

1850s - 1880s

The gold rushes of the 1850s saw a rapid population increase. The miners and immigrants provided a strong demand for alcoholic beverages and this, combined with the strong economic growth, saw a rapid expansion in the local viticultural industries. This was accompanied by a gradual movement away from spirits and beer to wine.[1] The demand for alcohol, and in particular wine, gave the local wine industry a huge boost. Many regions experienced a marked increase in the plantings of vines and the development of wineries.

The viticultural industry continued to expand during most of the 19th century. The demand was largely domestic and it was driven by immigration and income growth. There was a limited export market (to Britain), and this consisted of table wines and fortified wines. Despite the relatively small-scale export market the future seemed positive. The confidence in the industry was supported by awards from International Exhibitions such as those held at Vienna in 1873 and in Bordeaux in 1882. These successes sponsored a steady increase in exports to Britain and it was not until the depression of the 1890s that the industry faltered.

1890s-1915

The Depression of the 1890s combined with the impact of Phylloxera saw the domestic sales fall. This also meant the forced removal of diseased plants. However, subsidies were offered to growers to replant with disease resistant stock. Victoria suffered greatly from the impact of Phylloxera. It took some time for the industry to recover in Victoria.

The impact of the Depression on the total production of wine was modified by the growth of exports and the amount of land under acreage. By turn of the century, the national wine production was three times the 1880 level. It had grown faster than domestic demand with one sixth of wine products being exported. Exports were helped by the reduced competition from France and other suppliers to Britain following the arrival and spread of Phylloxera and mildew in Europe in the 1870s and 1880s. At the same time, dried fruit was protected by tariffs that doubled the price of drying grapes. Tariffs raised the price of wine grapes and the cost of wine for the local market, but that was more or less offset by a tax on wine imports that dated from the early Federation years.

Post World War I

There was an increase in the growth of viticulture during the post-World War I period and this was sustained up until the depression of the early 1930s. This period saw the industry becoming more outwardly focused particularly when compared to the period prior to the 1890s. Growth was assisted in part by government policies that led to a surplus of production. These policies included subsidized settlement of farms for ex-servicemen, and in particular in the areas serviced by the newly developed Murrumbidgee Irrigated Area of NSW and along the Murray River. Many settlers were encouraged to plant vines both for the production of fresh fruit, dried fruit and wine.

The annual output of wine more than doubled in the decade to 1925 and this led to a glut of wine. The Australian government decided to further assist producers in the newly planted areas by offering export assistance in the form of a bounty on fortified wines. This bounty almost doubled the prices received by the producer which dampened domestic fortified wine sales at the same as boosting production and exports of fortified wines.

The wine industry received further support from the British government when in June 1925 Britain introduced a tariff in favour of those countries who had supported Britain during the war. This tariff supported the importation of Australian wines and effectively halved the duty paid by Australia in that market. The industry continued to be assisted by an import tariff on wine and brandy and sales taxes and excise taxes. These policies gave a considerable boost to Australian producers of low valued wine grapes and fortified wines during the interwar years.

This had a mixed result as most of the exports to Britain were bulk shipments of immature wines, and this combined with poor storage treatment in Britain ensured that they were of a low quality. This attracted a low price when sold in Britain. The long-term impact was also poor as it generated a reputation of Australia as a supplier of poor quality wines eclipsing its previous reputation as a promising table wine producer.

Another measure introduced by the Australian Government in 1929 was the establishment of the Winery Overseas Marketing Board. It tried to set a minimum price for export wine from 1930. However, the market price was barely half the set price so the scheme was abandoned in 1936.

HERITAGE CITATION REPORT

Returns were falling from the late 1920s and this saw the reduction in acreage under vine. There was a revival of wine production in the 1930s. This was supported by government policies. It was to be another 50 years before the annual volume of wine exports achieved in the late 1930s was again matched.

Overall, the export assistance during the interwar period, provided through government policies, had the long term effect to undermine the growing British and Continental interest in Australian table wines that had been building over the previous decades. This is because of the imposition of a specific duty for fortified wines which had the result of dampening any incentive to produce higher quality wines.

World War II and the immediate post war period

During World War II domestic wine consumption rose because beer and spirits sales were rationed. While in the United Kingdom restrictions were placed on wine imports from 1941. This was followed in 1947 by a British tariff on fortified wines which lasted until the end of the 1950s. After Australia removed its war time rationing on breweries, the production of beer again comprised three quarters of all alcohol consumption in Australia. This saw the wine industry decline and many vineyards disappeared.

1960s - 1970s

By the 1960s there was a 50% rise in wine consumption. This was assisted by an increase in real income per capita and by domestic demand provided by immigration. Many of the immigrants were from the Southern Europe and they brought with them a taste for wine and the skills to make their own wine. The increased demand was also fanned by Australians travelling to Europe and coming back with a palate and taste for wine. By late 1960s and mid 1970s there was a marked increase in domestic demand for premium white and red wines.

Reference

Growth and Cycles Australia's Wine Industry

Kym Anderson K. Anderson and S. Nelgen, *Global Wine Markets, 1961 to 2009: A Statistical Compendium*, Adelaide: University of Adelaide Press, 2011

www.adelaide.edu.au/titles

Place History

The Goulburn Valley Winery

In 1912 J M Alexander and R A Paterson, wine merchants from Melbourne (Victorian Associated Vineyards Melbourne) purchased from Peter Kenny of Tatura, 1.5 acres of land on the corner of Vaughn and Hoskin Streets, Shepparton.[2]

The winery was built in 1915 by Tom Bland (who had also constructed the Shepparton Showgrounds Grandstand) and the plant equipment came from Chateau Dookie. This equipment became available after the Chateau Dookie distillery had largely been destroyed by fire in 1907.[3] Wallace James Smith, originally of Yambuna, took over as manager of the winery in January of 1928; a position he held for a number of years. [4]

They initially hoped to manufacture 266,667 litres (100,000 gallons) of wine annually and to purchase between 750 - 800 tonnes of wine grapes per annum from local producers. This included block holders from the No.2 Shepparton Estate Closer Settlement.[5]

HERITAGE CITATION REPORT

The development of the Goulburn Valley Winery was essentially supported by a number of government policies. These included land settlement policies as well as subsidies and tariffs. One of the most significant policies, and one that had a significant impact on the Goulburn Valley was the Closer Settlement Policy. This policy was aimed at increasing the number of settlers in agricultural areas. For this policy to succeed it needed a sustainable land use. Viticulture was promoted as one such industry. Support was provided to the Shepparton region through the Government viticulturist - Francois De Castella.[6] He addressed settlers from the No.2 Shepparton Estate Closer Settlement where he promoted viticulture for fresh fruit, (local and export), dried grapes and grapes for wine, brandy and vinegar. [7] De Castella also identified the distinction between irrigated grapes and non-irrigated grapes (such as those grown at Rutherglen). Irrigated grapes often being more suitable for a distillation and this could be achieved through a co-operative venture. It is clear that this distinction was appreciated by Alexander and Paterson (the owners of the Goulburn Valley Winery) as a number of their products were fortified wines.

The Winery operated during a buoyant period, as the annual output of wine Australian wide more than doubled in the decade to 1925. In order to assist the viticultural industry and the production of wine, the Australian government offered export assistance in the form of a bounty on fortified wines. This bounty almost doubled the prices received by the producer and this boosted the production of fortified wines and their export. The positive impact of these policies on the local agricultural industry and the Goulburn Valley Winery can be seen as in the number of wines that were exported during the 1930s from Shepparton. This included in 1933, the export of 2,667 litres (1000 gallons) of muscat to London.[8]

The types of wines that were manufactured during the 1930s were identified in a number of newspaper reports and these include:

1934 - chablis, claret, muscat, madeira, vermouth and ports.[9]

1937 - port (white and red) sherry and also table wines such as chablis and claret.[10]

As the quality of the products produced at the winery grew, so did their reputation. During the 1930s the Goulburn Valley Winery was seen as an '*outstanding secondary industry*'. [11] Over the years, numerous additions were made to the warehouses, including a steel framed shed at the rear of the property and a brick store facing Hoskin Street.

The winery like most of the viticultural industry maintained a low profile during the war and in the immediate post war period. However, it continued to produce wine. In 1977, the property was purchased by the Phillips family, who were well known as the former proprietors of the Hotel Australia on Fryers St, as well as other notable venues in Shepparton. They continued making wine on the site and even won awards for their Shiraz in 1988. In 1990 the business became a retail liquor store, and specialised in locally produced wines and bulk sales. Other businesses, notably a flooring shop and a chemical cleaning supplies store, leased unused sections of the property to make use of the space. It finally ceased operations in 2012. Today the only remnant fabric that demonstrates its former use is a hydraulic grape press and concrete vats.

[1] Kym Anderson K. Anderson and S. Nelgen, *Global Wine Markets: A Statistical*

Compendium, University of Adelaide Press, 2011

(www.adelaide.edu.au/titles)

[2] *The Argus*, April 17 1912

[3] *The Recorder*, 24 January 1907

HERITAGE CITATION REPORT

[4] *Shepparton Advertiser*, March 19 1934.

[5] *The Argus*, April 17 1912

[6] Francois De Castella was the son of Charles Hubert De Castella a Swiss-Australian writer, artist and notable winemaker.

[7] *Shepparton Advertiser*, 5 November 1914

[8] *Shepparton Advertiser*, July 6 1933

[9] *Shepparton Advertiser* , March 19 1934

[10] *The Shepparton Advertiser*, 9 October 1937

[11] *Shepparton Advertiser*, 16 October 1933

Description

Physical Condition

The winery complex consists of a number of building elements. The corner structure is a brick building with a curved facade with side brick walls. The side walls have a horizontal banding that consists of windows interspersed with tiled areas of the same proportions as the windows. The roof to this building is a pitched corrugated metal roof.

The rear buildings are timber framed gable roofed buildings. The roof is clad with corrugated metal cladding and the walls are largely clad with corrugated metal cladding with some later materials and this includes changes to the doors as well as sections of the wall.

Statement of Significance

What is Significant?

The former winery buildings at 52 Vaughan Street, Shepparton are significant.

This includes the two large corrugated clad buildings and the corner brick building.

How is it Significant?

The former winery buildings are of local historic, technical and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic and social significance for its association with the development of viticulture in the Shepparton region. Its establishment reflects the broader impact of government policies in association with the Closer Settlement Policies and

HERITAGE CITATION REPORT

with particular reference to No.2 Shepparton Estate Closer Settlement. HERCON criteria A & G

The brick building on the corner is of aesthetic significance for its representative modern architecture. The curved corner is complemented by horizontal banding of windows and ceramic tiles on the both facades. HERCON criterion D

It is of aesthetic significance for the rudimentary architecture found in the design and construction of the winery sheds. HERCON criterion D

It is of technical significance for the design and construction of the timber framed and metal clad buildings to the rear. They demonstrate the type of construction that was associated with this type of industrial building during the interwar period. HERCON criterion F

This is a rare building type in Shepparton. HERCON criterion B

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name Wanganui Homestead and Coach House
Address 260 Wanganui Road SHEPPARTON **Significance Level** B
Place Type Homestead building
Citation Date 2004



Wanganui Homestead

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

Wanganui Homestead was the home of the mining entrepreneur and politician William Orr (1843-1929).

Born in Ayrshire, Scotland, son of William Orr, farmer, the family had migrated to Victoria to the Castlemaine and Daylesford goldfields, in 1852. Elected to the Wangaratta Borough Council in 1875, he served as mayor in 1878-9; and was secretary of the Ovens and Murray Agricultural Society for seven years. However, by 1888 he was 'riding on the boom' in Queensland, and took up 15,000 shares in the newly formed Mount Lyell Mining Co. Retaining his links with north-east Victoria, in 1895 he purchased a grain and sheep farm near Shepparton. The homestead was designed by prominent local architect J A K Clarke and built c. 1900, using local bricks. In 1901 Orr was elected unopposed to the Victorian Legislative Council at a by-election for North-Eastern Province but did not seek re-election in 1904. He died at his home in Toorak in February 1929; his wife had predeceased him and his estate was largely bequeathed to relatives and friends.

Orr's property was described as 'one of the most progressive members of the farming community' and Wanganui 'ranked among the finest and most up to date in Victoria'.

HERITAGE CITATION REPORT

References

City of Shepparton. *On McGuire's Punt*, p. 34.

Identified By

SOMA Design Partnership, June 2001

Relevant Historical Australian Themes

Thematic Environmental History

4.2 Selectors and Closer Settlement

Description

Physical Description

Wanganui Homestead, Wanganui Road, Shepparton comprises a large Queen Anne-style residence of tuck-pointed red face brick construction. The broad multi-gabled roof extends over the wide encircling verandah, is clad with corrugated galvanised steel and features prominent roughcast rendered chimneys with moulded caps and terracotta chimney pots. The several gables are half-timbered with roughcast rendered infill, turned timber finials and timber-lined and consoled soffits. The entrance is marked by a central projecting porch with gabled roof, paired posts and arched fretwork. The double-fronted facade has a central recessed entry with half-glazed panelled timber door, fanlight and sidelights and is flanked by a pair of tripartite openings containing fanlights, a central glazed door and pair of timber-framed fixed sash windows.

The homestead garden is surrounded by a low stone retaining wall and post and rail fence with timber lych gate and contains a mature Cotton palm (*Washingtonia filifera*) and Kurrajongs (*Brachychiton populneus*) as well as red brick tank stand and out house.

The Wanganui coach house is a double-fronted red face brick building detailed to match the homestead with gabled roof clad in corrugated galvanised steel which extends out on the north side to form a covered area. The building is divided longitudinally into three bays with central double-height section and lower flanking bays. The central bay is weatherboard clad at highlight level and contains timber louvered openings and a wide opening with segmental arched head and pair of timber lined doors to the facade. Elsewhere, the facade contains singular timber-framed double-hung sash windows with segmental arched heads.

The octagonal brick water tower is constructed from double brick and has a platform for the water tank. The ground floor has few openings and was used as a place to hang slaughtered animals.

The outhouse is now a rare surviving building type. Many places would have outside toilets such as these and they were simple long drops (unsewered).

HERITAGE CITATION REPORT

Physical Condition

GOOD

Intactness

GOOD

Recommended Management

Curtilage

A curtilage should be maintained to all sides of the homestead, extending south to Wanganui Road and north and west to the driveway and east approximately 15 metres to the adjoining fenceline, in order to provide a setting and maintain views of the residence and to include the tank stand and small brick structure.

Similarly, a curtilage should be maintained to all sides of the coach house, extending east to the driveway and nominally 10 metres on all other sides

Occupancy

Ownership Goulburn Valley College of TAFE

Australian Heritage Commission Criteria

Australian Heritage Commission

3.4 Developing primary production

8.12 Living in and around Australian homes

Statement of Significance

What is Significant?

Wanganui Homestead, the coach house, the octagonal water tower and meat hanging room and the outside toilet are significant. The later educational buildings, and these include the adobe buildings, contribute to the significance of the

HERITAGE CITATION REPORT

place.

How is it Significant?

Wanganui Homestead is of local historic, social, aesthetic and technical significance to the City of Greater Shepparton.

Why is it Significant?

Wanganui Homestead is of historic and social significance for its association with William Orr, prominent local pastoralist and irrigationist, mining entrepreneur, and member of the Victorian Legislative Council (1901-04). Orr purchased the property in 1895 and turned it into one of the finest and most progressive properties in Victoria. HERCON criteria A & G

Wanganui Homestead was designed by the high profile Melbourne architect (Mr) Beverley Ussher and built in 1899 using local bricks. It is a substantial, finely detailed example of a Queen Anne style homestead. HERCON criterion E

The coach house is of historic, aesthetic and technical significance. It is a rare surviving example of this building type in the municipality. The architecture of the coach house is sophisticated. It has a double fronted red brick entrance and it has been detailed to blend in with the aesthetics of the homestead. The technical design of the coach house is significant as it is a rare surviving feature. The coach house was designed to provide the horses with an ideal environment for their health and wellbeing. HERCON criteria A, B, E & F

The octagonal brick tank is of historic, aesthetic and technical significance. It is a picturesque feature within the grounds of the homestead. Its picturesque character can be found in its octagonal design, its fine brickwork and the well-designed and articulated openings. It is of technical significance for its construction. The ground floor area also functioned as a space to hang slaughtered animals (undercroft). A coolroom type space was created through the use of double brick construction and having a water tank on top, both these elements fostered climate control through their insulation qualities. This is an unusual and rare building type. HERCON criteria A, B, E & F

The outhouse is of historic and aesthetic significance. Structures such as these were once always set back from homesteads as they were unsewered toilets - known as long drops. It is of aesthetic significance for its simple structure. It is a rare surviving feature within the municipality. HERCON criteria A, B & D

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	Yes the coach house, the octagonal water tower meat hanging room, the outside toilet and the later educational buildings including the adobe buildings
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

Other Recommendations

. Retain original unpainted finish to face brickwork.

DRAFT

HERITAGE CITATION REPORT

Name Memorial Obelisk
Address cnr Welsford Street and Sobraon Street SHEPPARTON **Significance Level** B
Place Type Memorial
Citation Date 2004



Memorial Obelisk

Recommended Heritage Protection VHR No HI - PS Yes

History and Historical Context

In January 1838, the squatter Charles Hawdon, along with his manager Charles Bonney and a party of nine men set out from a place called the Old Crossing (near the modern township of Seymour) to overland cattle to Adelaide. *En route* they camped on the west side of the Goulburn and became the first white men to pass visit the Shepparton/Mooroopna district. After a gruelling 10 week journey, the party arrived in Adelaide, reportedly having lost only five cattle. In 1936, The Borough Council of Shepparton erected a memorial to Hawdon and Bonney, near the site of their camp. The commemorative date and location of the monument in relation to Hawdon and Bonney's campsite is believed to be incorrect.

Hawdon set out on the 13 of January and is not believed to have set up camp near the Goulburn until the 17 January.

References

HERITAGE CITATION REPORT

Sue Wallace, *Shepparton Shire Reflections 1879-1979*, pp. 9-10.

Kevin K Kain (ed), *The First Overlanders: Hawdon and Bonney*, p.27.

Brain Packard, *Joseph Hawdon: The First Overlander*, pp. 85-89.

Identified By

Allom Lovell & Associates

Relevant Historical Australian Themes

Thematic Environmental History

3.0 European Exploration

Description

DRAFT

Physical Description

An obelisk constructed of bluestone pitchers with a simple garden bed around its base. Affixed to the east face of the obelisk is a plaque bearing the inscription:

CHARLES HAWDON AND CHARLES BONNEY. THE FIRST WHITE MEN TO VISIT THIS DISTRICT CAMPED NEAR THIS SPOT ON 13TH JANUARY 1838

Physical Condition

GOOD

Intactness

GOOD

Australian Heritage Commission Criteria

Australian Heritage Commission

HERITAGE CITATION REPORT

8.9 Commemorating significant events and people

Statement of Significance

The memorial obelisk at the corner of Welsford and Sobranon Streets, Shepparton, is of local historical and aesthetic significance regardless of whether it is on the correct location. Erected in 1938, the obelisk marks the centenary of the arrival of the first white men in the Shepparton district and is a minor local landmark.

Recommendations 2004

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

DRAFT

Other Recommendations

. Investigate the documentary evidence relating to the Hawdon and Bonney campsite with a view to providing conclusive evidence as to its correct date and location. If it is incorrectly located then consider relocation if feasible. Correct any inaccurate details. . If the obelisk is retained in its present location than the landscape around it should be upgraded to provide a more attractive setting . Preferably relocate directional signage away from the immediate vicinity of the obelisk

HERITAGE CITATION REPORT

Name 31 Welsford Street SHEPPARTON
Address 31 Welsford Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2014



31 Welsford Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Shepparton grew around a crossing of the Goulburn River. Originally known as Macguire's Punt, the development of a small village at the crossing by the early 1850s led to the first survey of the township in 1855, by surveyor J G W Wilmot. A more substantial but only partially completed town survey was carried out by John Downey in 1864. Alfred Leahy became Government Contract Surveyor after settling in Shepparton with his wife in the 1870s, and in 1874 he completed the survey to the extent of all the area between Knight, Archer and Hayes Streets and the Goulburn River. He also named all the town's streets.

Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

HERITAGE CITATION REPORT

Leahy purchased an 845 acre area of land immediately north of Knight Street including these two sections, in an estate known as Shepparton Park. His holdings stretched from near Grahamvale to the east, to the Goulbourn River to the west and several miles to the north, and were centred on a located homestead located near Wyndham Street. Some subdivision of this land was undertaken by Leahy. A prominent local figure, Leahy was heavily involved with the opening up of land to selectors around the Shepparton area and was also elected a Shire Councillor. After his death, the property was sold for £4 12s an acre, and subdivided.

Under colonial legislation, subdivision and the development of roads in areas outside Leahy's 1874 township survey, such as this land north of Knight Street, had to be undertaken with the approval of Council. The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and closer settlement in the Goulburn Valley region. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920.

By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments.

The subdivision of sections 1, 2, 23 and 24 in the township in the late nineteenth century preceded the close residential development of the area north of Knight Street.

The subdivision of allotments 15 and 16, formerly owned by Leahy, led to the construction of an internal grid of roads by the 1890s, which included northward extensions of Corio and Maude Streets. Close residential development lagged behind that in the township immediately to the south by several decades.

Welsford Street (north) developed as part of the residential expansion to the north of the central business area. There was an increasing demand for residential land during the 1920s as it was a time of particularly vibrant expansion. The economic prosperity which drove this expansion is linked to the increasing success and sustainability of irrigation, dairying and farming.

Description

Physical Condition

31 Welsford Street is a good regional representative example of Federation period bungalow style. The porch is distinctive with its concave brick balustrade with contrasting rendered section on the posts. The fine timber fretwork is also notable. The integrity of the place, and this includes the house, garden setting and the low front fence, contributes to the aesthetic significance.

HERITAGE CITATION REPORT

Statement of Significance

What is significant?

31 Welsford Street, Shepparton, and this includes the garden setting and open wire fence, is significant.

How is it significant?

31 Welsford Street is of local historic and aesthetic significance to the City of Greater Shepparton.

Why is it significant?

31 Welsford Street is of historic and social significance as it demonstrates the character of residential expansion to the immediate north of the central business area during the Interwar period. There was an increasing demand for residential land from the 1900s and in particular during the 1920s. The economic prosperity which drove this expansion is linked to the increasing success and sustainability of irrigation, dairying and farming. HERCON criteria A & G

It is of architectural significance as it is a good regional representative example of Federation period bungalow style. The porch is distinctive with its concave brick balustrade with contrasting rendered section on the posts. The fine timber fretwork is also notable. The integrity of the place, and this includes the house, garden setting and the low front fence, contributes to the aesthetic significance. HERCON criterion D

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 36 Welsford Street SHEPPARTON
Address 36 Welsford Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2014



36 Welsford Street SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

36 Welsford Street is an early representative example of the development of Shepparton as it moved towards the north as the township grew. At the time that this place was constructed the township boundary was Knight Street.

Shepparton grew around a crossing of the Goulburn River. Originally known as Macguire's Punt, the development of a small village at the crossing by the early 1850s led to the first survey of the township in 1855, by surveyor J G W Wilmot. A more substantial but only partially completed town survey was carried out by John Downey in 1864. Alfred Leahy became Government Contract Surveyor after settling in Shepparton with his wife in the 1870s, and in 1874 he completed the survey to the extent of all the area between Knight, Archer and Hayes Streets and the Goulburn River. He also named all the town's streets.

Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

HERITAGE CITATION REPORT

Leahy purchased an 845 acre [342 ha] area of land immediately north of Knight Street including these two sections, in an estate known as Shepparton Park. His holdings stretched from near Grahamvale to the east, to the Goulburn River to the west and several miles to the north, and were centred on a homestead located near Wyndham Street. Some subdivision of this land was undertaken by Leahy. A prominent local figure, Leahy was heavily involved with the opening up of land to selectors around the Shepparton area and was also elected a Shire Councillor. After his death, the property was sold for £4 12s an acre, and subdivided.

Under colonial legislation, subdivision and the development of roads in areas outside Leahy's 1874 township survey, such as this land north of Knight Street, had to be undertaken with the approval of Council. The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and closer settlement in the Goulburn Valley region. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920.

By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments.

The subdivision of sections 1, 2, 23 and 24 in the township in the late nineteenth century preceded the close residential development of the area north of Knight Street.

The subdivision of allotments 15 and 16, formerly owned by Leahy, led to the construction of an internal grid of roads by the 1890s, which included northward extensions of Corio and Maude Streets. Close residential development lagged behind that in the township immediately to the south by several decades.

Description

Physical Description

The late face brick Victorian villa features a corrugated metal hipped roof with brick chimneys and a decorative verandah with its cast iron frieze and brackets. The symmetrical facade has a central door with side lights and has flanking timber sash windows.

Statement of Significance

What is Significant?

The house at 36 Welsford Street, Shepparton is significant.

The setting contributes to its significance.

The fence is not significant.

How is it Significant?

HERITAGE CITATION REPORT

The house at 36 Welsford Street, Shepparton is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The house at 36 Welsford Street, Shepparton is of historic significance as it is an early representative example of the northward development of the Shepparton. HERCON criterion A

It is of aesthetic significance for its fine late Victorian era architecture. HERCON criterion E

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name Queens Garden
Address 41-51 Welsford Street SHEPPARTON **Significance Level** Local
Place Type Bandstand/Rotunda
Citation Date 2011



Queens Gardens

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Integrity

There have been a number of modifications over since the gardens were first constructed. However, the original intent and layout of the gardens is still appreciable.

History and Historical Context

Queens Gardens were named after H M Queen Victoria, Queen of England and the British Empire (1837 - 1901). It was originally set aside as a site for public gardens in 1884, but the area was not given permanent status as such until 1927. In 1935 a portion in the south-west was licensed as a zoological gardens and a monkey cage was constructed. Twenty Rhesus monkeys were obtained from the Calcutta Zoo in India. In 1941 the monkeys were given to the Melbourne Zoo and the cage was converted to a bird aviary but this was removed in 1952 and the zoological section was abolished and the aviary removed.

A Music Shell was constructed in the south-west corner of the gardens on 7 March 1954. This is reported to be the first

HERITAGE CITATION REPORT

such building type in Victoria.

C W S James *History of Shepparton*

Description

Physical Description

The Queen's Gardens provide a pleasing respite on the edge of the commercial area of Shepparton. They occupy a corner site (Welsford and Wyndham Streets). The site is flat with a number of specimen trees, gravelled paths, garden beds and grassed areas. The Sound Shell is located on the north boundary of the gardens. The paths meet in the centre of the gardens and form a focal point for the design.

Intactness

The garden layout is relatively intact.

Statement of Significance

What is significant?

The Queen's Gardens located on the corner of Wyndham, Nixon and Welsford Streets, Shepparton

How is it significant?

It is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic and social significance as it provides tangible evidence as to the development of Shepparton. The gardens have been part of the Shepparton's civic life since 1884 and the changing character of these gardens illustrates the historic phases of community life. [HERCON Criteria A & G]

It is of aesthetic significance for its traditional garden layout and it provides a visual and physical respite in an urban setting. [HERCON Criterion E]

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name Joseph Furphy Wilga Tree
Address 120-132 Welsford Street, SHEPPARTON **Significance Level** B
Place Type Tree
Citation Date 2004



Furphys Wilga Tree

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The Wilga tree (*Geijera parriflora*) is planted in what was Joseph Furphy's garden at 138 Welsford Street on the banks of the Goulburn River. Furphy (1843-1912) was the author under pseudonym, Tom Collins, of *Such is Life*, which was written largely at night after working in the family foundry. Joseph was also one of the foundation members of the Shepparton Fire Brigade in 1888. A plaque was fixed to the tree on 27 September 1947

References

City of Shepparton. *On McGuire's Punt*, p. 26.

Identified By

HERITAGE CITATION REPORT

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

N/A

Description

Physical Description

A mature specimen of Wilga tree (*geijera parriflora*) located on the west side of Welsford Street, adjacent to the Senior Citizens Centre. The tree is enclosed on its west and north sides by a galvanised steel pipe fence and on its south side by a cream brick dwarf wall. A concrete cairn with a bronze plaque and brick plinth stands adjacent to the tree.

Physical Condition

GOOD

DRAFT

Intactness

GOOD

Recommended Management

Curtilage

A curtilage should be maintained corresponding to the diameter of the canopy spread, plus a nominal 5 metres, in order to avoid potential damage to the root zone

Australian Heritage Commission Criteria

Australian Heritage Commission

HERITAGE CITATION REPORT

8.9 Commemorating significant events and people

Statement of Significance

Furphy's Wilga Tree, Shepparton, is of local historic significance. Planted by prominent local, Joseph Furphy, the tree marks the site where Furphy lived and penned, *Such is Life*, under pseudonym Tom Collins.

Recommendations 2004

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes Wilga tree (<i>Geijera parviflora</i>)
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

Other Recommendations

. Preferably replace galvanised pipe fence with less intrusive bollards. Undertake arborial inspection every 1-2 years
Note tree died in 2011 but a seedling naturally germinated and this tree is being fostered as a replacement tree for the original tree

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name Senior Citizens Rooms and the Helen Fairley Gardens
Address 120-132 Welsford Street SHEPPARTON **Significance Level** Local
Place Type Community Club/ Clubhouse
Citation Date 2011



122-132 Welsford Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Postwar Period (1945-1965)

Integrity

The Senior Citizens Rooms have retained much of their integrity.

History and Historical Context

Prior to the construction of the Senior Citizens Rooms in 1961 seniors met in Jaycee House. The clubrooms were originally referred to as the Services Memorial Clubrooms. When opened they had 200 members and the minimum age was 55 years. The building was initially also used as the Infant Welfare Centre.

Today the clubrooms have many members from different ethnic backgrounds - reflecting the extent and diversity of post war migration to the region.

The commemorative plaque for Queen Elizabeth II tour of Australia in 1954 is of historic and social significance as it demonstrates the importance of the links between Britain and Australia and contemporaneous attitudes to the monarchy

HERITAGE CITATION REPORT

and Britain during the post war period.

The Helen Fairley Gardens are of historic and social significance for their association with the Fairley family who were early settlers and entrepreneurs in Shepparton.

Description

Physical Description

The Senior Citizens Rooms are constructed from brick and have a flat roof. The design of these rooms draws on a regional interpretation of European modern architecture and in particular the architecture of W Dudok and his designs for the Hilversum Town Hall.

The architecture is relatively austere and the architectural features are found in the disposition of elements such as the windows, doors and the actual design of these elements. For instance the north elevation consists of four windows equally spaced across the facade and the proportions and size of the windows hint at a classically derived composition. The main facade is also controlled in its design and presents as a balanced although spare aesthetic. The dark clinker brick is representative of a plinth and the string coursing/cornice complements this banding.

The gardens consist of expanses of lawns, trees, shrubs and a rockery. The gardens are also the location of a number of Shepparton's iconic cow sculptures.

Physical Condition

The condition is good.

Intactness

The Senior Citizen Rooms are relatively intact.

Statement of Significance

What is significant?

The Senior Citizens' Rooms, the commemorative plaque for Queen Elizabeth II Royal Visit in 1954 and the Helen Fairley Gardens at 120-132 Welsford Street, Shepparton.

How are they significant?

They are of historic, aesthetic and social significance to the City of Greater Shepparton.

Why are they significant?

The club rooms are of historic and social significance as they are the purpose built rooms for the Senior Citizens' Association. They represent the changing attitudes to aged care that occurred after World War II.

HERITAGE CITATION REPORT

The commemorative plaque for Queen Elizabeth II tour is of historic and social significance as it demonstrates the importance of the links between Britain and Australia and contemporaneous (the post war period) attitudes to the monarchy and Britain.

The Helen Fairley Gardens are of historic and social significance for their association with the Fairley family who were early settlers and entrepreneurs in Shepparton.

[HERCON Criteria A & G]

They are of aesthetic significance as the design of this building reflects an Australian regional interpretation of the International Style and Modernism.

The gardens are of aesthetic significance to Shepparton and provide an appropriate setting for the Senior Citizens' Rooms. [HERCON Criterion E]

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name Foresters Hall (Shepparton Heritage Centre)
Address 154 Welsford Street SHEPPARTON **Significance Level** B
Place Type Hall Public
Citation Date 2004



Shepparton Heritage Centre

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The current Museum and Heritage Centre was formerly the Forester's Hall - it is the oldest surviving building in Shepparton. Built in 1873 and overlooking McGuire's Punt, the first Roman Catholic mass in the area was held in this brick building. Up until 1875 there was no court in Shepparton, and the building, located opposite the Police Station, also served as a temporary court house. Additionally, it has been used as a public hall, dance theatre and venue for other entertainments. It was also used for other purposes, including time as a newspaper office, factory and lodge room. The second paper printed in Shepparton, the Farmer's Gazette, was at one stage printed here when the building was owned by a Mr Pettett. The building became the home of the Ancient Order of Foresters in 1933 and in 1972 it became the home of the Shepparton & Goulburn Valley Historical Society. Today it houses the Historical Society and Heritage Centre.

References

National Trust File.

Identified By

SOMA Design Partnership, June 2001.

HERITAGE CITATION REPORT

Relevant Historical Australian Themes

Thematic Environmental History
16.0 Public Buildings

Description

Physical Description

The Former Forester's Hall, 154 Welsford Street, Shepparton, is a single-storey tuck-pointed face red brick (overpainted) building with a gabled roof clad in Colorbond corrugated galvanised steel which features a corbelled brick chimney (overpainted). The single-fronted facade has a parapeted gable with steel-clad coping and a oculus gable vent with a moulded surround. A single doorway contains a nonoriginal timber double-door with original glazed highlight, flanked by a single timber-framed doublehung sash window.

The building forms part of a larger complex of buildings comprising the Shepparton Heritage Centre. Abutting the south of the building is a modern single-storey rendered masonry building (which has been overpainted to replicate brickwork) and a vinyl weatherboard-clad building to the north.

Physical Condition

GOOD

Intactness

FAIR

DRAFT

Australian Heritage Commission Criteria

Australian Heritage Commission
4.3 Developing urban institutions
4.5 Making towns to serve rural Australia

Statement of Significance

The Former Forester's Hall, 154 Welsford Street, Shepparton, is of local historic and aesthetic significance.

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	No
Fences & Outbuildings	Yes Forester's Hall
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

Other Recommendations

. Reinststate vent to gable parapet . Remove mesh screens from windows . It would be preferable to distinguish the new construction by painting out in a more recessive colour scheme. . Remove paint from hall building masonry

DRAFT

HERITAGE CITATION REPORT

Name Masonic Lodge
Address 161 Welsford Street SHEPPARTON **Significance Level** Local
Place Type Hall Masonic
Citation Date 2011



Masonic Lodge, 161 Welsford Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Postwar Period (1945-1965)

Integrity

The integrity of the post war modifications has largely been retained.

History and Historical Context

The Lodge at Shepparton has been in existence since the 1870s. It was remodelled in the post war period c1960. As Freemasonry has declined over the last 50 years a number of other lodges have relocated to the Wyndham Street premises.

The Masonic Lodge at Shepparton includes the following lodges:

Craft Lodge Eshcol 785

Craft Lodge Goulburn Valley St George 73

HERITAGE CITATION REPORT

Craft Lodge Mooroopna 131

Craft Lodge Shepparton Mosaic 304

Freemasonry is a fraternal organisation that arose from obscure origins in the late 16th to early 17th century. Freemasonry now exists in various forms all over the world, with a membership estimated at around six million, including approximately 150,000 in Scotland and Ireland, over a quarter of a million under the Jurisdiction of the United Grand Lodge of England and just under two million in the United States.

The fraternity is administratively organised into independent Grand Lodges or sometimes Orients, each of which governs its own jurisdiction, which consists of subordinate (or *constituent*) Lodges. The various Grand Lodges recognise each other, or not, based upon adherence to landmarks (a Grand Lodge will usually deem other Grand Lodges who share common landmarks to be regular, and those that do not to be "irregular" or "clandestine").

There are also appendant bodies, which are organisations related to the main branch of Freemasonry, but with their own independent administration.

Freemasonry uses the metaphors of operative stonemasons' tools and implements, against the allegorical backdrop of the building of King Solomon's Temple, to convey what has been described by both Masons and critics as "a system of morality veiled in allegory and illustrated by symbols."

Description

DRAFT

Physical Description

The Shepparton Masonic Lodge was constructed during the 19th century. There is physical evidence that supports this with much of the rear of the building dating from this period - albeit with many modifications. A new facade was constructed during the post war period and the design of this is utilitarian and illustrates an interpretation of Modernist precepts. Architectural features that echo Modernist principles include the simple stripped planar surfaces punctuated by windows, and a centralised entrance. The design of the entrance demonstrates a stripped stylistic expression. It is recessed with a face brick finish. There are columns to both sides of the doors. The windows have a projecting masonry hood. This detail is found on a number of buildings constructed in Shepparton during a similar period.

Intactness

The original Masonic Lodge constructed during the late 19th century was modified during the post war period.

Statement of Significance

WHAT IS SIGNIFICANT?

The Masonic Lodge at 161 Welsford Street.

HOW IS IT SIGNIFICANT?

The Masonic Lodge is of local historic, social and aesthetic significance to the City of Greater Shepparton.

HERITAGE CITATION REPORT

WHY IS IT SIGNIFICANT?

It is of historic and social significance as it demonstrates the establishment of the Masonic Lodge in Shepparton and its regional role as a place for other regional lodges to re-locate to as membership during the 20th and 21st century declines. HERCON criterion A & G

It is of social significance as it represents the activities of the Masonic Lodge in Shepparton for over 100 years. HERCON criterion G

It is of aesthetic significance as it demonstrates the principle architectural characteristics associated with the design of Masonic Lodges. HERCON criterion D

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name Waterworks buildings and tower
Address 174-194 Welsford Street SHEPPARTON **Significance Level** B
Place Type Water Tower
Citation Date 2004



Waterworks building and tower

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

In Shepparton's earliest years, water sourced from the Goulburn River was carted around the town in barrels. By the late nineteenth century Shepparton had emerged as a major rural centre and the town found itself in need of a water supply.

The Shepparton Waterworks Trust was established in 1882 and was responsible for the water supply of the town and outlying areas. Land was secured for the water works along the Goulburn River behind Welford Road, between the Vaughan and Sobraon Streets. This holding was later extended twice by the acquisition of more land to the south. The trust held its first meeting in 1888 and by c.1889 a pumping station was built, equipped with a Tangye steam pump at the bottom of a deep circular brick well fed by a tunnel from the Goulburn River. In 1903, brick water towers were constructed at the Welsford Street pumping station and in Fryers Street (now demolished). In 1930, a purification plant was completed, believed to be the first of its kind to be installed in the state. Shepparton's post-War growth provided the impetus for the expansion of the plant, with the construction of the No.2 plant in 1957, followed by several more in subsequent decades.

References

HERITAGE CITATION REPORT

Vincent Vibert, *Shepparton Past and Present*, p. 26.

C W S James, *History of Shepparton: 1838-1938*, The Shepparton Centenary Committee, p. 45.

Parish Plan, Township of Shepparton, c.1944.

Shepparton Urban Waterworks Trust, Agenda Paper for Special Meeting of the Trust, 1985.

Identified By

Allom Lovell & Associates

Relevant Historical Australian Themes

Thematic Environmental History

5.3 Reticulated Water in the Townships

Description

Physical Description

The site contains a number of structures, dating from the early development of the waterworks through to more recent structures. The water tower consists of a cylindrical three-storey red-brick, base with concrete coping around the top (the iron watertank which originally sat above the tower has been removed). The tower walls contain round-arched, timber-framed, double-hung sash windows and a Vjointed timber boarded door at the ground floor and second floor. The second floor door opens onto a recent steel-framed landing which provides access to an early, or original, steel staircase leading to the top of the tower. At the base of the tower is a remnant section of the cast iron pipe which ran up the side of the tower. A recent galvanised steel duct is attached to the south side of the tower.

The Water Treatment Plant is a single-storey, inter-War, industrial building with a rendered facade transverse gabled roof clad in corrugated galvanised steel. The symmetrical, parapeted facade is divided into five bays, the three central bays containing steel-framed, multi-paned windows. The end bays contain double-leaf, panelled, timber boarded doors with a projecting concrete awning. Above the three central bays, the parapet contains the words URBAN WATERWORKS TRUST in raised pressed cement lettering. Above the entrances at either end of the facade, the parapet contains prominent fielded panels incorporating the words AD and 1930. Abutting the south elevation is a lower height bay, set back slightly from the facade.

To the north of the 1930 building is a three-storey post-War Functionalist building of brick and concrete construction, erected in 1957. The waterworks site also contains a number of modern buildings and reinforced concrete tanks. A recent

HERITAGE CITATION REPORT

Cyclone and barbed-wire fence encloses the site.

Physical Condition

GOOD

Intactness

GOOD AND FAIR

Australian Heritage Commission Criteria

Australian Heritage Commission

4.2 Supplying urban services (power, transport, fire prevention, roads, water, lights & sewerage)

Statement of Significance

The Waterworks complex, Welsford Street Shepparton, is of local historic and aesthetic significance.

Constructed in 1889, the water tower is a local landmark and is associated with the early operations of the Shepparton Waterworks Trust, which was established in 1882 to provide Sheppartons' first regulated water supply. The adjacent water treatment plant, constructed 1930, demonstrates the ongoing development of public utilities to meet the needs of Shepparton's expanding population. Aesthetically, the building is a representative and substantially intact example of an inter-War industrial building in an austere, stripped-Classical style. The 1957 building reflects the post-War development of Shepparton and is a representative and substantially intact example of a Functionalist industrial building of the period.

The significant elements are the water tower, the adjacent 1930s water treatment plant and the 1957 Control Building. (See partial site plan)

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	Yes Water tower, water treatment plant and control building
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

Other Recommendations

. Interpret the steel water tank which has been removed from water tower so that the public can appreciate its use and importance. . Preferably retain the water tower and adjacent associated buildings without further alterations unless it is part of a conservation programme. . Any adaptive reuse should involve minimal intervention on historic fabric.

DRAFT

HERITAGE CITATION REPORT

Name Victoria Park Lake
Address Wyndham Street SHEPPARTON **Significance Level** Local
Place Type Lake/ Pond
Citation Date 2011



Victoria Park Lake

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Prior to 1928 the area that is now the Victoria Park Lake was a lightly timbered swamp land used for grazing purposes. In 1928 it was decided to construct a lake to provide employment during the depression. It was completed in 1929 with the support and funding of the Council Borough of Shepparton. It was filled in October 1929 with water from the Goulburn River. During c1929/1930 a Grand Fireworks display was held to raise money for lake improvements. From the 1930s Victoria Park Lake and its surrounds developed into an area for picnics, BBQs, community events and water sports. Soon after the completion of the lake it was found not to be long enough from north to south for a rowing course. Subsequently, a neck was constructed to the southern end of the lake that allowed three boats to compete simultaneously. This neck was later filled in and became part of the Victoria Park Lake Caravan Park.

Water weeds were a problem and the lake was drained annually to dry out the bed and the bed was harrowed.

In 1959 council had the lake stocked with trout by the Fisheries and Wildlife Department.

During the 1960s the lake was drained to search for an alleged murder weapon. During this time the lake bed was dried out and works were undertaken to remove prevalent tree stumps.

HERITAGE CITATION REPORT

During the 1970s water levels were maintained at maximum levels to retard water weed growth.

From 1993 - 1998 there was considerable water plant growth and a number of algal blooms in the summer months. These restricted the recreational use.

March 2000 tenders called for the construction of a pathway along the eastern boundary of the site commencing at Sobraon Street and terminating near the lake's edge at the rear of the existing Shell Service Station. New pedestrian lighting was also installed to complement the pavement works. Approximately 100 new trees were planted around the surrounds including an avenue of poplars along the shared paths.

In August 2000 Victoria Park was chosen as the site for S-Cape Regional Skate Park.

May 2001 a tender was called for the construction of the Goulburn River Pedestrian Bridge across the river on the western side of the lake.

Description

Physical Description

Victoria Park Lake is a large man made lake. It is surrounded by grassed and landscaped areas. It is located adjacent to the Melbourne Road and it provides a welcome counterpoint to the built environment.

Statement of Significance

What is Significant?

The Victoria Park Lake and its landscaped surrounds. It has been a popular meeting place for the Shepparton community since it was constructed in 1929.

How is it Significant?

It is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic and social significance as place for recreation in the city since the 1930s. It has been the site of a number of events and has supported a number of clubs and their activities.

It has historic significance as a works project during the Depression era.

[HERCON criteria A & G]

It is of aesthetic significance for its large expanse of water and landscaped grounds. Visually it is an important landmark for the entrance of the city. [HERCON criterion E]

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	SAM Redevelopment Project Incorporated Document
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 30 Wyndham Street SHEPPARTON (the Dutch House)
Address 30 Wyndham Street SHEPPARTON **Significance Level** State
Place Type House
Citation Date 2014



30 Wyndham Street, Shepparton (Dutch House)

Recommended VHR Yes HI No PS Yes
Heritage Protection

History and Historical Context

The house at 30 Wyndham Street was transported to Australia from the Netherlands by the Popelier family in 1951.

Theodorus Marinus Popelier and his wife Petronella Popelier decided to immigrate to Australia to join their son and daughter-in-law in 1951. Son Theodorus Adrianus Popelier had come to Australia in January 1949 to escape the ravages of post-war Europe and choose a location to set up a home for his eventual marriage. At first he lived at the Broadmeadows Migrant Reception Camp, and subsequently came to Shepparton. He married his fiancé by proxy in April 1950 and his wife Maria came to Australia in June that year.

Aware of shortages of building materials in Australia, and constrained by post war currency restrictions in the amount of money that could be taken out of the Netherlands, Theodorus senior designed a house suitable for breaking down and re-assembling. He had it built in the Netherlands to his specifications, ensuring that no nails were used in the major joints.

HERITAGE CITATION REPORT

He then disassembled the house and crated the numbered components, shipping them to Shepparton.

Re-erected at 30 Wyndham Street by father and son as the home of the senior Popeliers, the house was and is a small rectangular gabled building of weatherboard, originally stained but later painted white with a rough granular texture. A low attic ran the length of the gable, reached by a ladder and hatch. The recessed front porch opened via a centrally-placed front door on to a lobby, and on either side external doors led directly into rooms. All three porch doors were flanked by windows with diagonally patterned leadlighting: the living room windows were similar. The lobby led to a living room and a bedroom on the right (north), a bathroom on the west, and a study with a fold-out bed, a storeroom, kitchen and bedroom on the south.

Theodorus senior conducted his tailoring business from a separate building, which also housed a laundry, on the north, towards the rear of the property. The small front garden included a pond with a bridge, the back garden some fruit trees.

Seventy per cent of Dutch post war migration between 1949 and 1970, when the Netherlands government actively encouraged emigration to relieve housing shortages and economic distress, was to Australia. Here a housing shortage and restrictions on the availability of building materials during the 1950's forced many Dutch (and other) migrants to find temporary accommodation. Commonly this was in migrant hostels, boarding houses, tents, garages, caravans, flats or sheds. Migrants routinely brought household goods, especially items such as linen, to their new country: a small number came equipped, like the Popelier family, with their own accommodation. Heritage consultant Meredith Walker has noted that

Some of the Dutch families who migrated to Australia in the early 1950s were aware of the shortage of building materials and arranged the shipment of prefabricated timber houses to Australia. This was not a common practice but it was not rare either. Prefabricated houses are known to have been built by Dutch migrants in the Sydney suburbs of Dundas and Engadine as well as in Wollongong. These houses were timber frame and clad with horizontal or vertical timber boards.

The Popelier house has been little altered externally. At some stage the family removed and replaced the asbestos-containing corrugated cement roofing; the current roofing may be even more recent.

Another reassembled house imported from the Netherlands in the 1950s is to be found in Merrigum, the two buildings and families having no connection.

References:

Ron Popelier, personal communication 23 and 27 February 2017, 10 April 2017

Evelyn Popelier, personal communication, 8 April 2017

Meredith Walker, 'First accommodation for Migrants arriving in Wollongong post World War 2', Migration Heritage Project, Wollongong Migration Heritage Thematic Study 'Places Project', 2007.

<http://www.wollongong.nsw.gov.au/services/artculture/Documents/Migration%20Public%20Art%202014/Essay%20->

HERITAGE CITATION REPORT

%20First%20accommodation%20for%20migrants%20arriving%20in%20Wollongong%20post%20WW2.pdf

Description

Physical Description

The 'Dutch house' in Wyndham Street Shepparton is a small rectangular gabled building of weatherboard, originally stained but later painted white. The recessed front porch opens via a centrally-placed front door on to a lobby. All three porch doors are flanked by windows with diagonally patterned leadlighting: the living room windows are similar.

The original layout had a low attic that ran the length of the gable, and was reached by a ladder and hatch. The lobby led to a living room and a bedroom on the right (north), a bathroom on the west, and a study with a fold-out bed, a storeroom, kitchen and bedroom on the south.

Statement of Significance

The house at 30 Wyndham Street, Shepparton, also known as the Dutch House, is significant. Its suburban setting contributes to its significance.

How is it Significant?

The Dutch House is of local historic, aesthetic and technical cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The Dutch House is of historic significance as it is a locally rare example of an imported pre-fabricated migrant house. Building material rationing and housing shortages in post war Victoria (c.1950s), compounded in this case by post-war restrictions on the export of currency from a war-ravaged European nation, meant that some migrants brought their house with them when they migrated.

It is of historic significance as it demonstrates the demographic changes that were taking place in Shepparton (and the Goulburn Valley), as Dutch, Italian, Albanian, Greek and other migrants arrived seeking employment on the land or in processing factories. HERCON criteria A & B

It is of technical significance for its prefabrication techniques and the surviving building materials. HERCON criterion F

It is of aesthetic significance for its representative post war architecture, the modern design of which shares many characteristics found in post war suburbs. HERCON criterion E

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 39 Wyndham Street SHEPPARTON
Address 39 Wyndham Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2014



39 Wyndham Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Place History

39 Wyndham Street was designed and constructed by John Mulvaney. It is one of four near identical houses he constructed between c.1937 - 38. The other houses being 537 Wyndham Street, 7 Nugent Street and 3 Macintosh Street. Mulvaney died soon after at the age of 42. Mulvaney developed this particular style within the oeuvre of the English cottage style and there are no other comparable examples in Shepparton.

Thematic Context

Shepparton grew around a crossing of the Goulburn River. Originally known as Macguire's Punt, the development of a small village at the crossing by the early 1850s led to the first survey of the township in 1855, by surveyor J G W Wilmot. A more substantial, but only partially completed town survey was carried out by John Downey in 1864. Alfred Leahy became Government Contract Surveyor after settling in Shepparton with his wife in the 1870s, and in 1874 he completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets.

HERITAGE CITATION REPORT

Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

Leahy purchased an 845 acre area of land immediately north of Knight Street including these two sections, in an estate known as Shepparton Park. His holdings stretched from near Grahamvale to the east, to the Goulbourn River to the west and several miles to the north, and were centred on a homestead located near Wyndham Street. Some subdivision of this land was undertaken by Leahy. A prominent local figure, Leahy was heavily involved with the opening up of land to selectors around the Shepparton area and was also elected a Shire Councillor. After his death, the property was sold for £4 12s an acre, and subdivided.

Under colonial legislation, subdivision and the development of roads in areas outside Leahy's 1874 township survey, such as this land north of Knight Street, had to be undertaken with the approval of Council. The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and closer settlement in the Goulbourn Valley region. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920.

By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments.

The subdivision of sections 1, 2, 23 and 24 in the township in the late nineteenth century preceded the close residential development of the area north of Knight Street.

The subdivision of allotments 15 and 16, formerly owned by Leahy, led to the construction of an internal grid of roads by the 1890s, which included northward extensions of Corio and Maude Streets. Close residential development lagged behind that in the township immediately to the south by several decades.

Nugent Street developed as part of the residential expansion to the north of the central business area. There was an increasing demand for residential land during the 1920s as it was a time of particularly vibrant expansion. The economic prosperity which drove this expansion is linked to the increasing success and sustainability of irrigation, dairying and farming.

Description

Physical Description

39 Wyndham Street has been designed to evoke the English vernacular cottage. This stylistic creation was popular during the Interwar period. The house demonstrates many typical features and this includes: the contrast between the smooth render and dark textured brickwork, the steeply pitched gables, with walls ending flush with the gable of the roof, the decorative chimney (designed to mimic English vernacular chimneys), the recessed niche picked out in contrasting brickwork, the variety of openings (both in size and style) and the recessed porch. All of these elements contribute to the Interwar evocation of the English vernacular cottage.

HERITAGE CITATION REPORT

Statement of Significance

How is it Significant?

39 Wyndham Street, Shepparton is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

39 Wyndham Street, Shepparton is of historic significance as it provides tangible physical evidence of the character of residential development that occurred during the early 20th century in Shepparton. HERCON criterion A

39 Wyndham Street, Shepparton is of aesthetic significance for the quality of its Interwar architecture. HERCON criterion E

39 Wyndham Street forms one of a group of 4 houses designed and built by a local builder John Mulvaney. They include 3 Macintosh Street, 537 Wyndham Street and 7 Nugent Street, Shepparton. John Mulvaney, as the designer of these houses, developed a particular response to the design of the Interwar English cottage style architecture. HERCON criteria A & E

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

Yes Brick and render perimeter fence

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name Alexander Miller Memorial Homes
Address 47-53 Wyndham Street SHEPPARTON 48-60 Maude Street SHEPPARTON **Significance Level** B
Place Type Residence
Citation Date 2004



Alexander Miller Memorial Homes

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The Alexander Miller Homes at Shepparton were built in 1919. They form part of a group of endowed homes for elderly persons financed by the estate of Scottish born Geelong retailer and philanthropist, Alexander Miller (1842-1914). Born in Aberdeen, Scotland in 1842, Miller had arrived in the Port Phillip District as a child. The eldest of three sons and three daughters, he was forced to work after only minimal schooling, and became an apprentice with Hall Brothers, drapers in Geelong. A family inheritance enabled him to open his own drapery business in Geelong West and later Ballarat. From the 1880s, he opened shops in Horsham and Benalla, and by 1895 there were branches of A Miller & Co. at Euroa, Hamilton, Maryborough and Shepparton. Described as self-effacing and an exacting employer, Miller gained a reputation during his lifetime as a philanthropist and benefactor. He established almshouses in East and West Geelong, Chilwell and Benalla; donated statuary to public gardens in Geelong, Shepparton and Benalla; and gave financial aid to needy cases. Miller died, unmarried, in 1914.

His estate was valued for probate at around £172,000, after providing bequests to various religious and charitable organisations. He was committed to the building and endowing of homes for the poor, to be known as the Alexander Miller Memorial Homes. By 1944, 168 homes had been erected. The Shepparton Alexander Miller Memorial Homes form part of this network of homes for the elderly. The Shepparton homes were designed to accommodate both married couples and single persons. The local Country Women's Association provided the original furnishings, a number of pieces of which remain insitu.

HERITAGE CITATION REPORT

References

Diane Langmore. 'Alexander Miller (1842-1914)' in *Australian Dictionary of Biography*, Volume 10, pp. 504-5.

Identified By

SOMA Design Partnership, June 2001

Relevant Historical Australian Themes

Thematic Environmental History

15.0 The Regional Centre-Shepparton

Description

Physical Description

The Alexander Miller Memorial Homes at 51 Wyndham Street, Shepparton, is a complex of ten singlestorey, red-brick Edwardian cottages, arranged in rows of five either side of a central garden court. The cottages are of four different designs, all having in common rendered dressings, timber-framed, doublehung sash windows and roofs clad in Marseille pattern terracotta tiles. The two cottages closest to the street are on an L-shaped plan and have a gabled roof and a skillion roofed entry porch. The south cottage contains a memorial stone bearing the inscription THE ALEXANDER MEMORIAL HOMES ERECTED 1919. The adjacent cottages are on a rectangular plan with a symmetrical facade featuring a round arched entry with a rendered surround. The central cottages are of a similar design, the main difference being a gabled roof over the front entry. The end cottages have shallower pitched gabled roofs, extending over the front elevation to form a verandah. At the rear of some of the cottages are original washhouses and water closets. Also at the rear of the cottages there are small, unobtrusive additions constructed of red-brick.

To the east and south of the original cottages, are a number of c.1960s single-storey cream brick units.

Physical Condition

GOOD

HERITAGE CITATION REPORT

Intactness

GOOD

Australian Heritage Commission Criteria

Australian Heritage Commission

4.3 Developing urban institutions

9.5 Growing old

Statement of Significance

The Alexander Miller Memorial Homes are of local social, historic and aesthetic significance. They are one of a group of homes constructed by the prominent philanthropic businessman Alexander Miller and continue to provide low cost accommodation for the elderly. Aesthetically, they are unique within the municipality as a picturesque group of substantially intact Edwardian cottages arranged around a garden courtyard. The cream brick units are of no significance.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

Yes All ten original buildings

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. Maintain original unpainted finish to face brickwork and investigate original paint colours . Retain central garden court. . Ensure that any new buildings are sympathetic to the setting and style of the original buildings.

HERITAGE CITATION REPORT

Name 219-225 Wyndham Street, SHEPPARTON
Address 219-225 Wyndham Street SHEPPARTON **Significance Level** Local
Place Type Commercial Office/Building
Citation Date 2014



219-225 Wyndham Street Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The history of the adaptation of curtain wall construction is linked to commercial modernism and the creation of geometric/crystalline objects in the landscape. There are many examples of this type of construction to be found in the major cities in Australia but few examples are found in the smaller regional centres. That there is one such example (albeit a relatively late exponent of the curtain wall system) is a testimony to the culture of modernising Shepparton that occurred from the post war period and in particular during the 1970s.

The crystalline concept for buildings developed in Europe in the early part of the 20th century. It was initially an intellectual concept that was discussed and illustrated in publications by architects such as the German expressionist architects Paul Scheerbart and Bruno Taut and in particular through the designs of Mies Van Der Rohe. However, it was not until the 1950s that that the concepts behind a glass walled building and a commercial skyscraper fused and the seminal glass box became a feature of many city skylines. The technical development that allowed for an economic and practical construction was the development of patent systems such as that of Aluminex. These vertical glazing systems relied on the use of extruded or rolled mullions spanning between floors in the vertical direction. The first and critical use of this type of system was the United Nations Headquarter, New York [Le Corbusier & Oscar Niemeyer 1950] and this was followed by Mies Van Der Rohe's Lake Shore Drive apartments Chicago [1951] and Lever House New York

HERITAGE CITATION REPORT

[Gordon Bunshaft of Skidmore Owings & Merrill 1952]. The Lever House most directly influenced Australian examples and of these ICI House Melbourne is one of the most notable Australian examples.

During the 1950s/early 60s curtain wall high rise became the common architectural expression for Australian development within the central business areas. However, by the 1960s architects tended to turn away from curtain walling and to precast concrete panels. However, there were also a number of problems with this technology during its early use (mainly due to stresses at the fixing points). Subsequent systems for high rise were developed with fewer issues and curtain walling in some form has become part of the Australian lexicon in all large cities.

The curtain wall as found at 219-225 Wyndham Street is essentially a continuous non-load bearing skin on the face of a building and as such is a good example of the earlier technologies - albeit as a low rise building. Despite being constructed after the immediate main architectural stream of these building types it is a notable building in a regional area and one of the finer examples of its type. Of particular note is the double height atrium and the design of the interior entrance space this is a rare example of this type of interior layout as associated with this particular building type, construction type and period of construction.

Description

Physical Description

The commercial premise is a two storey curtain wall building. The curtain wall consists of two bands of rectangular (vertical) proportioned panes with smaller rectangular panes (horizontal) to the top and bottom of the curtain wall. The frames are squared aluminium sections and the effect is a wall of glass with a regular articulation of its facade. The entrance to the building is centralised and opens into a double height atrium (which is filled with plants). This crafted internal space and finely executed exterior has created a fine modern building that is architecturally unusual for Shepparton.

Statement of Significance

What is Significant?

219-225 Wyndham Street, Shepparton is significant.

The curtain wall construction and the double height internal atrium space contribute to the significance of this building.

How is it Significant?

It is of local historic, aesthetic and technical cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic significance as provides tangible physical evidence of push to modernise Shepparton during the 1970s. The use of curtain wall construction on a relatively low scale building is of note, as it demonstrates the desire to have modern and new technologies. The use of this technology during this period is unusual in a regional area of Shepparton's size. HERCON criteria A, F & B

It is of technical significance for its curtain wall construction. HERCON criterion F

HERITAGE CITATION REPORT

It is of aesthetic significance for its glazed box construction.

The interior double height atrium is of aesthetic significance as it contributes to an understanding of the style with its emphasis on the creation of a large glazed open area with minimal structural interference. HERCON criterion E

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes record # 64224) for information about the significance of the place. HERCON Criteria A, G & D

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

Other Recommendations

The intenal controls apply to the internal construction and the atrium.

DRAFT

HERITAGE CITATION REPORT

Name 227-241 Wyndham Street, SHEPPARTON
(Mechanics Institute)

Address 227-241 Wyndham Street SHEPPARTON **Significance Level** Local

Place Type Industrial School

Citation Date 2004



The Mechanics Institute

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

The land on which the Mechanics Institute stands was granted to the Shepparton Free Library and Workingmen's Club on 20 February 1884. The purpose of the grant was for the construction of a Mechanics' Institute which was completed the same year. The Mechanics' Institute was a brick building containing a library and a billiard room. During the 1940s the original facade was replaced with the existing cream brick moderne frontage, and a cantilevered Art -Deco awning was installed. The Institute's billiard club was one of Shepparton's successful community organisations throughout the first half of the twentieth century. It maintained a steady membership of several hundred people until its closure in 1957. The billiard room was then converted for use as the Shepparton Public Library until the Library was relocated to new premises on Marungi Street during the late 1980s. The Mechanics' Institute building continues to accommodate community activities.

Of note, is the association that this institution has with the author Joseph Furphy, and the seminal novel, *Such is Life*. This was written under the pseudonym Tom Collins in 1897. [Pers Comm Lance Woodhouse]

HERITAGE CITATION REPORT

References

Pam Baragwanath, *If These Walls Could Speak*, p. 249.

Identified By

SOMA Design Partnership, June 2001

Relevant Historical Australian Themes

Thematic Environmental History

16.1 Mechanics' Institutes

DRAFT

Description

Physical Description

The Mechanics' Institute, Shepparton, is a red brick hall with a hipped and gabled roof clad in corrugated galvanised steel. The parapeted gable end at the rear of the building contains a circular louvred vent flanked on either side by rendered, panelled and capped chimneys. A skillion roofed wing to the rear of the building (possibly original) is obscured by modern additions. The skillion wing extends beyond the south elevation of the hall, its front elevation containing a door (sheeted over) with a timber-framed fanlight. The original street frontage has been replaced by a parapeted, double-height cream-brick Moderne facade and a cantilevered awning featuring horizontal banding with a stepped motif to the centre and a pressed metal soffit. Above the awning the facade contains a concrete hood and vertical bands, clad in green ceramic tiles (possibly associated with bricked in windows). The south elevation has a mural to its entire wall area and contains regular fenestration of timber-framed, double-hung sash windows and c.1920 V-jointed timber board door. The north elevation contains non-original, multi paned, steel-framed windows with concrete lintels and face brick sills.

Abutting the south of the Mechanics' Institute is a single storey red brick hall on a long rectangular plan, set back several metres from the street. It has a hipped roof clad in corrugated galvanised steel and penetrated by simple brick chimneys with rendered caps. Side walls contain regular fenestration of timber-framed, double-hung sash windows with concrete sills and lintels. The original facade has been replaced by a rendered parapeted wall with a projecting cream brick entry porch with a skillion roof.

Physical Condition

HERITAGE CITATION REPORT

FAIR

Intactness

FAIR

Previous Statement Significance

The Mechanics' Institute, Wyndham Street, Shepparton, is of local historic and social significance. Erected in 1884, the building has provided a venue for community activities for over 100 years.

Australian Heritage Commission Criteria

Australian Heritage Commission

8.2 Organising recreation

8.5 Forming associations

DRAFT

Statement of Significance

What is Significant?

The Mechanics' Institute, Wyndham Street, Shepparton is significant.

The murals, the original hall (1884) and the 1940s Moderne facade are significant.

The internal finishes found on the interior of the Mechanics' Hall at the rear of the complex are significant.

The late 20th and 21st century additions are not significant.

How is it Significant?

The Mechanics' Institute, Wyndham Street, Shepparton is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The Mechanics' Institute is of historic and social significance as it has been a community venue since 1884. The land on which the Mechanics' Institute stands was granted to the Shepparton Free Library and Workingmen's Club on 20 February 1884. HERCON criteria A & G

HERITAGE CITATION REPORT

It is of historic significance for its association with the seminal novel *Such is Life* written by the author Joseph Furphy (aka Tom Collins) in 1897. HERCON criteria A & G

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes record # 64224) for information about the significance of the place. HERCON Criteria A, G & D

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	No
Fences & Outbuildings	Yes The hall to the rear
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

Other Recommendations

. Replace missing or damaged tiles to facade. . Reconstruct sheeted over window to front of skillion wing. . Later additions may be retained, modified or removed. . Maintain original unpainted finish to face brickwork and investigate original paint colours

DRAFT

HERITAGE CITATION REPORT

Name 261-267 Wyndham Street, SHEPPARTON
Address 261-267 Wyndham Street SHEPPARTON **Significance Level** Local
Place Type Bank
Citation Date 2014



Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The extant ANZ Bank building was constructed during the 1970s. It replaced an earlier bank constructed in 1878.

Extract from the City of Greater Shepparton Heritage Study Stage Two 2004

Tenders were called for the construction of the original Bank of Australasia at this site by architects Reed and Barnes in July 1878. The Bank of Australasia merged with the Union Bank of Australia to form the ANZ bank in 1951; an ANZ branch continued to occupy the building from this date. The original nineteenth century bank was demolished in the late 1960s and the existing ANZ constructed. In 1970 the, ANZ Bank merged with the English, Scottish and Australian Bank Limited (ES&A) to form the present company, the Australia and New Zealand Banking Group Limited.

References

Shepparton Ratebooks.

HERITAGE CITATION REPORT

Identified By

SOMA Design Partnership, June 2001.

Tenders were called for the construction of the original Bank of Australasia at this site by architects Reed and Barnes in July 1878. The Bank of Australasia merged with the Union Bank of Australia to form the ANZ bank in 1951; an ANZ branch continued to occupy the building from this date. The original nineteenth century bank was demolished in the late 1960s and the existing ANZ constructed. In 1970 the, ANZ Bank merged with the English, Scottish and Australian Bank Limited (ES&A) to form the present company, the Australia and New Zealand Banking Group Limited.

References

Shepparton Ratebooks.

Identified By

SOMA Design Partnership, June 2001.

Description

Physical Description

The ANZ Bank, 261 Wyndham Street, Shepparton, is a modern double-storey corner bank building of steel framed and masonry construction with a white marble veneer. The steel framed flat roof has a wide steel fascia and soffit. The corner is articulated by a brise-soleil of horizontal aluminium-clad louvres.

The Fryers Street elevation features full-height anodised aluminium-framed shop windows set behind a row of five steel columns encased in fibro-cement sheet. Projecting from the centre of the elevation is a cantilevered awning (possibly non-original) and disabled access ramp.

Statement of Significance

What is Significant?

261-267 Wyndham Street, Shepparton is significant.

How is it Significant?

It is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

261-267 Wyndham Street, Shepparton is of historic significance for its association with banking on this site since 1878.

The current bank building is the second bank building constructed at this location. It was built in the 1970s as part of the modernisation of Shepparton. HERCON criterion A

HERITAGE CITATION REPORT

It is of aesthetic significance for its contemporary design. This particular design was used by the ANZ bank at a number of its sites during the 1970s. HERCON criterion E

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes record # 64224) for information about the significance of the place.

HERCON Criteria A, G & D

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 269-275 Wyndham Street, SHEPPARTON
Address 269 - 275 Wyndham Street SHEPPARTON **Significance Level** Local
Place Type Shop,Bank
Citation Date 2004



269-275 Wyndham Street, SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)
Moderne

History and Historical Context

The current Full House Saloon began life as a bank building, and was constructed in the late nineteenth century. Tenders were called by architects Smith and Johnson for the construction of the local branch of the Bank of Victoria on this site in 1882. Rate books list the bank's rateable value at £223 in 1897, gradually rising to £277 by 1920. Early bank managers included Arthur Whitehead and Louis Byrne [sic]. The original bank was replaced in c.1926, and ratebooks indicate that by the following year, 1927, the value of the building had increased from £277 to £550. By the early 1930s the Bank of Victoria had been succeeded by the Commercial Bank of Sydney, which continued to operate the branch. Subsequent managers include men from local families, Alfred Henry Locke and Irwin Danure. The property retained its connections with banking, and finally became the Challenge Bank. More recently, the building has become a hotel.

References

Shepparton Ratebooks

HERITAGE CITATION REPORT

Identified By

SOMA Design Partnership, June 2001

Relevant Historical Australian Themes

Thematic Environmental History

15.0 The Regional Centre - Shepparton

Description

Physical Description

269 - 275 Wyndham Street, Shepparton, is a double-storey rendered masonry former bank building with a parapeted facade and splayed corner entrance. The street elevations are divided into bays by regular recessed double-height fenestration with fluted mouldings and rendered spandrel panels featuring moulded crests. Ground floor openings contain timber-framed double-hung sash windows. The original first floor windows appear to have been replaced with fixed sash windows. The entrance has a rendered surround with fluted moulding and a stylised cornice moulding and contains a pair of nonoriginal aluminium-framed doors and highlight. It is surmounted by a single timber-framed fixed sash window and flagpole.

Physical Condition

GOOD

Intactness

GOOD

Previous Statement Significance

269-275 Wyndham Street, Shepparton, is of local historical and aesthetic significance. Aesthetically, it is a fine example of an inter-War Moderne commercial building.

Australian Heritage Commission Criteria

HERITAGE CITATION REPORT

Australian Heritage Commission

3.18 Financing Australia

3.19 Marketing and Retailing

4.5 Making towns to serve rural Australia

Statement of Significance

What is Significant?

269-275 Wyndham Street, Shepparton is significant.

How is it Significant?

269-275 Wyndham Street, Shepparton is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

269-275 Wyndham Street, Shepparton is of local social and historic significance for its association with banking at this site from 1882. The first bank was the Bank of Victoria (constructed in 1882) This was replaced by the current building in c.1926. By the early 1930s the Bank of Victoria had been succeeded by the Commercial Bank of Sydney. HERCON criteria A & G

It is of aesthetic significance as it is a fine example of an Inter-War Moderne commercial building. HERCON criterion E

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes record # 64224) for information about the significance of the place.

HERCON Criteria A, G & D

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. Reconstruct original entrance door and first floor windows . Remove intrusive signage . Investigate original external paint colours

DRAFT

HERITAGE CITATION REPORT

Name 279 - 283 Wyndham Street SHEPPARTON
(Kilpatrick's Building)

Address 279 - 283 Wyndham Street SHEPPARTON **Significance Level** Local

Place Type Commercial Office/Building

Citation Date 2004



Kilpatrick's Building

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

History and Historical Context

This shop occupies land originally consisting of Allotment 1A in Section E of the 1874 town subdivision.

The site appears to have consisted of vacant land until the late 1920s, when this set of three shops was constructed by Kilpatrick, Kittle and Thorn. The 1929/30 rate books list the shops as valued at £115 each, with L. Williams, women's clothing fitter Veronica Cohen and auctioneers Kilpatrick's McLellan & Co. By the 1930s the shops had been allocated street numbers 151-155, these changing to the current address of 279-283 by the early 1940s. By 1941, tenants included Roy Gorr chemist, W Maher's café and Kilpatrick's McLellan & Co. Some time after the 1940s, the first floor balconies were enclosed with glazing.

References

HERITAGE CITATION REPORT

Ingrid Turner *From the Past to the Present: A Pictorial History of Shepparton's Buildings and Businesses*, p. 10.

Shepparton Ratebooks, 1910-1942.

Identified By

Allom Lovell & Associates

Relevant Historical Australian Themes

Thematic Environmental History

15.0 The Regional Centre - Shepparton

DRAFT

Description

Physical Description

Kilpatrick's Building is a double-storey, inter-War, Classical-Revival brick shop building with a stepped and rendered parapet concealing the roofline. The parapet contains a central recessed panel with egg and dart moulding to the surround and the inscription KILPATRICK'S BUILDING. The first floor facade consists of an enclosed verandah, divided into three regular bays by pilasters with simple moulded capitals and bases. The two end bays each contain casement and fixed-sash, steel-framed windows (glazing overpainted) while the central bay has been fitted with a modern single-pane, fixed-sash window. The ground floor facade has been extensively modified and contains glazed, aluminium-framed shopfronts. The shops at no. 279-281 have been amalgamated to a single tenancy. The building has a cantilevered awning with remnants of the original awning in front of No.283.

Physical Condition

GOOD

Intactness

FAIR

Previous Statement Significance

HERITAGE CITATION REPORT

Kilpatrick's Building, 279 - 283 Wyndham Street Shepparton, is of local historic and aesthetic significance. Erected c.1929, it provides evidence of the ongoing commercial development of Shepparton during the inter-War period. Despite alterations, the building is aesthetically significant as one of the few pre-World War Two commercial buildings remaining in Wyndham Street.

Australian Heritage Commission Criteria

Australian Heritage Commission

3.19 Marketing and retailing

Statement of Significance

What is Significant?

The Kilpatrick's Building at 279 - 283 Wyndham Street, Shepparton is significant.

How is it Significant?

The Kilpatrick's Building is of local social, historic and aesthetic cultural heritage significance to the City Greater Shepparton.

Why is it Significant?

The Kilpatrick's Building is of social and historic significance as it provides tangible physical evidence of the ongoing commercial development of Shepparton during the inter-War period. HERCON criteria A & G

It is of aesthetic significance for its Inter-war commercial architecture. HERCON criterion D

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes record # 64224) for information about the significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

Other Recommendations

. Remove paint from first floor window glazing or preferably remove windows and reconstruct first floor verandah. . Preferably reconstruct awning (Nos. 279-281) and shopfronts in accordance with photographic or physical evidence. . New signage should be kept to a minimum and should not obscure the parapet. . Investigate original external paint colours when due for a repaint. . A double-storey verandah would not be inappropriate on this double-storey building.

DRAFT

HERITAGE CITATION REPORT

Name 296 Wyndham Street, SHEPPARTON
Address 296 Wyndham Street SHEPPARTON **Significance Level** Local
Place Type Shop
Citation Date 2014



296 Wyndham Street Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Historical Context

296 Wyndham Street, SHEPPARTON
Hermes No 201956 Place Citation Report

12-Apr-2019

08:38 AM

The theoretical basis to Modernism was slowly accepted in Australia during the Pre-War period. Functionalism in the context of the Modern Movement provided the impetus for many development projects in the northern hemisphere during the 1920s but these types of mainstream buildings were rarely seen in Melbourne or the rest of Australia. Early sources of Australian modernism tended to be found in the heavier brick buildings of W M Dudok of Holland instead of the comparatively lighter structures of the International Style. The favouring of a Dudok inspired modernism continued well after the end of World War II. There are a number of examples found within the Shepparton region that have been inspired by Dudok's aesthetics and this can be found in the: composition, the use of face brickwork (generally cream), a stripped aesthetic and in some instances features common to Functionalism/Modernism/International Style.

After the war the attitude to Modernism changed and there was a greater acceptance of this style. Large numbers of returned service men enrolled in Australian schools of architecture from 1946 and most of them entered the profession in the early 1950s. The impact of the war on many of these new graduates fostered a wholehearted embracing of the Modern movement as they were determined to help make a better world by applying theories of rational and functional design. In Melbourne this was led by a number of young architects such as Robin Boyd, Roy Grounds, Frederick Romberg and Neil Clerehan. They promoted a minimalistic and low key aesthetic through their work, writings and in particular through regular publications in newspapers and periodicals such as the Age Small Homes Service. Examples of good modern designs were published regularly and it was through the efforts of these early Post War Modernists that modern architecture became accessible and popularised.

296 Wyndham Street Shepparton demonstrates a good example of regional Modernism as applied to commercial architecture. The composition of this facade is strongly referential and is of note as a regional interpretation from this period.

DRAFT

Description

Physical Description

The shop is constructed from cream face brick. The ground floor has been modified. The cantilevered canopy is original and retains most of its features including the external finish to the underside of the canopy. The upper floor has retained most of its architectural features. This includes: the port hole windows; the panel of vertical proportioned windows and upward sweeping canopy to the upper windows.

Statement of Significance

What is Significant?

296 Wyndham Street, Shepparton is significant.

How is it Significant?

It is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it significant?

296 Wyndham Street is of historic significance for its association with the post war development of Shepparton.
HERCON criterion A

HERITAGE CITATION REPORT

It is of aesthetic significance for its modernist expression and its association with the development of the modern architectural movement in Victoria. HERCON criterion E

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes record # 64224) for information about the significance of the place.

HERCON Criteria A, G & D

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name Community Mural Shepparton
Address 302 - 308 Wyndham Street SHEPPARTON **Significance Level** Local
Place Type Mural
Citation Date 2011



302-308 Welsford Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Integrity

It has retained its integrity

History and Historical Context

The Shepparton Community Mural was a community project funded by the Community Arts Board of the Australia Council, the Victorian Ministry for the Arts and the Ministry for Employment and Training and a number of other businesses. The topic of the mural is an historic depiction of life in Shepparton. It is painted as realist art and a number of artists contributed to the final product. It was painted during the 1970s.

Description

Physical Description

HERITAGE CITATION REPORT

The mural has been painted onto one side of a brick building. It depicts scenes from life in Shepparton over a number of periods.

Physical Condition

The condition is fair - the mural has faded over time.

Intactness

It is intact.

Statement of Significance

What is significant?

The painted mural on the wall of the building located at 302-308 Wyndham Street, Shepparton.

How is it significant?

It is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it significant?

It is of historic and social significance as it provides tangible physical evidence of community attitudes towards public art and it is a rare surviving example of this type of social public art. HERCON criteria A & G

It is of aesthetic significance as a representation of the type of mural art that was common during this period. HERCON criterion E

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

HERITAGE CITATION REPORT

Name 336-338 Wyndham Street, Shepparton (shops)
Address 336-338 Wyndham Street SHEPPARTON **Significance Level** C
Place Type Shop
Citation Date 2004



Shops at 336 - 338 Wyndham Street, Shepparton

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

These shops occupy land originally consisting of Allotment 9 in Section A of the 1874 town subdivision. Their exact date of construction is uncertain, but rate books suggest a pair of substantial shops had been erected in this location by 1892 when 'premises' and a 'shop' are listed, each valued at £75. At this time one was owned by L P Caroline and occupied by florist W J Taylor, and the other was owned and occupied by stationer Henry Dawson. By 1900 the buildings are listed as a shop and an office, each valued at £35, with ownership of both shifting to solicitor Matthew Grant by 1905. It would appear that some time during the c.1900s, the upper level of the Wyndham Street facades were partially remodelled, in works that included the insertion of the existing bay windows. The shops appear with their existing upper level facade detailing in a 1915 photograph of Wyndham Street, which also shows a double verandah, (now missing).

References

Elsie Brady, *They Left Their Footprints*, p. 97.

HERITAGE CITATION REPORT

Shepparton Rate Books, 1890-1940.

Identified

Allom Lovell & Associates

Relevant Historical Australian Themes

Thematic Environmental History

15.0 The Regional Centre - Shepparton

Description

Physical Description

DRAFT

The shops at 336 - 338 Wyndham Street, Shepparton, comprise a pair of attached late-Victorian brick shop buildings with rendered and balustraded parapets concealing the roofline. The parapets have moulded cornices and urn finials (one missing) and are surmounted by simple pediments set between scrolled consoles. The first floor facades have over-painted face brick walls and contain central oriel window with a timber shingle roof and non-original louvred glazing. Below sill level, the facade has a roughcast render finish. Both shops have modern cantilevered awnings and modern aluminium-framed glazed shop-front windows.

Physical Condition

GOOD

Intactness

FAIR

Australian Heritage Commission Criteria

Australian Heritage Commission

3.19 Marketing and retailing

Statement of Significance

The shops at 336 - 338 Wyndham Street, Shepparton are of local historical and aesthetic significance. Erected c.1892, they demonstrate the growth of Shepparton as a major regional centre in the late nineteenth century and are among the few commercial buildings from this period surviving in Shepparton's retail centre. Aesthetically it is a good example, albeit altered, of a pair of Victorian shop buildings with Edwardian detailing.

Recommendations 2004

External Paint Controls

Yes
No
No
No
No
Greater Shepparton Heritage Incorporated Plan
No

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Other Recommendations

. Investigate original external paint colours . Remove louvred glazing to oriel windows and reconstruct original window frames . Reconstruct missing urn finial . Reconstruct verandahs

DRAFT

HERITAGE CITATION REPORT

Name 337 - 339 Wyndham Street, Shepparton (Dunstans Buildings)
Address 337 - 339 Wyndham Street SHEPPARTON **Significance Level** Local
Place Type Shop
Citation Date 2011



Dunstan Buildings, 337 - 339 Wyndham Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Integrity

It has largely retained its integrity.

History and Historical Context

HISTORY

By the 1940s Shepparton was becoming an established regional centre with an industrial base which included: SPC; Furphy industries; Butter Factory; abattoirs; new saleyards and other industries associated with food production. The township was growing with offices for the State Rivers and Water Supply Commission, a High School, the major banks; the Urban Waterworks Trust; a radio station (3SR); the Astor Theatre and a Courthouse, police station and a thriving commercial centre.

HERITAGE CITATION REPORT

The outbreak of war had an effect on the town with an Army Training Camp for new recruits established at the Showgrounds in 1940. Then a RAAF Depot which continued to function until the end of the war.

Matthew Dunstan owned and operated a butcher shop out of one of these buildings. He built them in 1940. With an army training camp in Shepparton there would have been an increased demand for meat and other services.

Description

Physical Description

The ground floor has been modified and the shop front is contemporary. The parapet is largely original with its unpainted cement rendered finish. The parapet has a simple profile with few embellishments. There is a cornice to the base of the parapet.

Intactness

The ground floor shop front has been modified but the parapet is largely intact.

Statement of Significance

What is significant?

The Shop at 337 - 339 Wyndham Street, Shepparton.

The unpainted rendered finish to the parapet is original and contributes to its aesthetic significance.

How is it significant?

It is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it significant?

It is of historic and social significance as it provides tangible physical evidence as to the character of development that occurred in Shepparton during the early 1940s. [HERCON Criteria A & G]

It is of aesthetic significance as it demonstrates architectural features from the period. [HERCON Criterion D]

The unpainted render finish contributes to its aesthetic significance.

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name Shepparton Hotel
Address 342 - 352 Wyndham Street SHEPPARTON **Significance Level** B
Place Type Hotel
Citation Date 2004



Shepparton Hotel

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

There has been a hotel on this site since the early days of Shepparton. In 1900, the original hotel was replaced with a more substantial brick building. The decision to rebuild the existing hotel, and the works undertaken, were described in detail in the 2 November edition of the *Shepparton Advertiser*. The contract was let to Mr W H Richardson, and local identity, architect, J A K Clarke designed the new building. The building had a 53 ft frontage to Wyndham Street, and was 22 ft high. The property ran through to Welsford Street. The newspaper noted that The bar, which is 28 x 17 ft, is fitted with an elegant counter of cedar and Huon pine, with nickel and brass rails, swing doors and kauri panelled ceiling with Californian pine mouldings. A panelled partition between the public and private bars, embossed plate glass windows and leadlight fanlights, mirrored back shelving and the hotel offered 'every convenience'. The hotel offered plenty of yard room and stabling, with entrances from Welsford and Wyndham Streets.

References

Shepparton Advertiser, 2 November 1900.

HERITAGE CITATION REPORT

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

11.1 Eating, Drinking and More: the role of the country 'pub'

Description

Physical Description

The Shepparton Hotel consists of a large rendered masonry double-storey Victorian splayed corner hotel and rear accommodation wing of red face brick construction with a hipped roof clad in corrugated galvanised steel. The roofscape to the main hotel is concealed by a balustraded parapet and is penetrated by rendered chimneys with moulded caps. The parapet is embellished with cornice moulding and pressed cement lettering 'SHEPPARTON HOTEL'. The ground floor has a reconstructed return cast iron verandah, (which was probably originally double-storey) which is currently being reconstructed. The ground floor facade is divided into bays by fluted pilasters and contains timber-framed fixed sash windows with rounded corners at the heads. The first floor has regular fenestration with timber-framed double-hung sash windows and a single door opening with non-original half-glazed timber door. The accommodation wing has irregular fenestration with timber-framed double-hung sash windows and non-original glazed timber doors.

Physical Condition

GOOD

Intactness

FAIR

Australian Heritage Commission Criteria

Australian Heritage Commission

3.21 Lodging people

4.5 Making towns to serve rural Australia

Statement of Significance

The Shepparton Hotel, 340 Wyndham Street, Shepparton, is of local historical and aesthetic significance. Constructed in 1900 and the site of a hotel since the early days of the town, the hotel demonstrates the establishment and growth of Shepparton as a major provincial centre around the turn of the century. Aesthetically it is a typical, albeit altered, example of a Victorian rural corner hotel.

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

Other Recommendations

. Investigate original external paint colours . Reinstall presumably missing pediments and urns to parapet

DRAFT

HERITAGE CITATION REPORT

Name Shepparton Co-operative Butter Factory
Address 440-452 Wyndham Street SHEPPARTON **Significance Level** B
Place Type Factory/ Plant
Citation Date 2004



Shepparton Co-operative Butter Factory

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

The Shepparton Butter Factory was established in 1894. In its first year of operation it produced around 74 tonnes of butter, produced from cream drawn from the district's creameries. Production steadily grew, with the butter being successfully sold on the London market. By 1899, the creameries had closed, as the development of new separation technology enabled farmers to separate the cream on site, and deliver it directly to the factory. It had been proposed to rebuild the factory in the 1920s, but the onset of the Depression delayed plans for several years. By 1934 the company was known as the Shepparton Cooperative Butter, Ice, Preserving and Trading Company Limited. In that year the original timber factory on the site was replaced by the existing red brick structure at a cost of £3,148. Architects for the works were Oakley & Parkes and engineers were Daniel Scott Engineers Pty Ltd. New processing equipment was also installed at this time. All the original factory buildings were removed from the site soon after the factory's opening on 17 July 1934. Various alterations were made to the 1934 building, most notably in the 1950s and 1960s. The company was later amalgamated with the Stanhope Butter Factory, becoming part of the Unilac.

References

HERITAGE CITATION REPORT

Allan Willingham, *The Former Shepparton Cooperative Butter Factory*.

Identified By

SOMA Design Partnership, June 2001

Relevant Historical Australian Themes

Thematic Environmental History

8.0 Developing Secondary Industries

Description

Physical Description

The former Shepparton Co-operative Butter Factory, Wyndham Street, Shepparton, is a brick building comprising a single-storey front wing and a series of factory buildings abutting the rear and north sides.

The front wing is of clinker brick and has symmetrical facade with a rendered parapet concealing the roofline. The facade is divided into four bays by brick pilasters with rendered caps, the central bay being considerably wider than the end bays. The parapet to the centre bay has a stepped and raked pediment to the centre surmounted by a flagpole and bears the name of the company and the words 'ESTD 1896' in pressed cement lettering. Projecting from the centre of the facade is flat roofed entry porch supported on tapered and rendered columns and brick piers. The facade contains multi-paned steel framed windows, two of which have been replaced with aluminium framed windows. Windows have rendered sills and continuous rendered lintels, reinforcing the horizontality of the facade. Rising above the front wing is a transverse gabled roof clad in corrugated galvanised steel and incorporating a roof monitor. Behind this is brick section with a sawtooth truss roof.

Physical Condition

GOOD

Intactness

GOOD

Australian Heritage Commission Criteria

HERITAGE CITATION REPORT

Australian Heritage Commission

3.11 Feeding people

3.12 Developing an Australian manufacturing capacity

Statement of Significance

The former Shepparton Co-operative Butter Factory, is of local historic and aesthetic significance.

Erected in 1934 the factory provides evidence of a significant secondary industry, associated with the establishment of irrigated farming land in the municipality. The main building is a substantially intact and good example of an inter-War industrial building.

Recommendations 2004

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Yes
No
Greater Shepparton Heritage Incorporated Plan
No

Other Recommendations

. Replace aluminium framed windows with steel framed windows the match original. . Maintain original unpainted finish to face brickwork and otherwise investigate original paint colours

HERITAGE CITATION REPORT

Name 658 Wyndham Street Shepparton
Address 658 Wyndham Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2011



658 Wyndham Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Late Twentieth Century (c.1960-c.2000)

Integrity

658 Wyndham Street Shepparton is largely intact

History and Historical Context

The 1970s in Shepparton was a time of economic prosperity that was underpinned by an increase in irrigation, agriculture, industry and service industries. Growth was supported by the commissioning of a gas pipeline from Melbourne to Shepparton and Mooropna in July 1977.

It was also a time of great physical change to the township with the creation of new residential subdivisions and an expansion of industrial and commercial areas. The central business area also experienced a number of changes with the demolition of a number of historic landmarks and other historic buildings. The demolition of the Shepparton Post Office in 1973 is considered by most residents to be the greatest loss. It was replaced by a standard modern design that is still

HERITAGE CITATION REPORT

seen as a travesty in the streetscape. Other buildings that were constructed during this period include the multi-deck carpark, a new sports stadium, new churches, new Mooropooona and Wanganui High Schools, a new hostel for the aged, a new primary school, new State Offices and the Driver Education Centre of Australia [DECA] and a number of new banks such as the ANZ Bank and the Commonwealth Bank.

Immigration also meant change and an increased cultural diversity and this is well represented in social structures as well as in the built form - for example, the Greek Orthodox Church (1965); the Greek inspired Florina Greek Pre-school and Community Centre (1978); the Italian Social Club built in Princess Park; the Albanian Mosque (1960) and the Italian Ossario (1961).

Place History

658 Wyndham Street Shepparton is located to the north of the central business area. This area was subject to residential developments during the 1970s and is representative of the character of residential growth which occurred during this period. The pattern of subdivision also demonstrates changing philosophies with its organic styled curving streets, cul de sacs and a decreased emphasis on regularity. This was often combined with indigenous plantings and fewer boundary fences to create a more naturalistic and Australian landscape. The house at 658 Wyndham Street was constructed c1970s as part of the residential expansion to the south of the township.

Description

Physical Condition

658 Wyndham Street Shepparton displays many of the characteristics associated with this period. It has a low slung character which is reinforced by the shallow pitch of the roof with its relatively deep contrasting timber fascia. The facade is asymmetrical and is broken up into contrasting panels of timber framed segmented glazing with timber panelling, face brickwork and a stone faced chimney.

The contrasting planes and the use of contrasting textural materials that reinforce the planar changes are integral to the architectural expression.

The porch has a V shaped wrought iron post with a circular motif and the lightness of this provides a counterpoint to the overall rusticity of the architecture.

Intactness

658 Wyndham Street Shepparton has retained its integrity.

Statement of Significance

What is Significant?

658 Wyndham Street, Shepparton and garden setting.

How is it Significant?

HERITAGE CITATION REPORT

It is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic and social significance as it is tangible evidence of the residential development of Shepparton during the 1970s. It is a representative example of an architectural style of the period. This style is linked with architectural changes from the 1970s and it is important that it was chosen for the new housing areas of Shepparton.

It demonstrates the changes and growth associated with the 1970s - an important period of growth for Shepparton.[HERCON Criteria A & G]

It is of aesthetic significance as it illustrates many of the architectural features that are associated with this period. The architectural expression is of a high quality and is an important regional example.[HERCON Criterion D]

658 Wyndham Street, Shepparton is one of a group of representative buildings and/or structures that date from the 1970s and that contribute to an understanding of the character of development in Shepparton during the 1970s. As a group they have historic, social and aesthetic significance as they illustrate a number of historic themes. The group consists of:

House 658 Wyndham Street Shepparton,

Guildford Bell house 25 Kingfisher Drive Shepparton

Bank 261 - 267 Wyndham Street Shepparton

Mural 103 - 107 Welsford Street Shepparton

Greek Orthodox Church Knight & Hawdon Sts Shepparton

House 86 Maude Street Shepparton

House 158 Nixon Street Shepparton

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 664 Wyndham Street Shepparton
Address 664 Wyndham Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2011



664 Wyndham Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Late Twentieth Century (c.1960-c.2000)

Integrity

664 Wyndham St has retained much of its integrity.

History and Historical Context

HISTORY

The 1970s in Shepparton was a time of economic prosperity that was underpinned by an increase in irrigation, agriculture, industry and service industries. Growth was supported by the commissioning of a gas pipeline from Melbourne to Shepparton and Mooroopna in July 1977.

It was also a time of great physical change to the township with the creation of new residential subdivisions and an expansion of industrial and commercial areas. The central business area also experienced a number of changes with the

HERITAGE CITATION REPORT

demolition of a number of historic landmarks and other historic buildings. The demolition of the Shepparton Post Office in 1973 is considered by most residents to be the greatest loss. It was replaced by a standard modern design that is still seen as a travesty in the streetscape. Other buildings that were constructed during this period include the multi-deck carpark, a new sports stadium, new churches, new Mooroopna and Wanganui High Schools, a new hostel for the aged, a new primary school, new State Offices and the Driver Education Centre of Australia [DECA] and a number of new banks such as the ANZ Bank and the Commonwealth Bank.

Immigration also meant change and an increased cultural diversity and this is well represented in social structures as well as in the built form - for example, the Greek Orthodox Church (1965); the Greek inspired Florina Greek Pre-school and Community Centre (1978); the Italian Social Club built in Princess Park and Italian week in April 1977; the Albanian Mosque (1960) and the Italian Ossario (1961).

PLACE HISTORY

664 Wyndham Street Shepparton is located to the north of the central business area. This area was subject to residential developments during the 1970s and is representative of the character of residential growth which occurred during this period. The pattern of subdivision also demonstrates changing philosophies with its organic styled curving streets, cul de sacs and a decreased emphasis on regularity. This was often combined with indigenous plantings and fewer boundary fences to create a more naturalistic and Australian landscape.

664 Wyndham Street is a good representative example of innovative housing design such as the System Built houses for Merchant builders Pty Ltd Melbourne.

In 1971 a competition was jointly sponsored by the Gas and Fuel Corp of Vic; Beneficial Finance Co Ltd ; Merchant Builders Pty Ltd and the Royal Australian Institute of Architects (Victoria Chapter) Housing Service. The aim of the competition was to produce at a minimal cost a 3 bedroom house with rationalised planning and construction system which would allow flexibility and variety in siting, layout and future expansion. The winner (System Built Houses) demonstrated two structural systems, one a standard timber frame and the other a steel frame. Both were constructed on a concrete slab. The result was a house with a low profile, rectangular box like proportions, flat roof and a planar wall system with rectangular wall panels and window panels.

This design gained a ready market acceptance through the building of display homes on estates. The customers could choose a model that suited their lifestyle and budget.

664 Wyndham Street has replicated many of the feature common to this style of building. It is a low slung flat roofed building constructed on a concrete slab. The carport is an extension of the house and creates a seamless rectangular boxlike aesthetic. The contrasting textures of brick walls, timber framed windows, metal fascias and alternating solid wall panels and window panels maintains the character associated with this style.

Ref

M Summons *Water the Vital Element* 2010

H Tanner *Australian Housing in the Seventies* 1976

HERITAGE CITATION REPORT

Description

Physical Description

664 Wyndham Street Shepparton is typical for its period and style of construction. It has been constructed from face brick, with timber framed windows and a flat metal roof. The dominant architectural expression is one of a low flat roofed building with a prominent eave line that consists of a band of narrow windows and a deep fascia - all of which assist in reinforcing its horizontality. The design of the timber framed windows with the strong horizontal mullions is also a particular feature. The projecting open carport is also typical for this type of design - where the car was integral to the development of these outer suburban residential areas.

Intactness

664 Wyndham Street is relatively intact.

Statement of Significance

What is Significant?

664 Wyndham Street, Shepparton and garden setting.

How is it Significant?

It is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic and social significance as it is tangible evidence of the residential development of Shepparton during the 1970s. It illustrates the type of housing that was produced during this period and its architectural expression.

It demonstrates the changes and growth associated with the 1970s - an important period of growth for Shepparton.
[HERCON Criteria A & G]

It is of aesthetic significance as it illustrates many of the architectural features that are associated with this period.
[HERCON Criterion D]

664 Wyndham Street, Shepparton is one of a group of representative buildings and/or structures that date from the 1970s and that contribute to an understanding of the character of development in Shepparton during the 1970s. As a group they have historic, social and aesthetic significance as they illustrate a number of historic themes. The group consists of:

House 658 Wyndham Street Shepparton,

Guildford Bell house 25 Kingfisher Drive Shepparton

Bank 261 - 267 Wyndham Street Shepparton

Mural 103 - 107 Welsford Street Shepparton

HERITAGE CITATION REPORT

Greek Orthodox Church 195-199 Knight Street Shepparton

House 86 Maude Street Shepparton

House 158 Nixon Street Shepparton

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 375 Midland Highway SHEPPARTON EAST
Address 375 Midland Highway SHEPPARTON EAST **Significance Level** Local
Place Type Homestead Complex
Citation Date 2014



375 Midland Highway, Shepparton East

Recommended VHR No HI Yes PS Yes
Heritage Protection

DRAFT

History and Historical Context

The Shepparton East/Orrvale area was part of the lands of the Bangerang Aboriginal peoples, and subsequently located within the Pine Lodge squatting run of 43,000 acres, which had been split off from the huge Arcadia run. The district, like much of the Goulburn Valley, was selected under the 1869 Land Act, with selectors arriving in the early 1870s.

As Victoria recovered from the effects of the 1890s depression, the demand for farming land increased. However, most land suitable for agriculture had already been selected or was part of a large pastoral estate. The Victorian Government became concerned about the loss of farmers to other colonies and attempted to stem the flood of farmers from Victoria and increase the numbers of those working the land by acquiring large estates and breaking them into small farms, in tandem with irrigation in areas such as the Goulburn Valley, where irrigated agriculture had developed progressively from 1886. Victorian irrigation had been revitalised by Elwood Mead, who as dynamic American Chairman from 1907 of the State Rivers and Water Supply Commission (SRWSC, known locally as 'the Water Commission'), had seen that the secret of successful irrigation was closer settlement, the intensive use of land and water, and the compulsory annual payment of irrigation 'water rights' in all properties in the irrigation areas, whether or not water was available in a particular year. Closer Settlement Acts in 1909 and 1912 progressively gave the SRWSC full control of all land purchased for irrigated closer settlement, control reinforced and becoming permanent in the 1918 Act. The unified control of land and water advocated by Mead thus became effective and remained in force for all soldier and civilian settlement following World War 1.[1]

East of Shepparton, Closer Settlement began in 1910 with the offering of 110 allotments on the Shepparton Estate, 'Settlement No 1', at Grahamvale, to the north of Shepparton East. Concurrently the East Goulburn Main Channel from

HERITAGE CITATION REPORT

the Goulburn Weir had been completed, supplying irrigation water to the area east of Shepparton.

East Shepparton and Orrvale, known as 'Settlement No 2', opened in early 1912 with the placing on the market of 25 irrigated blocks of 20 [8.1 ha] to 88 acres [35.6 ha] for dairying or orchards, derived from 6000 acres [2428 ha] of former wheat-growing and grazing properties. Mead's SRWSC was very actively spruiking the advantages of closer settlement on irrigated blocks, for example, organising a 'landseeker' excursion of 700 would-be irrigationists to the Goulburn Valley in March 1912, and a similar if much smaller expedition from the west coast of the USA a month later. The *Australasian* reported in November 1912 that in this new area (Shepparton East and Orrvale), 5000 acres had recently been given over to irrigation settlement, in farms averaging around 50 acres in size, with about 80 new settlers in total.[2] This intensive settlement saw the development of the small village of East Shepparton once the settlers had established their farms.

Soldier Settlement following the Discharged Soldiers Settlement Act of 1917 saw another twenty or so blocks taken up at East Shepparton and Orrvale after WW1; these returned soldiers were to prove very active in the community.[3] Dairying, the projected form of farming, proved unrealistic, due to low butterfat prices, insufficient land for the necessary pasture and lack of knowledge about pasture improvement techniques; fruit-growing became dominant.

Soldier Settlement followed at Lemnos in 1919-20 and at Katandra in 1919, with Closer Settlement following in the latter area in 1926.

Although the Closer and Soldier Settlement schemes were of mixed success (historian Tony Dingle contends that across Victoria some 3000 soldier settlers walked off their properties or were removed between 1917 and 1929, almost one on four of the original soldier settlers),[4] the Shepparton region, including Grahamvale, Shepparton East, Orrvale, and Katandra, was among the leading and more successful closer settlement irrigation areas by 1923, along with Stanhope and Tongala west of the Goulburn River, and Swan Hill, Redcliffs, Nyah and Merbein.

Description

Physical Description

The house at East Shepparton is an unusual Interwar masonry bungalow. The design shares many of the characteristics of houses designed in the hotter areas, and similar (and earlier) examples can be found in the Riverina.

Features such as the large (and high pitched) hipped roof falling in an unbroken line to create a verandah are part of a relatively common idiom in the northern areas. The paired half columns contribute to the Interwar Bungalow style and are unusual in their styling. Some of the windows to the front facade have been altered.

Statement of Significance

What is Significant?

The house at 375 Midland Highway, Shepparton East is significant.

How is it Significant?

The house is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it significant?

HERITAGE CITATION REPORT

The house is of historic significance as it provides tangible physical evidence of the character of rural and regional development during the late 19th and early 20th century. The scale and design of the house contribute to an understanding of the extent of economic growth and prosperity of the region during this period. It assists in demonstrating the impact of the consolidation of farming and agricultural industries on the prosperity of the region.

As a group, homesteads, through their scale and design, contribute to an understanding of the extent of economic growth and success of particular agricultural districts. HERCON criterion A

The house is of aesthetic significance for its atypical Interwar architecture. The architecture has many features associated with this period but its design has been adapted as a climatic response. This is found in the large hipped roof falling in an unbroken line to create a verandah. The distinctive paired half columns are unusual. HERCON criterion E

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 703 Benalla Road (Midland Highway) SHEPPARTON EAST (former Shepparton East Hall)
Address 703 Midland Highway SHEPPARTON EAST **Significance Level** Local
Place Type Hall Public
Citation Date 2014



Former Shepparton East Hall

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The Shepparton East Hall was constructed by voluntary local labour in 1922. Like the Mechanics' Institutes and public halls from the selection era of the 1870s and 1880s, which embodied the aspirations of the villages which were then straggling into existence, the building of the Shepparton East Hall reflected the settlement pattern of its (later) time. In small towns appearing or consolidating as a result of the settlement intensification brought about by Closer and Soldier Settlement, local halls were being built as a focus for both new and older settlers, and their importance in community formation is not to be underestimated.

Closer and Soldier Settlement east of the Goulburn River

The Shepparton East/Orrvale area was part of the lands of the Bangerang Aboriginal peoples, and subsequently located within the Pine Lodge squatting run of 43,000 acres, which had been split off from the huge Arcadia run. The district, like much of the Goulburn Valley, was selected under the 1869 Land Act, with selectors arriving in the early 1870s.

HERITAGE CITATION REPORT

As Victoria recovered from the effects of the 1890s depression, the demand for farming land increased. However, most land suitable for agriculture had already been selected or was part of a large pastoral estate. The Victorian Government developed closer settlement policies, acquiring large estates and breaking them into small farms, in tandem with irrigation in areas such as the Goulburn Valley; this was effected by a series of Closer Settlement Acts, especially those of 1909 and 1912.

East of the Goulburn River, Closer Settlement began in 1910 with the offering of 110 allotments on the Shepparton Estate, 'Settlement No 1', at Grahamvale, to the north of Shepparton East.

East Shepparton and Orrvale, known as 'Settlement No 2', opened in early 1912 with the placing on the market of 25 irrigated blocks of 20 [8.1 hectares] to 88 acres [35.6 hectares] for dairying or orchards, derived from 6000 acres [2428 hectares] of former wheat-growing and grazing properties. This intensive settlement saw the development of the small village of East Shepparton.

Soldier Settlement following the Discharged Soldiers Settlement Act of 1917 saw another twenty or so blocks taken up at East Shepparton and Orrvale after World War 1; these returned soldiers were to prove very active in the community.[1]

Dairying, the projected form of farming, proved unrealistic, due to low butterfat prices, insufficient land for the necessary pasture and lack of knowledge about pasture improvement techniques; fruit-growing became dominant.

The Shepparton East Hall

(Information pertaining to the Hall Committee, unless otherwise acknowledged, is derived from the Committee's Minute book for the period 9 December 1939 to 5 February 1974, held by Theo Cook.)

The coming of the 'much-discussed and badly-needed' Shepparton East Hall,[2] from the first public meetings to completion, seems to have been a speedy affair. Interest in the need for a local meeting place and social centre was focussed at a meeting on 16 March 1922, when a proposal by the Committee of the Orrvale and East Shepparton Recreation Reserve to purchase land from J Law for a hall and recreation reserve was lost. Those from that neighbouring area departed the meeting, and Shepparton East locals decided to 'Go on their Own', as the *Goulburn Valley Stock and Property Journal* reported, and erect a hall next to St Martin's Church of England.[3] The location on the Benalla Road (now the Midland Highway), between the church and the general store/Post Office built by Edwin J 'Ted' O'Donnell in 1919, was central to the emerging village of Shepparton East, and the allotment was swiftly transferred from O'Donnell's ownership to three trustees, on 28 April 1922.[4] A Committee, which included local identities O'Donnell, A Spivey and C Laws, and a supporting Ladies' Committee, were set up. The enthusiasm evinced at the meeting produced a number of

HERITAGE CITATION REPORT

£5 and £10 donations, amounting to £120.[5]

Fundraising began, and plans for the Hall had been submitted to the Health Commission by mid-April 1922.[6] The designer was HB Lincoln, well-known local District Engineer for the State Rivers and Water Supply Commission, appointed to that body in 1918. A civil engineer, Lincoln was highly involved in Soldier Settlement east and north of Shepparton, and was personally close to the very active Settlements Branch of the Returned Sailors and Soldiers Imperial League Soldiers (RSSILA, precursor to the RSL), made up of soldier settlers of these areas.

The Hall was completed by early September 1922 in an immense effort of voluntary labour, under the direction of local storekeeper, brickmaker and builder Ted O'Donnell, with members of the Committee and other locals often working under acetylene lights on the winter nights. The Committee, headed by farmer David James, had raised £400 towards materials. Of cement bricks made on site by the volunteers with local sand from the Broken River-'they would have made the cement if they knew the formula', James opined-the gabled building measured 60 feet [18.3m] by 34 feet [10.4m], the apex of the roof being 20 feet [6.1m] from the ground, and the walls being 12 feet [3.7m] in height, with external buttresses every 12 feet [3.7m]. A small gabled porch constituted the entrance, and a skillion section at the rear housed the kitchen and supper room. The stage was 29 feet [8.8m] by 12 feet [3.7m], backed by two anterooms measuring 17 [5.2m] feet by 10 feet [3m]. The floor, of pine and 'well-grooved so as to prevent shrinkage or warping', was well-suited for dancing, 'of such smooth surface as to appeal strongly to the devotees of Terpsichore', as an effulgent local report enthused.[7] The roof was lined, the ceiling providing 'good sound effects', and 'the casement windows would be easily opened and ensure effective ventilation.'[8] The iron roof was covered by a system of framing set at 4 feet [1.2m] intervals. Costing £1400 and leaving a debt of £400 after further donations, the new Hall seated 300.[9]

The opening on 20 September 1922 was a fulsome event. The crowd, which had enjoyed a lunch at noon, was ejected from the Hall, and local MLA, Col. Murray Bouchier (later Sir Murray), hero of Beersheba five years earlier and 'fiercely loyal to his electorate and its particular rural interests', turned the key in the door. Bouchier 'had no idea when accepting the invitation that they had a town hall (laughter)-such a splendid building.he thought it was going to be just an ordinary little hall.'[10] Bouchier, pro-irrigation, was to take an interest in the Hall for many years subsequently. A varied sporting program followed, along with sweets, ice-cream, produce and fancy goods stalls.[11] Afternoon tea was available, and a 'Grand Dance' began at 8 pm, with Frank Young's Orchestra, and 'the finest floor in the Goulburn Valley' (a claim made by most GV halls at some time.)[12] The overdraft remained of concern, and attendees were invited to forward cheques and cash. A fundraising musical evening would soon be held.[13]

The Hall immediately became the focus of community life and entertainment, the range of activities and functions it hosted attesting to its importance for Shepparton East and Orrvale.

Dances, family socials, and balls of all types, including fancy dress and debutante balls, were a consistent feature at the Hall, many to celebrate a local event or milestone, such as the 'switching on' of electricity to the area in 1936. Dances were organised by the whole gamut of local groups: the football and cricket clubs, the Apex Club in the 1930s, the Orrvale CWA and its Younger Set, the Irrigators' Association, and others. St Martin's Church of England next door held its socials in the Hall, and Women's Guild meetings and bazaars.

HERITAGE CITATION REPORT

The hall was the venue for bazaars and fetes organised by many local groups; it also hosted the Mothers' Club meetings and their annual 'Australia Tea', CWA meetings from the branch's inception in November 1934, and Anzac services from the late 1940s. Football and cricket club meetings, end of season events and presentation nights took place in the Hall, along with events held by the Central Park Tennis Club, and between 1933 and 1936, meetings of the short-lived East Shepparton Soccer Club, whose players were from UK families which had taken up blocks. Badminton was played in the Hall in the 1960s.

Local Scouts, the Shepparton East Red Cross and East Shepparton Young Farmers' Club based themselves at the Hall.[14] The Shepparton East School was another consistent user, for concerts and for breakups.[15]

The Hall Committee, and other local organizations, ran fundraisers, often dances or afternoon teas, for the Red Cross, and for the Mooroopna Hospital. The Hall was also the venue for its Committee's own fundraising events. Regular dances, often fortnightly for a season during winter, were the main fundraising effort for many years, and for some periods, an annual fete, sports meeting, and dance. In 1946 the Committee decided that fortnightly euchre parties in winter would be the most effective method of fundraising, and thus began a tradition.

Successive iterations of the Committee dealt with the common problems of providing a community venue, perpetually caught between the need to keep hire charges within the budgets of local groups (many of which constantly pleaded their special case) and providing the necessary equipment, maintenance and periodical upgrades. Finance was a perennial worry: the Hall seems to have had an overdraft, often large, throughout its existence. Setting of the scale of hire fees was a recurring discussion; also demanding of attention were the state of the floor (and the need to hire a sander or polisher) and the tuning of the piano, both crucial for the dances. Working bees figured regularly, though not all were as large-scale as that held on 1 May 1946, when twenty men, Committee members and other volunteers, replaced over 200 feet [61m] of broken or damaged floorboards, filled cracks and kalsomined the interior, repaired seats, made new trestle tables, and laid a cement floor between the kitchen and the main building.[16]

It might be said that the Shepparton East Hall punched above its weight in the power held by some of the groups which met in the Hall, and the importance, beyond the merely local, of some of the decisions made there. A few key local groups were highly identified with the Hall, members of these also having been crucial in its inception. The Hall was the home of the powerful Irrigators' Association (of which most blockholders were members),[17] under its dynamic head, local orchardist John McDonald (later MLA for the area, Premier, and knighted in 1957); it was this organisation which had spearheaded the establishment in 1917 of the co-operative canning and marketing company, the Shepparton Preserving Company (SPC) which grew to become the dominant player in fruit preserving. Annual General Meetings of SPC were in fact held in the Hall from 1936 to 1948, not in Shepparton.

Another key local organization based at the Hall was the very active Shepparton Settlements' Branch of the RSSILA. It had been formed seven months after the Hall opened by local soldier settlers to address their issues with the Closer

HERITAGE CITATION REPORT

Settlement Board and the State Rivers and Water Supply Commission, and other matters both agricultural and social. The Shepparton branch of the United Country Party (precursor to the current Country Party), which claimed in 1931 to be the biggest in the state,[18] held its AGMs in the Hall from 1930 until 1945.

The Hall was also a polling booth for numbers of elections.

The Settlements were the focus of much political attention and many visits in the 1920s and early 1930s, and invariably the guest was hosted at the Hall; for example, a 'smoke social' was held on the evening of 11 March 1927 in honour of the visit of the Governor, Lord Somers.[19] The Hall was also at times the venue for agricultural education, including a visit in August 1927 by Samuel Wadham, newly appointed Professor of Agriculture at the University of Melbourne, who was to become Australia's most influential agricultural educator.[20]

In 1930 the Hall was repainted inside and out, and a Cyclone fence and 'handsome iron gates' surmounted by a cross beam bearing the words (and incorrect date) 'Shepparton East Public Hall 1923' in 'silver-white' letters were erected.[21] The gates were removed at the end of 1944 because they were 'hardly ever used.'

As the focal point of the community, the Hall was the site of the ceremonial switching on of electricity for the area on 25 February 1936, 'one of the largest attendances' watching pioneer CJ Nash flick the switch.[22] The Irrigators' Association had been instrumental in gaining connection for the area.

The Hall saw war service. During the fruit seasons 1942-43, 1943-44 and 1944-45, with fruitpickers in short supply, it was at different times the camp for groups of students from Melbourne Catholic boys' schools, university students, and 'the riff-raff off the streets of Melbourne' sent by the Manpower Directorate. These proving unsuitable as pickers, 400 Army recruits supplied the labour for the 1944-45 season. These replacement pickers were billeted in the Hall and in tents, and cooked for in the skillion supper room at the rear.

As in most communities, 'Welcome Home' receptions were held at the Hall for returning servicemen and women,[23] and on 21 May 1946, the Honour Roll of the Shepparton East Young Farmers' Club was unveiled at the Hall by John McDonald, now the local MLA.[24]

Bookings for the Hall for December 1945 show how central to the Shepparton East community the venue was: the regular fundraising dance was held on the 5th, a Special Meeting of the Settlements Branch of the RSSAILA (airmen were now represented in the title of this organisation) on the 10th, a Welcome Home on the 12th, and the Annual General Meeting of the Shepparton Preserving Company on the 18th.[25]

HERITAGE CITATION REPORT

Local people had acted as part-time caretakers, but in December 1948 a caretaker's cottage was built, consisting of two rooms measuring 12 feet [3.7m] by 12 feet, with 6 ft [1.8m] verandahs under which a bathroom was built.

In 10 June 1949, the hire charge for dances to 2 am was £2.0.0. Dances to 12 pm were charged £1.5.0, as were concerts, socials, meetings, and lectures. Afternoon hire was 10 shillings, and wedding receptions £5.0.0. Ante room hire was 4/6 for the afternoon, 5/6 for the evening.

Square dancing was briefly popular in the early 1950s; kitchen teas, wedding receptions and 'Old Time' dances were hallmarks of the 1950s and 1960s.

A war memorial, a granite obelisk, was erected in front of the Hall in late 1953 or early 1954, the Shepparton East Settlements sub-branch of the RSSAILA feeling that the district lacked a memorial.[26] Well-attended Anzac Day services were now held at the memorial for decades.

In 1956 extensive renovations, including a long rear extension (distinguishable by lack of roof ventilators), which included a modern kitchen and supper room, were undertaken by William Clark, a Shepparton builder, with plumbing by local plumber Bill Roe. New doors were added. This was in time for a Back to Ball on 1 September,[27] at which an attendance of 260-300 persons was expected. New doors were included. Later additions and improvements included the current rectangular flat-roofed entrance foyer constructed by Council, and the lining of the supper room. A curtain was purchased for the stage in October 1958.

In the mid 1960s a new toilet block was built, with the help of a Council loan; the Committee's debt to the Council by April 1966 amounted to \$1335.58, a considerable sum for a voluntary Committee. The interior of the Hall was relined in April 1968 and the toilets repaired by N Pinder, at a cost of £1257.79. Badminton was causing damage to the floor in August that year. The aluminium windows were installed in late 1969 and the Hall was painted inside and out in 1971 or 1972.

The Hall had become a temporary classroom in 1968, while renovations were taking place at the Shepparton East Primary School.[28]

With the changes brought about by the 1960s and the rise of the teenager, the Hall was now facing new difficulties. By the AGM of 21 July 1970, it was noted that 'undesirables are now starting to be a nuisance at dances' and that 'the police should be asked to look in a number of times.'

HERITAGE CITATION REPORT

In August 1971, the Committee was looking to 'invite some New Australians to become members', possibly due to declining numbers on the Committee. Nothing eventuated, and although a year later the Secretary was again deputed to approach 'New Australians', it seems none of the European migrants ever joined.

As transport improved, the Hall began to lose its role, and despite major drainage work having been undertaken in the late 1990s to eradicate damp, the Hall was auctioned on 2 September 2000, purchased by local plumbing company Roe and Cook, which uses it as a storeroom. The war memorial has been removed to the Shepparton East Primary School.

[1] <http://soldiersettlement PROV.vic.gov.au/map/> Accessed on 17 July 2016.

[2] *Goulburn Valley Stock and Property Journal*, 22 March, p. 3

[3] Ibid

[4] Vol 4071, Fol 187

[5] *Shepparton Advertiser*: 23 March 1923, p. 3 and 21 September 1922, p. 5

[6] *Shepparton Advertiser*: 13 April 1922, p. 5

[7] *Shepparton Advertiser*, 21 September 1922, p. 5

[8] Ibid, 13 April 1922, p. 5

[9] Ibid

[10] *Shepparton Advertiser*, 21 September 1922, p. 5

[11] Ibid, 25 September 1922, p. 3

[12] *Goulburn Valley Stock and Property Journal*, 13 September, p. 2

[13] *Shepparton Advertiser*, 21 September 1922, p. 5

[14] Shepparton East Primary School 125th Committee, *125 Years of the Shepparton East Primary School No 1713: 1876 to 2001*, Shepparton 2001, pp. 9, 30

[15] Ibid, 22 May 1924, p. 9

[16] *Shepparton Advertiser*, 21 September 1922, p. 5

[17] Ibid, 6 June 1925, p. 10

[18] *Shepparton Advertiser*, 23 February 1931, p. 5

HERITAGE CITATION REPORT

[19] Ibid, 29 April 1926, p. 13

[20] Ibid, 25 August 1927, p. 5

[21] Ibid, 12 May 1930, p. 6

[22] *Goulburn Valley Stock and Property Journal*, 4 March 1936, p. 1

[23] Ibid, 8 October 1946, p. 6

[24] Shepparton East School Centenary Committee, *Shepparton East Centenary 1876-1976*, Shepparton 1976, p. 30

[25] Ibid, 4 December 1945, p. 10

[26] Shepparton East Primary School 125th Committee, *125 Years of the Shepparton East Primary School No 1713: 1876 to 2001*, Shepparton 2001, p. 68

[27] Sue Wallace, *Shepparton Shire Reflections 1879-1979*, Shepparton, 1979, p. 62

[28] Lottie Roe, oral recollection, 6 August 2016

Description

Physical Condition

Shepparton East Hall is a large rectangular concrete block hall built in three stages. The front section was built in 1922 and the rear extension in 1956. A much later flat roofed block construction serves as the foyer/entrance area.

The hall is constructed from concrete blocks and it has concrete buttresses to the front section of the hall.

The roof is clad with short sheets of corrugated galvanised metal and the front half of the roof has ventilators on either side of the ridge line. The timber barge boards to the gable front are scalloped. The gable front is clad with cement sheeting and battens. The later front entrance to the hall is constructed from concrete blocks with aluminium plate glass windows and doors to the entrance and a deep metal fascia.

The area to the perimeter of the Hall has been asphalted.

Statement of Significance

What is Significant?

The Shepparton East Hall at 703 Benalla Road (Midland Highway), Shepparton East.

HERITAGE CITATION REPORT

How is it Significant?

The Shepparton East Hall is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The Shepparton East Hall is of local historic and social significance for its association with intensification of settlement brought about by Closer and Soldier Settlement at the beginning of the 20th century.

The hall is of historic and social significance as it was constructed by voluntary labour in 1922 and was the focus of community life and entertainment. HERCON criteria A & G

It is of aesthetic significance for its simple utilitarian architecture, its community design and its construction from bricks that were made from the local sand from the Broken River. HERCON criterion D

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 715 Midland Highway SHEPPARTON EAST
(Mudbrick House)
Address 715 Midland Highway SHEPPARTON EAST **Significance Level** Local
Place Type House
Citation Date 2014



715 Midland Highway, Shepparton East (Mudbrick House)

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The Shepparton East/Orrvale area was part of the lands of the Bangerang Aboriginal peoples, and subsequently located within the Pine Lodge squatting run of 43,000 acres [17,400 ha], which had been split off from the huge Arcadia run. The district, like much of the Goulburn Valley, was selected under the 1869 Land Act, with selectors arriving in the early 1870s.

As Victoria recovered from the effects of the 1890s depression, the demand for farming land increased. However, most land suitable for agriculture had already been selected or was part of a large pastoral estate. The Victorian Government became concerned about the loss of farmers to other colonies and attempted to stem the flood of farmers from Victoria and increase the numbers of those working the land by acquiring large estates and breaking them into small farms, in tandem with irrigation in areas such as the Goulburn Valley, where irrigated agriculture had developed progressively from 1886. Victorian irrigation had been revitalised by Elwood Mead, who as dynamic American Chairman from 1907 of the State Rivers and Water Supply Commission (SRWSC, known locally as 'the Water Commission') had seen that the

HERITAGE CITATION REPORT

secret of successful irrigation was closer settlement, the intensive use of land and water, and the compulsory annual payment of irrigation 'water rights' on all properties in the irrigation areas, whether or not water was available in a particular year. Closer Settlement Acts in 1909 and 1912 progressively gave the SRWSC full control of all land purchased for irrigated closer settlement, control reinforced and becoming permanent in the 1918 Act. The unified control of land and water advocated by Mead thus became effective and remained in force for all soldier and civilian settlement following World War 1.

East of the Goulburn River, Closer Settlement began in 1910 with the offering of 110 allotments on the Shepparton Estate, 'Settlement No 1', at Grahamvale, to the north-east of Shepparton.

East Shepparton and Orrvale, known as 'Settlement No 2', opened in early 1912 with the placing on the market of 25 irrigated blocks of 20 [8.1 ha] to 88 acres [35.6 ha] for dairying or orchards, derived from 6000 acres [2428 ha] of former wheat-growing and grazing properties. Mead's SRWSC was very actively spruiking the advantages of closer settlement on irrigated blocks, for example, organising a 'landseeker' excursion of 700 would-be irrigationists to the Goulburn Valley in March 1912, and a similar if much smaller expedition from the west coast of the USA a month later. This intensive settlement saw the development of the small village of East Shepparton once the settlers had established their farms.

Soldier Settlement following the Discharged Soldiers Settlement Act of 1917 saw another twenty or so blocks taken up at East Shepparton and Orrvale after WW1.[3] Dairying, the projected form of farming, proved unrealistic, due to low butterfat prices, insufficient land for the necessary pasture and lack of knowledge about pasture improvement techniques, and fruit-growing became dominant.

715 Midland Highway, Shepparton East

The mud brick house at 715 Midland Highway, Shepparton East was constructed by experienced journeyman builder and brick-maker Edwin John O'Donnell (1881-1971). It is unclear whether it was built in 1917 when O'Donnell purchased the allotment, in 1919, the year he built the adjoining store and post office in the small community of Shepparton East developing amidst the orchards of Closer and Soldier Settlement Schemes, or in 1928, when he returned to the area.

Frank Alexander Cronk had received freehold of the triangular property comprising Allotment 35, Parish of Shepparton in the County of Moira, in March or April 1883 (indecipherable on title). Lying between Benalla Road, now the Midland Highway, and the current Hosie Road in Shepparton East, with its western tip the junction of the roads, the block comprised 17 acres 2 roods and 30 perches [6.9 ha]. Approximately 2 acres [0.8 ha] at the western extremity of the triangular block were purchased by the Church of England in 1913, and the remaining 15 or so acres [6 ha] were acquired in William Joseph Slattery in May 1915, along with almost 300 acres [121.4 ha] across the road to the north. Edwin O'Donnell purchased the 15 acres from Slattery on 28 September 1917.

Edwin 'Ted' James O'Donnell (1881-1971) had come to Shepparton in 1903 to build a new brick drying shed and pug mill for Edward Pemberton, an early Shepparton brickmaker. He also worked in the clay hole of Pemberton's brickyard, preparing clay for the moulders. He was briefly employed by William Mannion of Bunbartha, beginning with the 1903-04 harvest, and subsequently managed the agricultural section of W and RE Paterson's Loch Garry estate from 1909 to 1913. He next purchased a 15 acre [6 ha] irrigation block at Orrvale, which with Shepparton East comprised the second Closer Settlement area in the eastern Goulburn Valley; he planted an orchard there, which he sold in 1917. Like many of

HERITAGE CITATION REPORT

the small allotments at Orrvale, this may have been unviable.

Having obtained the 15 acres on the Benalla Road from Slattery, O'Donnell now planted it with vines and citrus, and in 1919 built the Shepparton East general store/Post Office. As stated above, the house may have been built at this time. The Post Office he leased to the PMG (Post Master General, precursor to Australia Post), subsequently renting out the store to Mrs O'Connell. He also sold a small plot on the western end to three trustees for the erection in 1922 of the new Shepparton East Hall, a much-needed community facility and focus of the new settlement, the building of which he supervised.

O'Donnell's choice of mud brick for the house, whenever it was built, is unusual for the area. Mud bricks (often contemporaneously referred to as 'bats') had been used only sporadically in the region. An early selector at Toolamba, James Bitcon, had by June 1873 built his first 'dwelling house' a substantial building, of mud, and also his men's hut and his blacksmith and wheelwright's shop; as described in his lease application, however, they were of 'plaster and sapling', no doubt a version of what was commonly known as 'wattle and daub' (foremost architectural historian of the vernacular, Professor Miles Lewis, prefers to refer to it as 'pole and pug'). This primitive technique was rare in the region in the selection period (only 3.5% of selectors' first buildings as recorded on their lease applications on the near-neighbouring Parish of Girgarre East were of sapling, which would include wattle and daub), and mud brick has always been rare in the municipality, the occasional examples dating largely it seems from the first decades of the twentieth century, particularly from the Depression era of the 1930s, and often in the form of dairy coolrooms.

Mud brick, also known as adobe, differs from pise, in which mud is built up in successive layers within formwork to create walls. It had been the subject of newspaper articles in south-eastern Australia in 1916 and 1917, although the terms 'mud brick', 'pise' and 'adobe' were often used interchangeably and incorrectly by the press. One anonymous article, 'Mud as Building Material', appeared in a number of Victorian country newspapers in November and December 1916, and in early 1917: the closest printing to Shepparton was in the *Cobram Courier* in November 1916. 'Mud as Building Material' concentrated on what the anonymous author regarded as the main problem with mud brick construction, the difficulty of surface-proofing the material against the weather. O'Donnell, an experienced brickmaker, may have been encouraged by this article, or by the more comprehensive and detailed instructions for making mud bricks for farmhouses which appeared in the *Weekly Times*, the paper for 'the man on the land' and widely circulated in country Victoria, on 24 March 1917; this was a reprint from the Perth (WA) *Mail*. It had been preceded by an earlier *Weekly Times* article on 10 March 1917 describing how to plaster mud brick walls. Similar instructions for building a mud brick house were circulating widely in the equivalent newspaper in NSW in November 1918. Or it may have been that O'Donnell's experience with the production of conventional bricks, allied with economics, led him to this choice.

O'Donnell, now a central figure in the Shepparton East community, was running the store himself in 1921. In 1924, the family vineyard was lauded in the *Weekly Times* as 'one of the most profitable' in the Shepparton East/Orrvale settlement area (Soldier Settlement from 1917 had augmented the 1912 Closer Settlement) where the orchards of settlers on their small irrigation blocks were now well established. O'Donnell's thorough subsoiling was credited with the Gordo Blanco and sultana grapes producing a harvest valued at £837 in 1919-20, only three years after planting. Despite this 'profitable vineyard', the O'Donnell family, retaining ownership of the shop and Post Office, left the district for Geelong in 1925, farewelled by a well-attended social in the adjacent Hall, now the centre of community life, which O'Donnell himself had been instrumental in erecting. O'Donnell worked at the Ford factory in Geelong as a foreman carpenter, and built 'spec'

HERITAGE CITATION REPORT

houses at Belmont, but the family returned in 1928 or 1929, selling the shop/Post Office and mud brick house to storekeeper Joseph Duff in June 1929, whom he probably met in Geelong.

O'Donnell subsequently erected a concrete house further east on the Benalla Road, on the remaining eleven and a half acres, and from that time concentrated on building, being foreman of works for the large Council abattoirs in 1934-35, and specialising in contracts for the Public Works Department.

Duff sold the store/Post Office and house to William Alfred Cook in August 1938, and it is the Cook family, who ran the general store and Post Office from that time, with which the house, store and Post Office are now associated. With eight children to accommodate, Bill Cook closed in some of the verandah areas as sleep-outs.

The back wall of the house, unprotected by the verandahs that encircled the other exterior walls, was degraded by weather, and had to be rebuilt by Cook. The Cook family sold in 1971.

References:

Shepparton News, 23 June, 1952 , p. 2

Oral recollections of Lottie Roe (nee Cook), whose parents ran the Shepparton East store/Post Office from 1936 (2 August 2016, 6 August 2016)

Pine Lodge Centenary Committee, *Pine Lodge District Centenary 1877-1977*, Shepparton, 1977

Anne Tyson, statistical survey of buildings listed in lease applications for all allotments in the Parish of Girgarre East, 2001

'Mud as Building material':

Cobram Courier, 30 November 1916, p.7

Malvern Courier, 8 December 1916, p. 4

Camperdown Chronicle, 28 December 1916, p. 6

Mortlake Dispatch, 30 December 1916, p. 5

Colac Reformer, 30 December 1916, p. 5

Port Fairy Gazette, 4 January 1917, p. 5

HERITAGE CITATION REPORT

Omeo Standard, p. 9 January 1917, p. 1

Gympie Times, 9 February 1918, p. 7

Port Macquarie News, 19 May 1917, p. 2

Gippsland Times, 13 August 1917, p. 4

The Farmer and Settler (NSW), 9 November 1918 p. 6

Description

Physical Condition

A rendered mud brick house with an encompassing corrugated hipped roof falling in an unbroken line to create a verandah. Its styling is simple with a symmetrical facade with a central door flanked by French windows.

Statement of Significance

What is Significant?

The house at 715 Midland Highway Shepparton East is significant. This includes the vernacular styling of the building with its large encompassing roof falling in an unbroken line to form a verandah, and the symmetrical facade.

How is it Significant?

It is of local historic, aesthetic and technical cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of local historic significance as it demonstrates the type of development that was occurring on the outskirts of Shepparton in conjunction with the development of small rural blocks. HERCON criterion G

It is of aesthetic significance for its vernacular styling. HERCON criterion D

It is of technical significance for its use of mud brick. HERCON criterion F

It is a rare example of mud bricks being used for domestic construction. HERCON criterion B

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	Yes The large palm (Wasingtonia robusta) tree to the front of the house
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name Victoria Street TALLYGAROPNA
Address Victoria Street TALLYGAROPNA **Significance Level** Local
Place Type Historic Landscape
Citation Date 2014



Victoria Street, Tallygaroopna

Recommended Heritage Protection VHR No HI No PS Yes

Description

Physical Description

The elm tree lined Victoria Street is of note for the stature of the trees and their maturity.

Statement of Significance

What is Significant?

The elm (*Ulmus sp.*) lined Victoria Street is significant.

How is it Significant?

The elm tree lined street is of local historic and aesthetic cultural significance to the City of Greater Shepparton.

HERITAGE CITATION REPORT

Why is it Significant?

The avenue is of historic significance as it demonstrates a vision the early settlers had for Tallygaroopna. The planting of exotic trees such as these was common throughout many of the townships. HERCON criterion A

The avenue provides high aesthetic values through the scale of the trees and their maturity. HERCON criterion E

Recommendations 2014

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes The elm (Ulmus sp.) trees and all mature trees in Victoria Street are significant.
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name 2A and 2B Victoria Street TALLYGAROPNA (Silo)
Address 2A and 2B Victoria Street TALLYGAROPNA **Significance Level** Local
Place Type Silo
Citation Date 2014



Silo, Tallygaroopna

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Grain was first transported by rail in bagged form, being loaded into open wagons. By the 1930s, Victoria recognised,

HERITAGE CITATION REPORT

decades after most other grain-producing and grain-importing areas in the world, that moving individual bags of wheat was extremely inefficient. Western Australia and NSW already employed bulk handling, the latter having built substantial concrete silos from 1920-21. Victoria had mooted such a scheme towards the end of World War One, but it had lapsed. The Grain Elevators Board of Victoria was finally established in 1934 ('elevator' meaning the silo, following USA and Canadian nomenclature). It aimed to establish 138 silos throughout the grain-producing areas of the state. Bulk handling would give protection from vermin, disease and pests, and also reduce costs: it was estimated in 1939 that bulk handling would save growers three pence per bushel, given the high cost of the (largely imported) jute sacks and the cost of sewing up the sacks.

Tallygaroopna, and its companion silos at Wunghu, Numurkah, Katunga and Cobram (on the Shepparton-Cobram rail line), at Waaia, Nathalia and Picola (on the Numurkah-Picola line), and on the Shepparton-Dookie-Katamatite line, at Pine Lodge, Cosgrove and Dookie within COGS, and Yabba North, Youanmite and Katamatite in Moira Shire, were all part of the 'north-central' group of fourteen silos built from 1941. The north-central silos were built as part of the second tranche of silos Victoria-wide, the Eastern or Williamstown section consisting of sixty-one silos in total. The first tranche had been the Western or Geelong section, constructed on and west of the Mildura rail line, serving the great grain-producing areas of the Mallee and Wimmera. The intention was to have the Western section silos feed a new bulk grain-handling port facility at Geelong, while those east of the Mildura rail line would feed a similar facility at Williamstown. Although the Grain Elevators Board began work on the Williamstown port silos in 1937-38 (the foundations still exist, Heritage Inventory Number H7822-0395 and Hermes Number 13693), the complex never eventuated, as the site was abandoned in favour of Geelong. Some silos on the Western Section were in operation during the 1939-40 season, but tenders had not yet gone out for the Eastern section.

Concrete grain silos in Victoria fall into two types corresponding to the two largely separate if contiguous periods of construction, and described by the intended destination of wheat from those silos. Those built earlier in the west of the state are of the 'Geelong' type, recognisable by the gabled roof of the central section; those east of the Mildura line are known as 'Williamstown' silos. The north central silos, including that at Tallygaroopna, are thus of the latter type. Williamstown silos came in four capacities: 68,000, 100,000, 115,000 and 135,000 bushels, with single or double receival hoppers.

Some time in late July or August 1940 tenders were put out for the sixty-one Eastern silos, including the fourteen in the north east. Total capacity of the sixty-one was to be 5,648,000 bushels. The Railways Construction Branch of the Board of Land and Works won the tender with a bid of £289,497. The pace of construction would depend on the supply of raw materials (affected by the war), particularly reinforcing steel, it was noted. Construction on the second tranche of silos began in November 1940.

The *Shepparton Advertiser* announced on 2 May 1941 that contracts for the Tallygaroopna, Pine Lodge, Cosgrove and Dookie silos had been let; possibly this was a sub-contract to the Railways Construction Branch. In late May 1941 the proposed site at Tallygaroopna station was inspected, along with other local silo sites at Nathalia, Numurkah, Wunghu and Waaia, by the chairman of the Grain Elevators board, H Glowrey. Tenders were called for the supply and delivery of 200 yards of sand filling at the Tallygaroopna silo on 18 February 1941.

Growers' representative on the GEB, S Lockhart, said in October 1941 that the Tallygaroopna silo would accommodate 100 per cent of the wheat delivered from the defined receival area, noting that charges to the grower for handling bagged wheat were 6 1/4 pence per bushel, compared to 3 1/2 pence per bushel on bulk wheat to the silos. Most of the farmers, however, would be still delivering their wheat to silos in bags, and it was reiterated that manure bags were not to be used, that second-hand bags were to be dipped in formalin, and wheat with green heads or likely to encourage weevil infestation would be rejected. Weevils remained a problem through the 1940s, often transmitted by harvesters, which growers were advised should be cleaned before being put into new crops.

Control of the weighbridge, vested in the Shire Council to this time, was requested by and ceded to the Board in October

HERITAGE CITATION REPORT

1941. Council had repaired the weighbridge in anticipation of bulk handling.

The Tallygaroopna silo was officially opened on Thursday 4 December 1941 by Cr. H Formby (Goulburn Valley representative on the Executive of the Victorian Wheatgrowers' Association) in the presence of Glowrey, Mr Runge (manager SEC Shepparton), Cr H Dudley, Shire Secretary K Little, and a number of district farmers. The electrically-driven elevator worked perfectly, two hundred bags of wheat were received, and all wheat was of FAQ standard (Fair Average Quality, the marketing standard which had been progressively accepted by each of the wheat-producing states from 1888, accepted by all by 1905 and was discontinued from 1957). The capacity of the Tallygaroopna silo was 68,000 bushels.

The Tallygaroopna silo was first of the north-east silos opened, and the only one accepting wheat in the 1941-42 season, Glowrey having advised in mid-September 1941 that due to 'certain types of iron being diverted for war purposes and preference to certain classes of manufacture, such as engines, being given to war needs', no other silos in this group would be completed.

With only the Tallygaroopna silo open for the season, the area from which wheat would be received at the silo was delineated, boundaries being 'the Shepparton-Numurkah shire boundary road and the Zeerust east-west road'; in special circumstances permits could be issued for the carting of wheat from outside those boundaries. It was made compulsory that 75 per cent of the wheat grown in the area was to be delivered to the silo, the remaining 25 per cent able to be sold as bagged wheat at any station.

However by the beginning of 1942, with an excellent harvest, the problem which was to plague the new bulk handling of wheat in the north east and across Victoria was evident: the Victorian Railways could not supply enough rail trucks to cart away the bulk wheat. The Tallygaroopna silo was forced to close for the second week of January 1942, furious local Wheatgrowers' Association representative Formby predicting the silo would be full by 3pm on the day it reopened: 'It will be like duck opening.' He noted that only three rail trucks per day were being cleared at Tallygaroopna, forcing many growers to go to the expense of bagging their wheat. Also, some of the rail trucks were unfit for bulk wheat, having to be stuffed with bags before the wheat could be placed in them.

For farmers, the opening or non-opening of the new local silo was crucial: as Glowrey noted, it would dictate 'what arrangements they should make with regard to the purchase of cornsacks', at a time when the wheat bags (as most farmers called them) were sometimes in short supply and expensive due to wartime exigencies.

Farmers in the north-east progressively moved to bulk handling, local contractors initially using all manner of tip-trucks, including gravel trucks, to move the harvests, as war had made new purpose-built vehicles unobtainable. A minority for a time still used bags, now not sewn up.

At times, the weight of delivered grain was disputed by farmers, and in August 1944, the Board wrote asking if Shepparton Shire Council would again delegate control over the Tallygaroopna weighbridge, along with those at Cosgrove, Pine Lodge and Dookie, to the Board for the 1944-45 season: the Board would make its testing and repair service available on the same terms and conditions as in previous years. The request was granted and the offer to have the weighbridges tested accepted.

The problem with the supply of rail trucks occurred sporadically over the 1940s. In December 1947, for example, the Shepparton Branch of the Australian Primary Producers' Union was supporting its Tallygaroopna members in endeavouring to have silos receive wheat at the same time as despatching it.

The Williamstown concrete silo at Tallygaroopna has been unused since around 1987. The 'million bushel' large sub-terminal at Dookie is now a major receipt and storage site; that facility, and the parallel facility at Murchison, are now the only such depots in the municipality. Both are conducted by GrainCorp, the large agribusiness successor to the Grain

HERITAGE CITATION REPORT

Elevators Board and its relatively short-lived privatised offspring, Vicgrain. Both depots are now serviced by road, not rail, around 50% of this region's grain going to the local market for stockfeed production, cooking oil, etc.

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Victorian Heritage Register (VHR) Number: H0791 Marmalake/Murtoa Grain Store, Wimmera Highway, East of Murtoa.

<http://railgallery.wongm.com/infrastructure/silos/page/2/>

Argus, 4 June 1936, p. 7

Argus, 10 October 1939, p. 3

Horsham Times, 22 October 1940, p. 4

Shepparton Advertiser, 8 November 1940, p. 5

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Numurkah Leader, 18 February 1941, p. 2

Shepparton Advertiser, 6 June 1941, p. 1

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Shepparton Advertiser, 17 October 1841, p. 10

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Numurkah Leader, 17 December 1845, p. 2

Shepparton Advertiser, 4 February 1947, p. 1

Shepparton Advertiser, 12 December 1947, p. 16

Shepparton Advertiser, 14 January 1949, p. 6

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Steve Manley, GrainCorp, Elmore, personal communication, 15 June 2015

HERITAGE CITATION REPORT

Description

Physical Description

This 'Williamstown' type two-cell grain silo is located within railway land at Tallygaroopna alongside the now unused section of rail track from which goods trains formerly carried away the bulk grain. It consists of two tall cylindrical concrete cells or bins for bulk grain storage, connected by a taller central section which contains the elevator and the engine to power it.

A sub-surface concrete receival hopper is to be found on the non-rail line side, and there is a small loading platform on the rail side, along with the remnants of two metal loading spouts which fed the rail trucks. A further loading spout to allow stored grain to be taken from the silo by truck, rather than rail, projects from the non-rail side of the silo, a later modification. Pieces of equipment lie around the site.

Statement of Significance

What is Significant?

The silo at 2A and 2B Victoria Street, Tallygaroopna is significant.

The setting provided by the open concrete apron and the remnant rail infrastructure contributes to its significance.

How is it Significant?

The silo is of local historic, aesthetic and technical cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The silo is of historic significance for its association with the massive expansion in Australia's wheat growing capacity in the mid 20th century. This created major handling and marketing challenges. HERCON criterion A

The silo is of historic and technical significance for its association with mid twentieth century changes to the storage methods and the transport of grain. Prior to introduction of bulk storage and handling, grain was transported in hessian bags. HERCON criteria A & F

It is of historical significance for its association with the development and influence of organisations involved in the Victorian grain industry, including the Victorian Grain Elevators Board and the Victorian Wheat and Woolgrowers Association. HERCON criterion A

The silo is of historical significance for its association with the combined impact of the Second World War and Australia's remote geographic location on Victoria's wheat trade, which highlighted the need for bulk storage. HERCON criterion A

It is of social significance for its association with the economic life of this grain-growing area. Silos are a longstanding feature in this important local wheat growing region. HERCON criterion G

The silo is of aesthetic significance for its landmark qualities. It is a striking sculptural feature in the grain growing

HERITAGE CITATION REPORT

plains. HERCON criterion D

Recommendations 2014

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 7 Victoria Street, Tallygaroopna (Mckenzie's butchers shop and residence)
Address 7 Victoria Street TALLYGAROOPNA **Significance Level** B
Place Type Residence,Shop
Citation Date 2004



Residence at Victoria Street, Tallygaroopna

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

The shop was constructed for Hector McKenzie (senior) in 1886 by the builder, Mr Cummins. The property was subsequently sold to Robert Campbell in 1894/5, who was still listed as owner/occupier in 1900. From 1926 it was owned by A Larson, who appears to have retained the property until 1973 when it was sold to R W and P M Kummer. Throughout its life, the property appears to have been owned and occupied by a succession of butchers, including Hector McKenzie (junior) (1918) when the shop and premises were valued at £23, Longson & Ladlow (1928), and D Brett (1956-82).

References

National Trust file.

Shire of Rodney Ratebooks

HERITAGE CITATION REPORT

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

15.2 Small Townships and Localities

Description

Physical Description

McKenzie's Butcher's Shop is a single storey red-brick building comprising a single-fronted former shop building and attached residence. The building has a hipped Colorbond corrugated steel roof with bracketed eaves and a parapeted gable to the shop facade. The parapet has a rendered panel with the words H MCKENZIE BUTCHER in pressed cement lettering and is surmounted by a simple square headed pediment with the words ESTD 1886, also in pressed cement lettering. Extending across the front of the shop is a skillion roof verandah with squared timber posts and a timber valance. The shop has a panelled timber door flanked by a timber-framed, fixed-sash shopfront.

The attached residence has a symmetrical facade containing a central panelled timber door with sidelights and a fanlight, flanked on either side by a tripartite timber-framed double-hung sash window. Across the full width of the facade is a corrugated galvanised steel verandah with stop chamfered timber posts and a cast iron lace frieze. The front boundary to the residence has a woven wire fence with timber posts and rails.

Physical Condition

good

Intactness

good

Australian Heritage Commission Criteria

Australian Heritage Commission

HERITAGE CITATION REPORT

3.11 Feeding people

3.18 Marketing and retailing

4.5 Making towns to serve rural Australia

Statement of Significance

McKenzie's Butcher's Shop and Residence at 7 Victoria Street, Tallygaroopna is of local historical and aesthetic significance. Built in 1886, it remains as one of the few commercial buildings which demonstrate the town's early development. Aesthetically it is a substantially intact example of a Victorian shop building with attached residence which makes an important contribution to the streetscape.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. Reconstruct verandah floor to residence. . Repair damp affected brickwork . Maintain original unpainted finish to face brickwork and otherwise investigate original external paint colours

HERITAGE CITATION REPORT

Name Soldiers Memorial Hall
Address 19 Victoria Street TALLYGARoopNA **Significance Level** B
Place Type Hall Public
Citation Date 2004



Soldiers Memorial Hall

Recommended Heritage Protection VHR Yes HI No PS Yes

History and Historical Context

The Tallygaroopna community, who met in September 1919 to discuss the best means of commemorating the men who served in the Great War, unanimously decided to build a new memorial hall. The existing timber 1880s Mechanics' Institute and Free Library, was demolished to make way for the next building. The foundation stone for the Hall was laid by Colonel (later Sir) Murray Bouchier, MLA, CMG, DSO, on 1 January 1924. Bouchier had entered the Legislative Assembly as the Victorian Farmers' Union member for Goulburn Valley in 1921, and the plight of the returned soldier had been his active concern. It was fitting, therefore, that he laid the foundation stone for this Memorial Hall in his own electorate. The building was later opened by Dr Earle Page, Acting Prime Minister, on 9 June 1924. The day was celebrated with a sports afternoon, dinner, concert and dance. The Hall was the centre of many activities for the town, and included concerts, euchre parties, dances, bazaars, a debutante ball and visiting picture shows. The Hall was taken over by the then Shepparton City Council in the 1950s because of the difficulties the committee had in maintaining the buildings. Renovations to the Hall in 1983 were funded by the committee, the Lions Club and the RSL ladies auxiliary.

References

HERITAGE CITATION REPORT

Don Watson. 'Sir Murray William James Bouchier (1881-1937)', in *Australian Dictionary of Biography*, Volume 7, pp. 354-6.

Pam Baragwanath. *If the Walls Could Speak: A Social History of the Mechanics' Institutes of Victoria*, pp. 263-4.

Relevant Historical Australian Themes

Thematic Environmental History

16.0 Public Buildings

Australian Heritage Commission

8.1 Organising recreation

8.8 Remembering the fallen

8.9 Commemorating significant events and people

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Description

Physical Description

The Soldiers Memorial Hall is a single-storey, red-brick hall with a distinctive parapeted street frontage embellished with rendered dressings and crenellations. The street frontage is divided into three bays by rusticated brick pilasters. The parapet to the central bay is raked and surmounted a platform supported by console brackets, on which sits a bronze replica canon. The central bay has prominent rendered panel bearing the AIF crest and the words SOLDEIRS MEMORIAL HALL in raised rendered lettering. Below the panel is a pair of timber-framed, double-hung sash windows with a rendered surround, flanking a bronze memorial plaque. The end bays each contain an eight-pane timber-framed window with concrete lintel and sills. Below each window is a rendered shield bearing the names of the various countries in which Australians saw action during World War I. The return to the east side of the street frontage has a V-jointed board timber door, to the front of which is a non-original concrete ramp with steel handrails.

Behind the street frontage is the utilitarian, rectangular plan hall with a gambrel roof clad in corrugated galvanised steel. The side walls of the hall are divided into regular bays articulated by brick pilasters.

The bays each contain a pivoting timber-framed eight-pane window. A modern steel stair is located to the front of a doorway at the southern end of the east elevation. Abutting the west elevation is a singlestorey, red brick addition, set well back from the street.

Physical Condition

HERITAGE CITATION REPORT

GOOD

Intactness

GOOD

Statement of Significance

The Soldiers' Memorial Hall, Tallygaroopna, is of local historical, social and aesthetic significance.

Constructed c.1924 to honour local men who served in World War I, the hall has been a venue for community activity for over 70 years. Aesthetically, it is a substantially intact example of an inter-War hall, of which there are a number of examples in the municipality. Its elaborate crenellated facade and canon platform, however, distinguishes it from others.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. Maintain original unpainted finish to face brickwork and otherwise investigate original paint colours

HERITAGE CITATION REPORT

Name 25 Victoria Street TALLYGAROPNA
Address 25 Victoria Street TALLYGAROPNA **Significance Level** Local
Place Type House
Citation Date 2014



25 Victoria Street, Tallygaroopna

Recommended Heritage Protection VHR No HI No PS Yes

Description

Physical Description

A late Victorian-era styled house. It has a symmetrical facade with a central door flanked on either side by double-hung windows. There is a straight verandah to the front with timber posts and brackets. The brackets are possibly a later addition. The roof is a hipped corrugated metal roof and there are two brick chimneys.

The external finish is a later addition. The painted bagged/rendered finish has been applied to an earlier cladding.

Statement of Significance

What is Significant?

The house and its setting at 25 Victoria Street, Tallygaroopna is significant.

HERITAGE CITATION REPORT

How is it Significant?

It is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It provides physical evidence as to the nature of residential development in Tallygaroopna. HERCON criterion A

It is of aesthetic significance as a representative late Victorian era styled house. HERCON criterion D

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

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HERITAGE CITATION REPORT

Name	525 Bayunga Road TATURA (Merri Ponds)	
Address	525 Bayunga Road TATURA	Significance Level Local
Place Type	Homestead Complex	
Citation Date	2014	

Recommended Heritage Protection	VHR No HI No PS Yes
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History and Historical Context

The older or northern section of Merri Ponds was built by selector David Mactier, probably between 1908 and 1910. The later southern section was erected by William Angus Mactier in the early 1950s. The log stable was constructed by David Mactier either before July 1874, or like the shed of railway sleepers, some time after 1880 when the Toolamba-Tatura rail line traversed the property, and buildings had to be re-established south of the rail line. The Army hut dates from after World War 2. Construction dates of the other sheds at Merri Ponds are unclear.

The Toolamba district covered part of the lands of the Bangerang Aboriginal peoples on the north, and of the Ngurraillam to the south. The huge Toolamba or Innes pastoral station, of 87,801 acres [35,532 hectares], was established by David and Alexander Innes and gazetted in 1845. Taken over the next year by Henry and Patrick Stevenson, it was acquired in February 1868 by John, James and William Winter, who became the largest landowners in northern Victoria. James Winter, the sole leaseholder from 2 April 1867, forfeited in November 1877, having amassed over 26,000 acres [10,522 hectares] of freehold land. Winter created 'Dhurringile', his imposing Italianate mansion, in 1876-77.

Selectors moved in on James Winter's pastoral run under Section 42 of the Amending Land Act 1865, which limited holdings to 160 acres. Most of the Toolamba area, however, was selected under the Land Act 1869, the 'selection before survey' Act, which came into operation in February 1870 and allowed for selections of up to 320 acres; it was the more generous terms of this Act that finally succeeded in achieving the Government's aims of 'putting the small man on the land.'

Early hotels, schools, churches, general stores and blacksmiths' shops in the Toolamba-Tatura area were somewhat scattered, generally along main connecting roads. Within a few years the district had five hotels and several stores and smithies. In early 1874, seventy-two township allotments were surveyed, and for a short period the Toolamba township existed on a bend of the Goulburn River. However the town moved to the junction of the Shepparton railway and the new Tatura rail line (soon extended to Echuca) after the coming of the line in 1880.

The Goulburn River at Toolamba was bridged by road in October 1900. River transport was largely unsuccessful, and the coming of the railway removed any necessity.

The district was suitable for fruit trees and grape vines as well as for the initial wheat growing, and a cannery was built in 1897. Sheep grazing also continued. Irrigation became widespread in the area in the 1890s, and limited areas of Closer and Soldier Settlement were later developed. Orchards are located north and west of the township. Tomatoes have been a successful addition to agriculture.

The Toolamba railway station retained its importance for a century. With the closure of the branchline in 1981, the

HERITAGE CITATION REPORT

station was removed.

Merri Ponds

David Mactier (c.1837-1915) was born in the parish of Mochrum, Wigtownshire, Scotland, and migrated to Australia in 1854 on the *Indian Queen*. On arrival he worked in his brother John's ironmongery business in Elizabeth Street, Melbourne. He then went into business in Kyneton, subsequently moving to Queensland. Returning to Victoria, he mined for gold at Daisy Hill near Maryborough, and then in New Zealand.

David Mactier selected the 320 acres of Allotment 32A, Parish of Toolamba and applied for his licence on 23 March 1871, describing himself now as a farmer from Black Hill, Kyneton (Kyneton was an area from which many Goulburn Valley selectors emanated): possibly he had been working as an agricultural labourer. His brother Peter selected 320 acres across the road (Allotment 118 Parish of Toolamba), which he called Maidlands.

Three years later, on his lease application of 25 July 1874, David Mactier listed among other improvements a dwelling house 32 ft [9.8m] by 16 ft [4.9m], a stable 32 ft [9.8m] by 18 ft [5.5m] and a barn 36 ft [11m] by 20 ft [6.1], all of logs; also extensive chock and log fencing, a large dam, a stockyard, a garden, and a well (bore) 106 feet [32.3m] deep. The family lived with him and he had no other land. It is unclear whether the log stable which remains on the property was the original stable, or whether with the coming of the railway line in 1880, a new stable had to be built after that date on the south side of the line due to the now constricted original site. The stable is in poor condition, but exhibits interesting vernacular construction and houses a manger fashioned from a large hollowed-out log. The dam remains in use, and the hollow of the well is still visible.

It seems David and Peter Mactier, across the road from each other, often farmed in cooperation, as was common for brothers selecting in the same locality. It is claimed that David Mactier sowed the first crop grown in the district, of 40 acres, with labour paid for by Peter Mactier, who did not initially reside on his selection. 'D and P Mactier' were getting 20 bushels of wheat to the acre, the *Goulburn Advertiser* reported on 1 March 1877. David Mactier himself also cultivated lucerne, a crop which was to prove very important to the Goulburn Valley, as early as 1875.

The first house, the northern section of the current building, was probably built between 1908 and 1910. The distinctive chequered brickwork of the front, in a Flemish bond with headers of darker brick, is most unusual for the area. Local lore has it that the builder or bricklayer used the same decorative technique in a house at Byrneside following Merri Ponds; a now demolished two-story shop in Robinson Street in Murchison also featured the same technique.

David Mactier was public-spirited, and took a great interest in the affairs of the emerging community. He was one of the original trustees of the Tatura cemetery, which had been gazetted in October 1875; he was appointed on 27 March 1876. He was also one of those who campaigned for the extension of the railway line from Toolamba to Tatura (which ironically brought about the excision of an angled east-west corridor across his property and necessitated the relocation of some buildings).

In April 1880 Mactier took over the lease of Allotment 32B, the 53 acre [21.5 ha] selection abutting 32A on the south, from selector Thomas Armstrong. He received the Crown Grant of his original 320 acre selection on 24 March 1881, and that of 32B on 21 May 1883.

HERITAGE CITATION REPORT

In 1888, when some farmers were having to drive cattle four miles to water, he and other local farmers were urging the Rodney Shire Council to pressure the Rodney Irrigation Trust to provide water to their area; the need was so urgent they were willing to make the channels themselves.

In 1910 David Mactier retired to a house in Hogan Street, Tatura. He had never married, and on 7 May 1910 Merri Ponds passed to his nephew William Angus Mactier, son of a second brother, Robert, who had also selected locally, his property being Reitcam on Starritt Road. William A Mactier was the brother of Tatura's World War 1 hero, Robert Mactier VC. David Mactier died at his sister's home in Malvern on 27 July 1915 leaving an estate of over £6000.

William A Mactier was a progressive farmer. He was known for his high quality draught horses, including his three- and four-horse teams. His horses and the quality of his wheat consistently won prizes at the local show and at the Royal Melbourne Show: in 1924 he was advertising seed wheat of the 'Major' variety which had won him two first prizes at the 'Royal' and a number of firsts at local shows the previous year. Subsequently Shorthorn cattle, which from around the 1940s seem to have supplanted wheat and high quality fat lambs on the property, also won many prizes at the local show and some at the 'Royal'; their quality was praised in reports of local stock sales.

In the early 1950s, WA Mactier built a large new red brick addition to the first house, removing a west-facing gabled section of the original building and also the detached kitchen on the south, and replacing them with the extension which included a living room, dining room, kitchen, pantry, and bathroom. A small separate weatherboard wash house and storeoom remains to the south of the house. At some time after World War 2 the Army hut, possibly a modified P1 type, was brought in as a shed.

WA Mactier died on 4 February 1965, and his son William ('Will') took on the property, continuing with the Shorthorn tradition. Thus the property is still in the hands of the original selector's family.

References:

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Obituaries for David Mactier, *Kyabram Free Press*, 30 July 1915, p. 3; *Kyabram Guardian*, 30 July 1915, p. 3

Titles: Vol1261 Fol 252089; Vol 1477 Fol 295385

Parish Plan, Parish of Toolamba

Stewart ('Bill') Morvell, *Heart of the Valley: Toolamba*, Shepparton, 1983

Goulburn Advertiser, 1 March 1877

WH Bossence, *Tatura and the Shire of Rodney*, Melbourne, 1969

Kyabram Guardian, 31 August 1915, p. 2

Kyabram Union, 2 November 1888, p. 3

Farmers' Advocate, 7 March 1924, p. 1

Shepparton Advertiser, *Kyabram Union*, *Kyabram Guardian*, *Kyabram Free Press*, *Leader*, *Australasian*, *Age*, *Argus*;

HERITAGE CITATION REPORT

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Description

Physical Description

The c.1908 building demonstrates most of the features associated with this period. This includes the corrugated metal hipped roof, the brick chimneys, the verandah and the use of sash windows. Of note is the Flemish bond facade with its dark headers and chequerboard effect.

The original verandah details have largely survived. The removal of the gable fronted section when the c.1950s addition was constructed has altered the original asymmetrical facade.

The c.1950s section has been placed next to the original building with little integration of building fabric. The c.1950 building has a recessed porch with half masonry columns and the projecting hipped roof section has a central feature brick chimney.

The timber log stable building is in poor condition but can still demonstrate many of the features associated with its structural system.

Statement of Significance

What is Significant?

Merri Ponds at 525 Bayunga Road, Tatura is significant.

This includes both the older c.1908 and the 1950s sections of the homestead, the former Army hut, the timber stable building and timber trough.

How is it Significant?

Merri Ponds is of local historic, aesthetic and technical cultural heritage significance to the City of Greater Shepparton.

Why is it significant?

Merri Ponds is of historic significance as it provides tangible physical evidence of the character of rural and regional development during the late 19th and early 20th century. The scale and design of the c.1908 homestead contributes to an understanding of the extent of economic growth and prosperity of the region during this period. It assists in demonstrating the impact of the consolidation of farming and agricultural industries on the prosperity of the region. The c.1950s addition demonstrates the impact of post war growth and an increased prosperity for many farmers.

As a group, homesteads, through their scale and design, contribute to an understanding of the extent of economic growth and success of particular agricultural districts. HERCON criterion A

The c.1908 section of the homestead is of aesthetic significance for its early 20th century architecture. The brick facade has been constructed using the Flemish brick bond. The use of dark headers has created a distinctive chequerboard effect. This is an unusual patterning for this region. HERCON criteria A & E

HERITAGE CITATION REPORT

The early 1950s addition is of aesthetic significance for its representative architecture. HERCON criterion D

The timber stable building is of historic, aesthetic and technical significance for its design and construction. The hollowed timber trough is of note as a vernacular response to a need. A similar trough can be found at Day's Mill. HERCON criteria A, D & F

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	Yes All mature trees
Fences & Outbuildings	Yes The former Army hut, the timber stable building and timber trough.
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 1730 Bitcon Road TATURA (Guard Tree)
Address 1730 Bitcon Road TATURA **Significance Level** Local
Place Type Prisoner of War Camp
Citation Date 2014



1730 Bitcon Road, Tatura (Guard Tree)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Mid-Twentieth Century (1940-60) Austerity

History and Historical Context

DRAFT

This eucalypt, probably a grey box (*E. microcarpa*), provided an observation post or lookout for a guard to watch over Japanese internees working in the large garden plot of Camp 4, one of area's World War 2 internment camps.

The tree is located on the roadside verge on the north side of Bitcon Road, Dhurringile, between Ibbott and Basin Roads. It has been locally referred to as 'the spike tree.'

During World War 2, three prisoner of war camps, together with four internment camps, were established in the Tatura/Murchison/Rushworth area. This was the largest group of such camps set up in Australia, a unique concentration.

The camps:

Dhurringile mansion: internees for a short time, then solely German officer POWs and their batmen

Camps 1 and 2 near Tatura: male internees, mainly Germans and Italians, from Australia and overseas

Camps 3 and 4 near Rushworth: family camps-internees (Germans, Italians, other Europeans, Japanese, 'Asiatics')

Camp 13 near Murchison, with associated wood-cutting camp at Graytown: German and Italian POWs and Japanese POWs after the Cowra breakout.

HERITAGE CITATION REPORT

The overall total capacity of these camps was in excess of eight thousand prisoners: the staff of 2700 comprised guards, medical personnel, women's services, and administrative staff. The combined populations of the camps far exceeded the local populace.

The area was chosen for a number of reasons: it was relatively remote from the city, it had good road and rail access, the Waranga Basin and its offshoot irrigation channels offered a reliable water supply, nearby State forests could provide firewood for the camps, the Goulburn Valley was a food-producing region, and the soils mostly drained well. Farms were compulsorily acquired to set up the camps, which were serviced by rail at Tatura, Murchison East, Murchison and the old Hammond siding on the Rushworth branch line.

The four internment camps held those considered enemy aliens in Australia, and others sent from the UK, Singapore, and elsewhere, resulting in a remarkably diverse range of internees. Exceptionally among Australian internment camps, in the family camps (Camps 3 and 4) women and children were held with their husbands and fathers. Guards were from the Militia, initially largely World War 1 veterans, and later, soldiers who had returned home from World War 2 injured. The Army enlisted women to serve as wardens to oversee the welfare of the women and children.

Camp 4 on Zegelin Road, Rushworth initially held a mixture of internees, including the Dunera Boys, in four compounds. As with all the internment camps, the number and mix of internees constantly fluctuated; internees were moved from camp to camp as more were taken in and others were released if cleared of alien status.

From February 1942, after the Allies had declared war on Japan following the bombing of Pearl Harbour, Camp 4 became primarily a family camp for Japanese. Japanese who had been living in Australia were rounded up and interned; also brought to Camp 4 were Japanese from the Dutch East Indies (Indonesia), New Guinea, New Caledonia, various Pacific Islands, New Zealand and other places under the control of the Allies, along with 'Formosans' (Taiwanese) and other 'Asiatics'. By May 1942, of the 3953 Japanese interned in camps throughout Australia, 772 were women and children interned with their husbands and fathers in Camp 4, although this number was soon reduced due to a prisoner exchange. Those interned included some Australian-born wives of Japanese men, and their children.

Internees could be compelled to work only on the administration, internal arrangements and maintenance of their compound: other work was voluntary. For work voluntarily performed, internees were paid at a rate of twopence an hour or a shilling for a day of six hours. Payment was in camp token money: it could be spent at the canteen or with an approved outside business. Some Japanese would not volunteer for work that they saw as assisting the war effort of the Allies.

Men worked in the gardens, growing vegetables to supplement meals for the inmates, guards and administration, or at shoe-making or tailoring, and the women at sewing and dressmaking, with a small clothing factory recycling and making-over donated clothing. The Camp administration aimed to ensure that the Japanese families were kept occupied.

HERITAGE CITATION REPORT

After the arrival of the Japanese, the two acres of gardens at Camp 4 were supplemented by a further 25 acres [10 ha] outside the camp, around eight kilometers to the east, on the edge of a sand hill on the north side of Bitcon Road. Water was readily available from the adjacent large irrigation Channel (No 7); an outlet regulator on the channel measured the volume used, and payment was made at the State Rivers and Water Supply Office in Tatura. Here a large garden plot was established.

Male internees were trucked out to the garden on weekdays, dressed in the maroon-coloured clothes that were mandatory for POWs and internees outside the camps to make them easily distinguishable. Those going to the garden would assemble outside the guardhouse to be checked out before leaving the camp.

The garden was irrigated by gravitation, furrows channelling water to where it was needed. It seems the garden could produce large quantities of vegetables: in August 1942 production was 1270 lbs [567 kg] of cauliflower, 4697 lbs [2131 kg] of cabbages, 100 lbs [45 kg] of onions and 120 lettuces, from a team of only six internees.

Frank Ibbott, eldest son of local man Bill Ibbott who had the sewage contract for the camps, sometimes visited the garden as a young boy with his father. He has clear memories of the guard sitting aloft in the tree:

There'd always be a bloke up the tree with a rifle: he'd be sitting there and could look out over the other side of the sandhill also. They were just crude spikes in the tree: there must have been a ladder at first. I think they were Japanese prisoners, soldiers or internees [in fact no POWs worked in this garden]. There was about two to three guards on duty, Militia, Dad's Army or something like that. The garden was a sandhill and it drained well, but they had to keep the water up to it. There was a two inch galvanised pipe from the channel and a diesel pump pumped the water up into a tank to give pressure. The round concrete block of the base of the tank and the stanchions are there in the garage where the house is now.

There were furrows taking the water to the various parts of the garden. They were growing vegetables for the camps: I remember tomatoes. The prisoners were trucked out each day and returned: no-one was there at night.

Dad had the sanitary contract. There was a wooden toilet in the garden: it was painted black. Over the hill there was red brick shed, still visible today, with wash troughs inside. The sanitary trucks brought the pans from all the camps and the contents of the pans were put in a furrow on the other side of the hill and covered over the next day and the furrow ploughed. The pans were washed in the shed and delivered back to the camps.

As soon as the war was finished the Department of Supply got everything of value out. We ended up buying the farm. We burnt the toilet to clean the place up.

Years later my brother heard some Japanese talking at a reunion in Broome and from what they said he thought some of the people who worked in the garden had probably been pearl fishers from Broome.

His brother Barry described the spikes on the tree as 'bridge spikes, the sort they used on wooden bridges.' He noted the

HERITAGE CITATION REPORT

existence of a brick pit 'half-way up the [sand] hill' that had been a toilet, and that there had been a few lemon, orange and possibly grapefruit trees, which he believed had been part of the garden, further back from the road on the flat land. These trees no longer exist.

The guard or spike tree is the only standing remnant of the garden, a small detached element of the remaining heritage of the World War 2 POW and internment camps unique to this area.

References:

Joyce Hammond, *Walls of Wire: Tatura, Rushworth, Murchison*, Hawthorn (Vic), 1969.

James T Sullivan, *Beyond All Hate: a wartime story of a Japanese internment camp 1941-1946*, Camberwell (Vic), 2007

Frank Ibbott, personal communication, 15 October 2016, 13 February 2017

Barry Ibbott, personal communication, 13 February 2017

Description

DRAFT

Physical Description

A (now dead) grey box which provided an observation post or lookout for a guard to watch over Japanese internees working in the large garden plot of Camp 4, one of area's World War 2 internment camps. This garden was located 8 km from the camp. Two parallel vertical rows of iron spikes start from ladder-top height, and are placed to create a set of footholds for a guard to climb to a platform or similar from where to survey the garden below. It may also have been used for communication with the camp eight kilometres away.

Statement of Significance

What is Significant?

The guard tree and its metal spikes.

How is it Significant?

The tree and its spikes are of local historic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

HERITAGE CITATION REPORT

The tree and its spikes are of significance for their association with the Prison of War and Internment Camps. The use of the tree as an observation post or lookout for a guard to watch over Japanese internees working in the large garden plot of Camp 4, one of area's World War 2 internment camps, was a rare situation, and the survival of the tree and spikes is notable. HERCON criterion A

Recommendations 2014

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes The now dead Eucalypt tree with the spikes is of significance.
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 2-10 Casey Street TATURA (Row Cottages)
Address 2-10 Casey Street TATURA **Significance Level** Local
Place Type Cottage
Citation Date 2004



Cottages (Row)

Recommended Heritage Protection VHR No HI No PS Yes

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 boot-making 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 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 included Margaret Cussen, widow; Mark Lalor, agent; and Arthur Pay, painter.

References

HERITAGE CITATION REPORT

William Bossence, *Tatura*, p. 165.

Mrs Trish Warnett, pers. comm.

Rodney Ratebooks 1888-1945

Identified By

SOMA Design Partnership, June 2001

Relevant Historical Australian Themes

Thematic Environmental History

15.1.3 Tatura

Description

DRAFT

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).

Physical Condition

GOOD

Intactness

GOOD

Previous Statement Significance

HERITAGE CITATION REPORT

The row of houses at 2-10 Casey Street, Tatura, are of local historical and aesthetic significance.

Australian Heritage Commission Criteria

Australian Heritage Commission

8.12 Living in and around Australian homes

Statement of Significance

What is Significant?

The row of houses at 2-10 Casey Street, Tatura are significant.

How is it Significant?

The row of houses at 2-10 Casey Street are of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

They are of historic significance for their association with the turn of the century development of Tatura.

They are an atypical type of residential development in Tatura and the Shepparton region in general for their period of construction. HERCON criteria A & B

They are of aesthetic significance for their Edwardian row housing architecture. The tuckpointed brickwork, the gambrel roof and the terracotta ridge capping, the timber fretwork frieze and brackets to the verandah contribute to the architectural significance. HERCON criterion D

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. Retain original unpainted finish to face brickwork and otherwise investigate original external paint colours. . Preferably retain in an intact state with minimal alteration to existing fabric. . Reconstruct original, presumably picket, fences.

DRAFT

HERITAGE CITATION REPORT

Name Tank Stand
Address 12-16 Casey Street TATURA 5-9 Kerferd Street TATURA **Significance Level** B
Place Type Water Tank
Citation Date 2004



Tank Stand

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

HERITAGE CITATION REPORT

Following a public meeting convened by prominent local citizen C W Wilson, the Tatura Waterworks Trust was formed in June 1889 to oversee the provision of a reticulated water supply for the town.

Planning of the tank by the Tatura Waterworks Trust commenced in September 1889 and the original contract of £629.11.8 for a 15,000 gallon tank was awarded to A F Morrison of Balaclava. The contract was subsequently increased by £75 to provide an additional 5,000 gallons capacity. A site was chosen adjacent to the Shire Hall and a new dam and a pumping plant were specially constructed. Water rates were charged at a rate of 2/- per pound. The tank was replaced by the larger concrete structure in Murchison-Tatura Road in 1912.

References

William. *Tatura and the Shire of Rodney*, pp. 141-42.

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

4.2 Reticulated water in the townships

Description

Physical Description

The water tank and stand in Kerford Street, Tatura, is a cast and wrought iron structure. The cylindrical 20,000 gallon (90,920 litre) tank is constructed of riveted iron panels supported on a stand of cast iron columns, braced by wrought iron rod cross bracing. The columns have a flanged base and bear on concrete pad footings. Remnant pumping equipment and valves remain at the base of the structure.

Physical Condition

GOOD

HERITAGE CITATION REPORT

Intactness

GOOD

Recommended Management

Curtilage

Maintain a nominal curtilage of 15 metres on all sides of the structure in order to preserve its visibility and landmark status.

Occupancy

Ownership City of Greater Shepparton

Australian Heritage Commission Criteria

DRAFT

Australian Heritage Commission

4.2 Supplying urban services (power, transport, fire prevention, roads, water, lights & sewerage)

Statement of Significance

The water tank and stand in Kerford Street, Tatura, is of considerable historic and aesthetic significance.

Constructed in 1889, the tank is associated with the earliest operations of the Tatura Waterworks Trust, established in 1888, which provided Tatura's first regulated water supply. There are few remaining iron tanks and towers of this period remaining in Victoria. Aesthetically, the tower and tank have enduring landmark qualities.

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

Other Recommendations

. Retain and conserve . The site should be interpreted, and a sign erected to identify its history.

DRAFT

HERITAGE CITATION REPORT

Name 22-24 Casey Street, Tatura
Address 22-24 Casey Street TATURA **Significance Level** Local
Place Type House
Citation Date 2011



22-24 Casey Street, Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Postwar Period (1945-1965)

History and Historical Context

The house at 22 - 24 Casey Street Tatura was built in 1957 by Jack Montgomery. The Montgomery family are a prominent Tatura family and have built a number of houses in Tatura. The family has run a timber business, cabinet making business and continue to make a contribution to commercial life in Tatura.

GENERAL HISTORY

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,

HERITAGE CITATION REPORT

the rural and urban tableau of Tatura tells us much about the nature of the post contact settlement of this region.

TATURA 1946 - 1960

Post war growth consolidated the district's reputation as one of the premier agricultural areas in Victoria. Prior to the war, advances in the mechanisation of agriculture were progressing but the war brought this to a halt. After the war things changed rapidly. A number of government initiatives including research and development meant that agriculture gained a momentum that was unparalleled.

The increasing prosperity of the district during the post war period was underpinned by immigration. For instance, in 1948, 200 Balts arrived to assist with the fruit picking. In May 1949 an immigration camp was constructed on the site of No 3 Internment Camp and women and children arrived at the camp in June. The camp continued to function until June 1953. Irrigation supported a variety of enterprises. Industries expanded - such as those associated with the production of dairy and fruit. Two new industries were introduced to Tatura:

. The Rosella Preserving and Manufacturing Co Ltd built a factory in 1949;

. Cleckheaton (Yorkshire) Pty Ltd

Cleckheaton in 1958 dismantled mills near Bradford in England and transported them to Australia. This was a critical step in the decentralisation of industry in Victoria. At the time it was the largest shipment of British equipment received in Australia.

Description

Physical Description

The architecture of this house demonstrates many of the architectural features and planning principles associated with Victorian Regional Modernism. The promotion of this style and modernism in general was largely due to the efforts of Robin Boyd, Neil Clerehan *et al* during the post war period and through the efforts of the RVIA Small Homes Service. From July 1947 until December 1953 Boyd wrote a weekly article for the Melbourne paper *The Age* promoting the service and progressive modern architecture. Through this publication Boyd raised the profile of [contemporary] Modern Australian architecture.

Regional Modernism as promoted by Boyd was an unpretentious, linear, open-planned house, either with a gable or flat roof facing the sun and built of timber. This simple form and use of materials aimed at encouraging architects to respond to post-war exigencies and rationing with a common purpose and to create liveable houses.

This can be compared to the more typical vernacular response from this period where housing responded to a desire for a

HERITAGE CITATION REPORT

complicated plan. This is resulted in the triple fronted brick veneer and a house with as many corners as possible. The planning was generally complex with the living room and the main bedroom at the front with smaller bedrooms cascading behind. Trailing behind the bedrooms were the kitchen, laundry and bathroom. All of these spaces were contained within a shape which rarely deferred to site, sun, suitability or practicality. Roofing was invariably a hipped and terracotta tiled roof.

The house at 22 - 24 Casey Street is a timber weatherboard house with a terracotta tiled roof. It is located to the rear of the double block. It has a linear plan and is T shaped . Th low slung character is reinforced by the horizontal bands of timber framed windows, low pitched gable roof, wide brick chimney and the recessed entrance porch.

The only feature which is atypical for the architectural expression is the terracotta tiled roof. Generally roofing was corrugated metal, corrugated asbestos or other similar lightweight roofing material.

The garden setting contributes to the aesthetic significance of the place.

Comparative Analysis

22 - 24 Casey Street is a rare example within the Greater Shepparton City. There is no other house of this scale and quality of design from this period.

Statement of Significance

WHAT IS SIGNIFICANT?

The house at 22 - 24 Casey Street, Tatura was constructed in 1957 by Jack Montgomery.

It is a rare example of Regional Modernism as popularised by Robin Boyd through the RVIA and the Small Homes Service. It demonstrates many of the stylistic features of this style and can be compared to 73 - 75 Casey Street which is the more typical vernacular suburban design response for the period and region.

The house at 22 - 24 Casey Street is a timber weatherboard house with a terracotta tiled roof. It is located to the rear of the double block. It has a linear plan and is T shaped. Th low slung character is reinforced by the horizontal bands of timber framed windows, low pitched gable roof, wide brick chimney and the recessed entrance porch.

The garden setting contributes to the aesthetic significance of the place.

HOW IS IT SIGNIFICANT?

It is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

WHY IS IT SIGNIFICANT?

It is of historic significance as it demonstrates post war growth and the consolidation of the older established residential areas.

It is of historic significance for its association with the Montgomery family - a prominent Tatura family and who have

HERITAGE CITATION REPORT

built a number of houses in Tatura. The family has run a timber business, cabinet making business and continue to make a contribution to commercial life in Tatura.

HERCON criterion A

It is of aesthetic and architectural significance as it demonstrates a local response to post war Regional Modernism. The styling is demonstrated by the low slung profile, the low pitched roof, the use of contrasting materials [timber, brick and terracotta] and the horizontal glazing elements.

HERCON criterion E

It is a rare example of this type of architecture from this period within the Greater Shepparton City.

HERCON criterion B

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 25 Casey Street Tatura
Address 25 Casey Street TATURA **Significance Level** Contributory
Place Type Cottage
Citation Date 2011



25 Casey Street, Tatura

Recommended Heritage Protection VHR No HI No PS Yes

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

Integrity

25 Casey Street has retained much of its integrity.

History and Historical Context

GENERAL HISTORY

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

HERITAGE CITATION REPORT

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 Kerford 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. 25, 27, 29, 31 Casey Street through their physical fabric are representative of this period of development. Moreover, residential development in Casey Street from this period illustrates the establishment of its largely residential character and this can be compared to the increasing commercial development found in Hogan Street.

Description

Physical Description

25 Casey Street is a double fronted weatherboard cottage with a skillion to the rear. Stylistically, the cottage illustrates many of the characteristics commonly identified with vernacular architecture during the Victorian period - despite being constructed in the early 20th century. This includes: the symmetrical composition with the central door flanked on either side with timber framed double hung sash windows; the gable roof; and skillion roofed lean to at the rear; simple brick chimneys and the straight profile skillion 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

HERITAGE CITATION REPORT

not original but it is sympathetic to the period of construction. The timber fretwork to the verandah is possibly not original.

Physical Condition

The condition is good.

Usage / Former Usage

25 Casey Street was constructed as a residence and it retains this use.

Intactness

25 Casey Street is relatively intact.

Occupancy

25 Casey Street is occupied.

Site Context

25 Casey Street is located in the residential section of Casey Street.

Statement of Significance

WHAT IS SIGNIFICANT?

25 Casey Street, Tatura is one of a group of three early 20th century houses. These three houses demonstrate the character of the residential development of Casey Street during this period. The early 20th century was a time of increased growth and prosperity and is linked to the intensification of agriculture in association changes to land acts and the development of irrigation.

25 & 27 Casey Street demonstrate a vernacular style that is strongly associated with the 19th century and the early residential development of Tatura and the municipality. Features such as a symmetrical facade with a central door flanked on either side by double hung windows and a verandah across the facade is typical. The corrugated metal gable roof falls into a skillion and provides a roof profile that is integral to its architecture.

31 Casey Street demonstrates a change of aesthetic associated with the early 20th century. This includes asymmetrical facades and with the gable front forward of the entrance and the recessed porch.

HOW IS IT SIGNIFICANT?

25, 27 & 31 Casey Street, Tatura are of historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

WHY IS IT SIGNIFICANT?

HERITAGE CITATION REPORT

This group of houses is of historic cultural heritage significance because as a group they provide tangible physical evidence of:

- . the development of Tatura;
- . the changing status of Casey Street during the 19th century from the designated commercial street to a street that has become largely residential; and
- . the extent and character of residential development during the early 20th century.

HERCON criterion A

This group is of aesthetic and architectural cultural heritage significance for their demonstrable vernacular character.

The group demonstrates the common stylistic changes in architectural expressions from this period.

HERCON criterion D

Recommendations 2011

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Yes
No
No
No
Yes
Greater Shepparton Heritage Incorporated Plan
No

HERITAGE CITATION REPORT

Name 27 Casey Street Tatura
Address 27 Casey Street TATURA **Significance Level** Local
Place Type House
Citation Date 2011



27 Casey Street, Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Integrity

27 Casey Street has retained much of its integrity.

History and Historical Context

GENERAL HISTORY

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.

HERITAGE CITATION REPORT

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 Kerford 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. 25, 27, 31 Casey Street through their physical fabric are representative of this period of development. Moreover, residential development in Casey Street from this period illustrates the establishment of its largely residential character and this can be compared to the increasing commercial development found in Hogan Street.

Description

Physical Description

27 Casey Street is a double fronted weatherboard cottage with a skillion to the rear. 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 gable roof; and skillion roofed lean to at the rear; simple brick chimneys and the convex hipped verandah with timber verandah posts and a decorative cast iron frieze with decorative cast iron brackets.

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 a Cyclone wire gate.

HERITAGE CITATION REPORT

Physical Condition

The condition of 27 Casey Street is good.

Usage / Former Usage

27 Casey Street was constructed as a residence and it retains this use.

Intactness

27 Casey Street is relatively intact.

Occupancy

27 Casey Street is occupied.

Site Context

27 Casey Street is located in a residential section of Casey Street, Tatura.

Statement of Significance

WHAT IS SIGNIFICANT?

27 Casey Street is one of a group of three early 20th century houses. These three houses demonstrate the character of the residential development of Casey Street during this period. The early 20th century was a time of increased growth and prosperity and is linked to the intensification of agriculture in association changes to land acts and the development of irrigation.

25 & 27 Casey Street demonstrate a vernacular style that is strongly associated with the late 19th century and the early residential development of Tatura and the municipality. Features such as a symmetrical facade with a central door flanked on either side by double hung windows and a verandah across the facade is typical. The corrugated metal gable roof falls into a skillion and provides a roof profile that is integral to its architecture.

31 Casey Street demonstrates a change of aesthetic associated with the early 20th century. This includes asymmetrical facades and with the gable front forward of the entrance and the recessed porch.

HOW IS IT SIGNIFICANT?

25, 27 & 31 Casey Street, Tatura are of historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

WHY IS IT SIGNIFICANT?

This group is of historic cultural heritage significance because as a group they provide tangible physical evidence of:

. the development of Tatura;

HERITAGE CITATION REPORT

. the changing status of Casey Street during the 19th century from the designated commercial street to a street that has become largely residential; and

. the extent and character of residential development during the early 20th century.

HERCON criterion A

This group is of aesthetic and architectural cultural heritage significance for their demonstrable vernacular character.

The group demonstrates the common stylistic changes in architectural expressions from this period.

HERCON criterion D

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 29 Casey Street Tatura
Address 29 Casey Street TATURA **Significance Level** Contributory
Place Type House
Citation Date 2011



29 Casey Street, Tatura

Recommended Heritage Protection VHR No HI No PS Yes

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

History and Historical Context

GENERAL HISTORY

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

HERITAGE CITATION REPORT

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. 25, 27, 31 Casey Street through their physical fabric are representative of this period of development. Moreover, residential development in Casey Street from this period illustrates the establishment of its largely residential character and this can be compared to the increasing commercial development found in Hogan Street.

Description

Physical Description

29 Casey Street is an asymmetrical weatherboard cottage. Stylistically the cottage illustrates a change in vernacular design - away from the symmetry associated with the Victorian period and towards the asymmetrical a character more associated with the Edwardian and Federation period.

The cottage is double fronted with a hip and projecting gable roof. The recessed section has a concave and hip verandah supported by timber verandah posts. There are decorative features such as a cast iron frieze and cast iron brackets to the posts. There is a timber front door and a pair of timber framed double hung sash windows. The projecting bay has a plain gable front and a pair of timber framed and double hung sash windows.

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

Previous Statement Significance

29 Casey Street was destroyed by fire c2016 and it has been removed from the statement of significance.

WHAT IS SIGNIFICANT?

HERITAGE CITATION REPORT

29 Casey Street is one of a group of four early 20th century houses. These four houses demonstrate the character of the residential development of Casey Street during this period. The early 20th century was a time of increased growth and prosperity and is linked to the intensification of agriculture in association changes to land acts and the development of irrigation.

25 & 27 Casey Street demonstrate a vernacular style that is strongly associated with the 19th century and the early residential development of Tatura and the municipality. Features such as a symmetrical facade with a central door flanked on either side by double hung windows and a verandah across the facade is typical. The corrugated metal gable roof falls into a skillion and provides a roof profile that is integral to its architecture.

29 & 31 Casey Street demonstrate a change of aesthetic associated with the early 20th century. This includes asymmetrical facades and with the gable front forward of the entrance and the recessed porch.

HOW IS IT SIGNIFICANT?

25, 27, 29 & 31 Casey Street Tatura are of historic and aesthetic cultural heritage significance to the Greater Shepparton.

WHY IS IT SIGNIFICANT?

This group is of historic cultural heritage significance because as a group they provide tangible physical evidence of:

- . the development of Tatura;
- . the changing status of Casey Street during the 19th century from the designated commercial street to a street that has become largely residential; and
- . the extent and character of residential development during the early 20th century.

HERCON criteria A

This group is of aesthetic and architectural cultural heritage significance for their demonstrable vernacular character.

The group demonstrates the common stylistic changes in architectural expressions from this period.

HERCON criteria D

Statement of Significance

29 Casey Street was destroyed by fire c.2016 and no longer contributes to the group of houses (25, 27 & 31 Casey Street, Tatura)

WHAT IS SIGNIFICANT?

29 Casey Street is one of a group of four early 20th century houses. These four houses demonstrate the character of the residential development of Casey Street during this period. The early 20th century was a time of increased growth and prosperity and is linked to the intensification of agriculture in association changes to land acts and the development of irrigation.

HERITAGE CITATION REPORT

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HOW IS IT SIGNIFICANT?

25, 27, 29 & 31 Casey Street, Tatura are of historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

WHY IS IT SIGNIFICANT?

This group is of historic cultural heritage significance because as a group they provide tangible physical evidence of:

- . the development of Tatura;
- . the changing status of Casey Street during the 19th century from the designated commercial street to a street that has become largely residential; and
- . the extent and character of residential development during the early 20th century.

HERCON criterion A

This group is of aesthetic and architectural cultural heritage significance for their demonstrable vernacular character.

The group demonstrates the common stylistic changes in architectural expressions from this period.

HERCON criterion D

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 31 Casey Street Tatura
Address 31 Casey Street TATURA
Place Type House
Citation Date 2011

Significance Level Contributory



31 Casey Street, Tatura

Recommended Heritage Protection VHR No HI No PS Yes

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

Integrity

31 Casey Street has retained much of its integrity

History and Historical Context

GENERAL HISTORY

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,

HERITAGE CITATION REPORT

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 Kerford 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. 25, 27, 31 Casey Street through their physical fabric are representative of this period of development. Moreover, residential development in Casey Street from this period illustrates the establishment of its largely residential character and this can be compared to the increasing commercial development found in Hogan Street.

Description

Physical Description

31 Casey Street is an asymmetrical weatherboard cottage. Stylistically the cottage illustrates a change in vernacular design - away from the symmetry associated with the Victorian period and towards the asymmetrical a character more associated with the Edwardian and Federation period.

The cottage is double fronted with a hip and projecting gable roof. The recessed section has a concave and hip verandah supported by timber posts with a decorative cast iron frieze with brackets. There is a timber front door and a pair of timber framed double hung sash windows. The projecting bay has a plain gable front and a pair of timber framed and double hung sash windows.

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

HERITAGE CITATION REPORT

Physical Condition

The condition is good

Usage / Former Usage

31 Casey Street was constructed as a residence and it retains this use.

Intactness

31 Casey Street is relatively intact

Occupancy

31 Casey Street is occupied

Site Context

31 Casey Street is in a residential section of Casey Street Tatura

Statement of Significance

WHAT IS SIGNIFICANT?

31 Casey Street is one of a group of three early 20th century houses. These three houses demonstrate the character of the residential development of Casey Street during this period. The early 20th century was a time of increased growth and prosperity and is linked to the intensification of agriculture in association changes to land acts and the development of irrigation.

31 Casey Street demonstrate a change of aesthetic associated with the early 20th century. This includes asymmetrical facades and with the gable front forward of the entrance and the recessed porch.

25 & 27 Casey Street demonstrate a vernacular style that is strongly associated with the 19th century and the early residential development of Tatura and the municipality. Features such as a symmetrical facade with a central door flanked on either side by double hung windows and a verandah across the facade is typical. The corrugated metal gable roof falls into a skillion and provides a roof profile that is integral to its architecture.

HOW IS IT SIGNIFICANT?

25, 27 & 31 Casey Street Tatura are of historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

WHY IS IT SIGNIFICANT?

This group is of historic cultural heritage significance because as a group they provide tangible physical evidence of:

. the development of Tatura;

HERITAGE CITATION REPORT

. the changing status of Casey Street during the 19th century from the designated commercial street to a street that has become largely residential; and

. the extent and character of residential development during the early 20th century.

HERCON criterion A

This group is of aesthetic and architectural cultural heritage significance for their demonstrable vernacular character.

The group demonstrates the common stylistic changes in architectural expressions from this period.

HERCON criterion D

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 110 Craven Road TATURA (Gladfield)
Address 110 Craven Road TATURA **Significance Level** Local
Place Type Homestead Complex
Citation Date 2014



110 Craven Road, Tatura (Gladfield)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

The Tatura district was within the lands of the Bangerang Aboriginal peoples. The huge Toolamba or Innes pastoral station, of 87,801 acres [35,532 hectares], was established by David and Alexander Innes and gazetted in 1845. Taken over the next year by Henry and Patrick Stevenson, it was acquired in February 1868 by John, James and William Winter, who became the largest landowners in northern Victoria. James Winter, the sole leaseholder from 2 April 1867, forfeited in November 1877, having amassed over 26,000 acres [10,522 hectares] of freehold land. Winter created 'Dhurringile', his imposing Italianate mansion, in 1876-77, and became highly identified with Tatura.

Selectors moved in on James Winter's pastoral run under Section 42 of the Amending Land Act 1865, which limited holdings to 160 acres. Most of the Tatura area, however, was selected under the Land Act 1869, the 'selection before survey' Act, which came into operation in February 1870 and allowed for selections of up to 320 acres; it was the more generous terms of this Act that finally succeeded in achieving the Government's aims of 'putting the small man on the land.'

HERITAGE CITATION REPORT

The initial agriculture was grain-growing. Limited irrigation water was first made available to the western Goulburn Valley, in fact to this locality due to pressure from Mooroopna West landholders and community leaders, in May 1886. Initially this was from a pumping station on the Goulburn River south of Murchison while the Goulburn Weir was being constructed, then from the Weir in 1891. Irrigation made possible successful dairying and fruit-growing in this district and across the wider Goulburn Valley.

James Brady gained freehold of the 320 acres [129.5 ha] of Allotment 77, Parish of Toolamba, County of Rodney on 27 November 1889,[1] and like the majority of the early selectors and farmers in the area, he devoted the property to wheat-growing.

Brady constructed Gladfield, which is situated on Bayunga Road although the amalgamation of properties now gives it the above shared address, in 1908.[2]

James Brady sold the L-shaped 154 acre [62 ha] northern section of the allotment, which included Gladfield, to William Egerton Bunn on 31 August 1928,[3] although a newspaper report indicates that Bunn must have been leasing the property by at least 1919.[4] It was Bunn who gave the house its name, which became synonymous with his prize-winning Ayrshire dairy stud, after he had given up on grain growing.

From May 1936, members of the Ryan family conducted the farm,[5] but recently a descendent of the Craven family, which has held the land immediately to the east since it was selected by Robert Craven in the 1870s, purchased the Gladfield block.

[1] Title: Vol 2249 Fol 644

[2] Local historian Brian Williams, personal communication 24 February 2017

[3] Title: Vol 5443 Fol 579

[4] *Weekly Times*, 16 January 1932, p. 40

[5] Title: Vol 5443 Fol 579

Description

Physical Description

This homestead is a late Victorian homestead. It is representative for the region and the period. The facade has a central door flanked on either side by timber sash windows (with side lights) and this contributes to the symmetry of the main facade. Other typical features include the hipped roof, a bullnose return verandah and brick chimneys. The verandah returns on both sides and has retained its integrity.

The roof has retained the short sheets typical of the period.

HERITAGE CITATION REPORT

The integrity and intactness of this building is of note.

Statement of Significance

What is Significant?

The timber weatherboard Victorian homestead is significant.

This includes the architectural features associated with its period of construction, the return bullnosed verandah, the hipped roof, the brick chimneys, the timber weatherboard cladding, the timber-framed windows with side lights and the symmetrical facade.

How is it Significant?

The homestead is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

Gladfield is of historic significance for its association with the Brady family who were early settlers in the district.

It is of historic significance as it provides tangible physical evidence of the character of rural and regional development during the mid to late Victorian period. The scale and design of the building contributes to an understanding of the extent of economic growth and prosperity of the region. HERCON criterion A

It is of aesthetic significance for its representative architecture. It exhibits relatively simple architectural expression and largely relies on an asymmetry of expression and the use of typical elements such as timber-framed sash windows. It demonstrates what was typical for period and region. HERCON criterion D

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 110 Craven Road TATURA (Nimitybelle)
Address 110 Craven Road TATURA **Significance Level** Local
Place Type Homestead Complex
Citation Date 2014



110 Craven Road, Tatura (NimityBelle)

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The house at 110 Craven Road, Tatura dates from the 1890s, and the property has been in the hands of members of the Craven family from the selection era.

The Tatura district was within the lands of the Bangerang Aboriginal peoples. The huge Toolamba or Innes pastoral station, of 87,801 acres [35,532 hectares], was established by David and Alexander Innes and gazetted in 1845. Taken over the next year by Henry and Patrick Stevenson, it was acquired in February 1868 by John, James and William Winter, who became the largest landowners in northern Victoria. James Winter, the sole leaseholder from 2 April 1867, forfeited in November 1877, having amassed over 26,000 acres [10,522 hectares] of freehold land. Winter created 'Dhurringile', his imposing Italianate mansion, in 1876-77, and became highly identified with Tatura.

Selectors moved in on the limited land available on James Winter's pastoral run under Section 42 of the Amending Land Act 1865, which limited holdings to 160 acres. Most of the Tatura area, however, was selected under the Land Act 1869, the 'selection before survey' Act, which came into operation in February 1870 and allowed for selections of up to 320 acres; it was the more generous terms of this Act that finally succeeded in achieving the Government's aims of 'putting the small man on the land.'

HERITAGE CITATION REPORT

The initial agriculture was grain-growing. Limited irrigation water was first made available to the western Goulburn Valley, in fact to this locality due to pressure from Mooroopna West landholders and community leaders, in May 1886. Initially this was from a pumping station on the Goulburn River south of Murchison while the Goulburn Weir was being constructed, then from the Weir in 1891. Irrigation made possible successful dairying and fruit-growing in this district and across the wider Goulburn Valley.

Robert Craven selected the 319 acres [129 ha] of Allotment 81 Parish of Toolamba, County of Rodney on 11 July 1871 under the Land Act 1869.[1] Granted his licence and subsequently satisfying its terms, including having (unusually) built a house of weatherboard rather than of the more usual logs, he received his lease on 8 June 1875. The four-roomed house measured 24ft x 20ft by 9ft [7.3m x 6m x 2.7m].[2]

Robert Craven received the Crown Grant to Allotment 81 on 18 April 1879.[3] He purchased the neighbouring allotment of the south, Allotment 186 of 81 acres, on 14 September 1882.[4] A successful farmer, he died, on 5 October 1891. Probate documents show that at this time the family dwelling remained the four-roomed weatherboard house built during the licence period, now with a 'large kitchen' and 2 further rooms attached:[5] thus the current house was built after December 1891.

Craven's three executors, his wife Jane, his son William and brother William, administered the 400 acres [162 ha] of the amalgamated properties until a few years after Jane's death in 1918, with William and another son Frederick doubtless running the farm. Obviously a practical farmer, William had in 1904 patented a very successful wire strainer. The property passed in equal shares to the Cravens' eight children, males and females, for a short time from 7 November 1923,[6] but from 5 February 1926, sons William and Frederick jointly held and worked the property.[7]

William and Frederick farmed Nimitybelle together until 1949, when Frederick died, followed by William in 1956. The property was then held for various short periods by varying groups of family members, and William's son William John took over the running of the farm. He was a member of the Tatura Agricultural Society, a warden of the Anglican Church and a central figure in the Toolamba West (Tatura East) Progress Association; he ran the farm for around three decades.

From 1987 Nimitybelle has been run by Robert McCartney, nephew of William John Craven. The property has been extended by purchase of the adjoining property, and is now a sheep grazing operation.

[1] Selection file: Robert Craven

[2] Ibid.

[3] Title: Vol 1114 Fol 829

[4] Title: Vol 1405 Fol 829

[5] Probate documents at <https://www.ancestry.com.au> accessed 10 April 2017

[6] Title: Vol 1114 Fol 829

[7] Title: Vol 5090 Fol 917

Description

Physical Description

HERITAGE CITATION REPORT

Nimitybelle homestead is a good representative example of a mid to late Victorian homestead. It is representative for the region and the period. The design is defined by its symmetry and this is achieved through a central door flanked on either side by timber sash windows. Other typical features from the period include the hipped roof, the slightly concave verandah profile and the brick chimneys with brick cornices. The verandah returns on both sides.

The roof has retained the short sheets typical of the period.

The integrity and intactness of this building contributes to its significance.

The hay shed is constructed from earth fast timber (tree trunk) posts. The roof is clad with short sheets of corrugated metal roofing.

Statement of Significance

What is Significant?

Nimitybelle, the homestead at 110 Craven Road, Tatura, is significant.

This includes the architectural features associated with this style: the corrugated metal clad hipped roof, the symmetrical facade, the timber framed windows and doorways and the brick chimneys.

The hay shed with its timber posts and the short sheets of galvanised corrugated metal roof is significant.

How is it Significant?

The homestead is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic significance as it contributes to the group of homesteads dating from the late Victorian period to the early 20th century. As a group these buildings, through their scale and design, contribute to an understanding of the extent of economic growth and prosperity of the region during the late 19th to early 20th century. This was a period that saw the consolidation of irrigation, farming and other agricultural industries which resulted in an increasing prosperity. HERCON criterion A

The hay shed demonstrates a vernacular construction system that was commonly used for rudimentary outbuildings during the 19th and early 20th century. It is a rare surviving example in this region. HERCON criterion A

The homestead is of aesthetic significance as a local example of vernacular Victorian architecture. HERCON criterion D

The hay shed is of aesthetic significance for its simple proportions that have a classical-like simplicity. The textures of the unpainted timber posts contrast with the corrugated metal roof and combine to create a timeless addition to the rural cultural landscape. HERCON criterion E

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	Yes The timber posted hay shed is significant.
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name	815 Crawford Road TATURA (Fenton Hall)	
Address	815 Crawford Road TATURA	Significance Level Local
Place Type	Homestead Complex	
Citation Date	2014	

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

Fenton Hall was built progressively by George Crawford (1876-1937), son of Andrew Crawford of Woodlands at Tatura. Andrew Crawford, a resourceful and successful selector, gave each of his sons 131 ha [320 acres]; at least two daughters also received land, and George received Fenton Hall.

The property, Allotment 6 and the adjoining Allotment 10 in the Parish of Toolamba, County of Rodney, with a number of other adjoining allotments, had been part of the 10,660 ha [26,000 acres] of land purchased by the former squatter James Winter. Winter had amassed this large amount of land through tactics available to squatters (certificate system, dummying, auction, etc). Most of the land which Winter had obtained was located, like this block, on Toolamba, his huge former pastoral run. In the late 1860s and early 1870s, the Winter brothers had been the largest landholders in northern Victoria, controlling pastoral runs totalling almost 164,000 ha [400,000 acres], over half the land in the western Goulburn Valley. Winter had purchased this property from selector James Fenton Hall in 1877.

James Winter died on a trip to England in 1885, the object of which had been to purchase furniture for Dhurringile (Victorian Heritage Register Number H1554), his 68-room mansion built in 1877. His executors, brother William Winter-Irving and Joseph Taylor Pettett, stock agent, administered Allotments 6 and 10 and other nearby properties until William's death in 1901, whence William's executors sold off the holdings. Allotment 6 and Allotment 10 - in all, 172 ha [420 acres, two roods and four perches] - were purchased in George's name on 14 April 1902. At his marriage to Margaret McKenzie on 30 September 1903, the couple moved to the property.

At this time there was a small two-roomed building, a slab straw-roofed stable, and it seems, a hut. Family members have believed that the two rooms may have been a shepherd's or boundary rider's hut on the Toolamba pastoral run, the discovery of Chinese coins when it was demolished leading to the notion that the worker had been Chinese. Older family members also have indicated a 'shanty' on the allotment, as it is believed that the property was on the track used by diggers journeying between the Bendigo and Rushworth goldfields and the Ovens goldfields in the north east of the state.

In 1910 four rooms were added on the south of the small building with a breezeway between the kitchen and the new rooms; a separate dairy and storeroom had been built in 1906. In 1925 Fenton Hall gained its distinctive appearance when the house was extended, a new kitchen, dining room and sitting room being added, with the new all-encompassing roof and its gables. The builder in both 1910 and 1925 was Alex Miles of Tatura, assisted in 1925 by his sons Andy and Keith. Miles was a prolific local builder who constructed most of the substantial early public and commercial buildings in Tatura; he was also related to the family. Miles' joinery was of high standard, and George Crawford was known to have been very proud of his house, the best in the area at the time. In the 1890s or a little later Miles had built Woodlands, the house of George's parents, Andrew and Rebecca Crawford, to the south east of Tatura.

HERITAGE CITATION REPORT

George Crawford was a most successful and hard working farmer, developing Fenton Hall from a property with one boundary fence into an extremely productive mixed farm, well-known for the high quality of its farm horses. Two of his sons joined the Light Horse after World War One. He was a long-serving member of the Tatura Agricultural Society, a director of the Tatura Butter Factory and chairman of that body for the five or six years before his death at 60 in 1937. He was involved in most local activities, including the Harston Fire Brigade, school committee and gun club. He was highly involved in the Toolamba Presbyterian Church (as was the wider Crawford family), taking up many positions of responsibility over long periods.

The property has expanded and contracted over the years: now largely a dairy operation, it is still in the hands of descendants of George Crawford.

Fenton Hall underwent a major renovation of the interior in 1980, and at this time the cellar was filled in.

References:

Titles: Vol. 971 Fol.194152; Vol. 2843 Fol. 568472; Vol 2867 Fol.573234

John Lawry, *The 'Fenton Hall' Story 1903-2003*, Shepparton 2007

Stewart Morvell, *Heart of the Valley: Toolamba*, Shepparton, 1983.

WH Bossence, *Tatura*, Melbourne, 1969.

Anne Tyson, 'The Log Buildings of Merrigum', Public History Research Project completed in 2001 as part of a Master of Arts in History at Monash University

Plan of Part of the Echuca District the property of Messrs. Winter Brothers, 1863, PROV: (Pastoral Run Plan No. 1124)

Plan, Parish of Toolamba

Shire of Waranga Rate Books

James G Crawford, 'My Life', n.d., held by Tatura Historical Society

Bev Clement, 'Life History of Rebecca Crawford', 1994, held by Tatura Historical Society

Brian Williams, personal communications, 28 September 2015

Description

Physical Description

The large homestead is a restrained example from the Federation/Edwardian era. It is distinguished by its large corrugated metal roof with coupled gablet vents. The roof falls in an unbroken line to form a verandah. There is a sequence of gable breakfronts with a stylish frieze with brackets to the verandah posts. The regular spacing of the timber double-hung sash windows and the timber weatherboards contribute to this understated farmstead from the early 20th century.

HERITAGE CITATION REPORT

Statement of Significance

What is Significant?

The farmstead known as Fenton Hall is significant.

The house has been added to since its construction in the early 1900s. The earliest fabric, as well as later modifications (which include the encompassing roof), and the architectural features associated with Federation/Edwardian style, all contribute to the significance of the place.

The open garden area contributes to its setting.

How is it Significant?

Fenton Hall is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it significant?

Fenton Hall is of historic significance for its association with the settlement and agricultural development of the Harston locality. It is associated with the well-known and pioneering Crawford family. George Crawford was a successful farmer and a dedicated community member; he contributed to a number of local associations and organisations. HERCON criterion A

Fenton Hall is of aesthetic significance for its architecture. It is of aesthetic significance for its adaptation and the modifications that occurred during the early 20th century. These modifications have produced a good regional example of a large Federation/Edwardian era homestead albeit with a restrained use of Federation-era architectural features. HERCON criterion D

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name Robert Mactier VC Memorial Gardens
Address 1 Flanagan Place TATURA 202-218 Hogan Street TATURA **Significance Level** Contributory
Place Type Park or Garden Precinct
Citation Date 2011



World War Memorial

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

PLACE HISTORY

The public gardens were established in this location in the late 19th century. The rotunda was constructed c.1894 and the first concert was held in 1894.

The gardens are named in the memory of Robert Mactier. He was a Victoria Cross Winner. He dismantled two machine gun posts that were holding up the Battalion's advance upon a village - Mont St Quentin in 1918. He was killed during the last advance.

GENERAL HISTORY

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

HERITAGE CITATION REPORT

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.

1870s - 1900

Freehold land was made available through a series of legislations during the 1860s and 1870s. These acts were aimed at opening up blocks of land for small landholders and selectors. The success of the selectors brought an increasing prosperity to the area and ensured that Tatura prospered.

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 meant that additional settlement occurred to the east and in particular Hogan Street.

By 1879 there were hotels, a butcher, baker, saddlers and other commercial buildings, thirty houses but no public buildings. Many of the streets were named after politicians of the day:

The construction of the railway line in 1880 opened up the area to new markets and encouraged the growth of agriculture in the area. Irrigation, a railway station, a growing township and successful selectors ensured that Tatura continued to prosper and the community activities thrived. On 18 November 1890, Tatura was proclaimed an urban district with an area of 570 acres and a population of 2500.

1900 - 1914

During the early part of this period Closer Settlement brought more farmers to the area and as irrigation became more established there was a surety of seasons and the township flourished. The commercial area of Tatura moved away from the north west of the township and Hogan Street became the commercial centre for Tatura.

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 adjacent to the public gardens and 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.

Irrigation greatly assisted the development of the dairying industry and many farmers moved away from cropping and into dairying and horticulture. **World War I**

Many volunteers from Tatura and district went to fight for the Empire during World War I. Recruitment was fostered by the recruiting trains that came to Tatura.

Other local war efforts included:

. first aid classes were run in 1914 ;

HERITAGE CITATION REPORT

- . January 1915 the Red Cross Branch was formed with a Mens Red Cross Group in August 1915;
- . many of the local horses were sent to the war as mounts;
- . Local soldiers distinguished themselves and in particular Robert Mactier who was awarded a Victoria Cross.

At a local level the war period was a time of drought and the revenue from the Butter Factory dropped.

1920s

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.

Further developments in the town included:

- . two banks on opposite corners - the Commercial (1916) and the State Savings Bank (1914);
- . two new churches;
- . the slaughter yards at the eastern approach to the town were relocated;
- . street furniture was erected;
- . two motor garages were constructed;
- . three afternoon tea and ice cream rooms;
- . in 1928 the Hogan Street estate was subdivided.

DRAFT

Closer Settlement & the Inter War Years

The Closer Settlement Branch of the Lands Department had been established under the *Land Act of 1898*. Its activities were refined under *Closer Settlement Acts of 1904 and 1912*. The impetus of the act was to get men settled on the land.

TATURA 1946 - 1960

Post war growth consolidated the district's reputation as one of the premier agricultural areas in Victoria. Prior to the war advances in the mechanisation of agriculture were progressing. However, the war brought this to a halt. After the war things changed rapidly. A number of government initiatives including research and development meant that agriculture gained a momentum that was unparalleled.

Two events had a huge impact on the local community and these were the Royal visit (1954) and the Olympic torch relay (1956) The royal tour was the first visit by a reigning monarch. Vast numbers of local residents lined the roadside to see the Queen. They brought folding chairs, thermos flasks and picnic hampers to watch. Some drove from Tatura to Rochester to get a second glimpse of her. A boulder from the Dookie hills was set up in the Robert Mactier Memorial Park with the inscription "Her Majesty Queen Elizabeth II and H R H the Duke of Edinburgh passed here on Friday 5 March 1954."

HERITAGE CITATION REPORT

Description

Physical Description

The Robert Mactier VC Memorial Gardens are located in Hogan Street. These gardens were established during the late 19th century. The rotunda [constructed 1894] provides a focal point within the park and is also a feature when viewed from Hogan Street. The gardens are characterised by an informal planting of trees which vary in maturity. The Hogan Street facade is defined by a low stone faced wall.

The War Memorial has its main entrance on Hogan Street. The formality of this memorial is reinforced by two symmetrical plantings. The entrance to the War Memorial is flanked on either side by mature *Cupressus sempervirens* and their inherent character and symbolism adds to the sombre character of the memorial. Mature *Corymbia citriodora* are also located on either side of the memorial and slightly set back from Hogan Street.

In addition to these formal plantings there are a number of other significant trees and these include:

Lemon-scented gum (*Corymbia citriodora*) [near the Senior Citizens Club Rooms];

Another unidentified non-indigenous, planted eucalypt behind the lemon scented gum;

Canary Island date palm (*Phoenix canariensis*);

Liquid amber (*Liquidamar styraciflua*); and,

Areaceae - possibly *Washington filifera*

DRAFT

Another memorial contained within this park is a rock with a plaque commemorating the Royal Tour by Queen Elizabeth II in 1954.

Statement of Significance

WHAT IS SIGNIFICANT?

The Robert Mactier VC Memorial Gardens are located in Hogan Street. These gardens were established during the late 19th century. The rotunda [constructed 1894] provides a focal point within the park and is also a feature when viewed from Hogan Street. The gardens are characterised by an informal planting of trees which vary in maturity.

Of significance are:

Lemon-scented gum (*Corymbia citriodora*)

Unidentified non-indigenous, planted eucalypt behind the lemon scented gum

Canary Island date palm (*Phoenix canariensis*)

HERITAGE CITATION REPORT

Liquid amber (*Liquidamar styraciflua*)

Areaceae - possibly *Washington filifera*

The Hogan Street facade is defined by a low stone faced wall.

The War Memorial has its main entrance on Hogan Street. The formality of this memorial is reinforced by two symmetrical plantings. The entrance to the War Memorial is flanked on either side by mature *Cupressus sempervirens* and their inherent character and symbolism adds to the sombre character of the memorial. Mature *Corymbia citriodora* are also located on either side of the memorial and slightly set back from Hogan Street.

The Robert Mactier VC Memorial Gardens were named in honour of Robert Mactier a Victoria Cross awarded soldier.

HOW IS IT SIGNIFICANT?

It is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

WHY IS IT SIGNIFICANT?

They are of historic significance as an early public garden in Tatura and the municipality.

They are of historic significance as a memorial garden and in particular as a memorial to the fallen soldiers and as a specific memorial to Robert Mactier VC.

HERCON criterion A

They are of aesthetic significance for their plantings and the formality of the memorial. They provide a pleasing landscaped area within the Hogan Street commercial and residential areas.

The rotunda is of architectural significance for its design and as a representative building type that was commonly found within public gardens during the 19th century.

HERCON criterion D

Recommendations 2011

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

HERITAGE CITATION REPORT

Research be undertaken to determine the original design of the garden and, if this can be identified, that consideration be given to introducing some of these design elements.

DRAFT

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name 50 Ferguson Road Tatura
Address 50 Ferguson Road TATURA **Significance Level** Local
Date Circa 1915
Place Type House,Agriculture
Citation Date 2011



50 Ferguson Road

Recommended Heritage Protection VHR No HI No PS Yes

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

Integrity

The item has retained its integrity

History and Historical Context

50 Ferguson Road is representative of the types of development that are associated with the *Closer Settlement Acts* and the establishment of irrigation. The government introduced *Closer Settlement Acts* in 1915, 1918, 1922 and 1923 and *Discharged Soldiers Settlement Acts* in 1917 and 1924. By 1926, 15, 775 acres in the Shire of Rodney had been given over to Closer Settlement.

Description

HERITAGE CITATION REPORT

Physical Description

245 Ferguson Road is a weatherboard farmhouse located approximately 5 km from Tatura. It is set in a large landscaped garden. The main feature of the house is the two front gables with the projecting front gable creating a porch. There is a return verandah to the recessed section.

Stylistically the design is a mixture with the overall form owing elements of its character to an interpretation of the interwar bungalow. There is also retrogressive detailing found in the timber strapping to the gable and the timber fretwork to the porch area. Despite the asymmetry created by the two gables the facade has a strong symmetry with a central door and paired double hung timber sash windows centrally located in each section of wall. The timber fretwork to the porch adds a decorative element to what is a relatively simple architectural expression.

Physical Condition

The condition is good

Usage / Former Usage

The house is being used as a residence

Intactness

The item is relatively intact

Risk Rating

Risk of demolition or inappropriate works is low.

Occupancy

The house is occupied

Site Context

The site context is integral to the interpretation of the item. It is located in a rural setting with appropriate landscaping.

Comparative Analysis

Comparable properties can be found in the Tatura region.

Statement of Significance

HERITAGE CITATION REPORT

What is significant?

50 Ferguson Road, Tatura.

How is it significant?

50 Ferguson Road, Tatura is of local historic, social and aesthetic significance to City of Greater Shepparton.

Why is it Significant?

50 Ferguson Road Tatura is historically, socially significant as it provides tangible evidence of the development of agriculture during the early twentieth century. It is associated with Closer Settlement and the establishment of irrigation technologies. [HERCON Criteria A & G]

It is architecturally significant as a representative regional example of regional interwar architecture and the bungalow style. [HERCON Criterion D]

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name Tatura Masonic Lodge
Address 13 Francis Street TATURA **Significance Level** Local
Place Type Hall Masonic
Citation Date 2011



104936 C Masonic Lodge Francis St

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)
Free Classical

Integrity

The integrity of the architecture has been compromised by two additions to either side of the Hall. The additions to the north and south of the building have compromised the facade as they have compromised the strong symmetry of the original design.

History and Historical Context

The Masonic Hall was constructed in 1923/4.

The first meeting of the Rodney Masonic Lodge No 219 took place on 31 May 1912 - it was held at the Mechanics Institute. On 28 April 1924 a new Masonic Temple was dedicated and opened.

Description

Tatura Masonic Lodge
Hermes No 104936

Place Citation Report

12-Apr-2019

08:39 AM

HERITAGE CITATION REPORT

Physical Description

The Hall has been constructed from face red brick with contrasting cement rendered and pressed cement details. The corrugated iron gable roof is hidden behind the parapet.

The architectural detailing of the Masonic Hall has drawn heavily on classically derived motifs. These motifs have been used to reinforce the strong symmetry of the facade.

The three bay composition is articulated by cement rendered pilasters with stylised Ionic capitals. There are swag like details suspended from the capitals. The pilasters have a recessed panel and this assists in the definition of the pilasters. The pilasters finish with a dentil moulding and cornice line. The relatively simple pedimented parapet has string coursing and a cornice. At either end of the parapet the pilaster/column rises above the pediment line and is distinguished by the masonic symbol. The pediment contains the masonic symbol and the date of construction - 1923.

The three bays are punctuated by timber framed windows that have two vertical panes surmounted by eight smaller panes. This style of window complements the overall design of the facade.

There is a low brick fence to the front of the building and a wrought iron gate.

Intactness

The Masonic Hall is relatively intact.

Occupancy

The Masonic Hall is still used for regular meetings.

Statement of Significance

What is significant?

The Masonic Lodge at 13 Francis Street, Tatura.

How is it significant?

The Masonic Lodge is of historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it significant?

The Masonic Lodge is representative of the activities of the Masons in the Tatura region. The Masons(as a community group)have been well represented throughout Victoria & Australia and while its activities are not well publicised the society is seen as being important for historic and social reasons during the development of the township of Tatura. [Hercon Criteria A & G]

Architecturally the Masonic Hall is a good representative example of the particular style and type of architecture

HERITAGE CITATION REPORT

associated with Masonic Halls.

The Masonic Hall illustrates a stylistic version of Interwar architecture that is classically derived. [Hercon Criterion D]

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name All Saints Anglican Church and Rectory
Address 18-20 Francis Street TATURA **Significance Level** B
Place Type Church,Presbytery/Rectory/ Vicarage/Manse
Citation Date 2004



All Saints Anglican Church

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

Tatura's first purpose built Anglican Church was a small timber building opened on 24 April, 1881. By September 1886, fundraising activities were underway to construct a new brick church. The new church, All Saints, was opened on Christmas Day, 1887, to honour the jubilee of Queen Victoria; it was dedicated on 25 December the following year. The works were overseen by Mr Charles Grover, the total cost of the new building being £352/11/2. The bricks were made locally by Messrs Earnshaw and Lockwood, while the church bell was the former fire bell from 'Dhurringile Station'. The rectory was constructed in 1903 to replace an early timber building on 18 acres which had been acquired in 1888. In 1914 the former Baptist church was relocated to the site to serve as a church hall. A new brick church hall built to replace this was dedicated on 15 April, 1961.

References

William Bossence, *Tatura and the Shire of Rodney*.

Keith Cole, *A History of the Diocese of Bendigo*.

Eric Evans, *First Decade, All Saints Church of England, Tatura*.

HERITAGE CITATION REPORT

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

10.0 Worshipping

Description

Physical Description

All Saints Anglican Church in Francis Street, Tatura is a small red face brick building comprising nave, central projecting front porch and later rear sacristy and hall wing at the rear. A later covered link at the front of the church joins the building with an adjacent office and bell tower. The church and porch have parapeted gabled roofs clad with corrugated galvanised steel and the parapets are finished with rendered copings and finials. The low pitched roofs of the additions are clad with steel deck roofing. The buttressed side walls of the nave contain regular repetitive fenestration of pointed arch openings with rendered dressings and timber-framed fixed sash windows with leadlight glazing. The porch contains a pair of side timber-framed entrance doors. The rear wing, which is an obvious addition contains timberframed fixed sash windows with contemporary leadlight glazing. The adjacent rectory is a single-storey double-fronted Edwardian residence of brick (overpainted) construction, with hipped roof clad with corrugated galvanised steel. The roofline retains brick chimneys with corbelled caps and a wide skillionroofed verandah with timber posts and non-original concrete floor encircles the house. The facade contains two pairs of timber-framed double-hung sash windows and the entrance, which contains a 4 panelled timber door, is from the end of the return verandah.

Physical Condition

Rectory - GOOD

Church - FAIR

Intactness

Rectory - GOOD

Church - FAIR

Australian Heritage Commission Criteria

HERITAGE CITATION REPORT

Australian Heritage Commission

8.6 Worshipping

9.6 Mourning the dead

Statement of Significance

All Saints Church and Rectory are of local historical, social, spiritual and aesthetic significance. Erected in 1887, as a replacement for the first Anglican Church, a small timber building, the church provides evidence of the pressing need for a larger building to service the growing population. The site has served as a place of spiritual worship and community activity for local Anglicans for 115 years. The construction of the rectory demonstrates the importance of All Saints as a Parish church. Aesthetically, the church is a relatively intact example of a rural Victorian-era church, of which there are numerous other examples in the municipality.

Recommendations 2004

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Yes
Yes
Yes All mature trees
Yes Rectory
Yes
Greater Shepparton Heritage Incorporated Plan
No

Other Recommendations

. The recent rear addition can be altered, adapted or demolished as required. It is desirable that the covered link to the rectory be demolished to assist in interpretation of the original building, however the bell should be retained. . Repair damp-affected brickwork and failing render. . Consider removal of paint from rectory brickwork by non-abrasive method and otherwise investigate external paint colours. . Consider reconstructing original fence.

HERITAGE CITATION REPORT

Name	80 Gowrie Park Road TATURA (Gowrie Park)	
Address	80 Gowrie Park Road TATURA	Significance Level Local
Place Type	Cool room, Homestead Complex	
Citation Date	2014	

Recommended Heritage Protection	VHR Yes HI No PS Yes
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Architectural Style	Victorian Period (1851-1901)
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History and Historical Context

The Tatura district was within the lands of the Bangerang Aboriginal peoples. The huge Toolamba or Innes pastoral station, of 87,801 acres [35,532 hectares], was established by David and Alexander Innes and gazetted in 1845. Taken over the next year by Henry and Patrick Stevenson, it was acquired in February 1868 by John, James and William Winter, who became the largest landowners in northern Victoria. James Winter, the sole leaseholder from 2 April 1867, forfeited in November 1877, having amassed over 26,000 acres [10,522 hectares] of freehold land. Winter created 'Dhurringile', his imposing Italianate mansion, in 1876-77, and became highly identified with Tatura

Selectors moved in on James Winter's pastoral run under Section 42 of the Amending Land Act 1865, which limited holdings to 160 acres. Most of the Tatura area, however, was selected under the Land Act 1869, the 'selection before survey' Act, which came into operation in February 1870 and allowed for selections of up to 320 acres; it was the more generous terms of this Act that finally succeeded in achieving the Government's aims of 'putting the small man on the land.'

The initial agriculture was grain-growing. Limited irrigation water was first made available to the western Goulburn Valley in May 1886. Initially this was from a pumping station on the Goulburn River south of Murchison while the Goulburn Weir was being constructed, then from the Weir in 1891. Irrigation made possible successful dairying and fruit-growing in this district and across the wider Goulburn Valley.

Alexander Stewart gained freehold of the 318 acres [128.5 ha] of Allotment 20, Parish of Toolamba, County of Rodney, on 26 January 1881, and of Allotment 20 (305 acres or 123.5 ha), which adjoined it on the south, on 8 April 1881. The railway line of 1880 traversed both.[1]

Alexander Stewart was a staunch Presbyterian and a local church leader, early Presbyterian church services being held at Gowrie Park from the late 1870s; a kurrajong tree (*Brachychiton*) planted to commemorate the last service at the property is still extant, although the date of planting is unclear.[2] Stewart had an interest in the breeding of Clydesdales and other draught horses, offering imported British stallions at stud.[3]

HERITAGE CITATION REPORT

After Alexander Stewart's death at Gowrie Park on 4 November 1891, his son George took over the property. The original section of the house dates to the Stewarts' time, built, it is believed, by Alex Miles, a Tatura builder who constructed a number of the prestigious houses in the district, including James Crawford's Woodlands, George Crawford's Fenton Hall, and James Wilson's Kelvin Grove.[4] The bathroom and laundry at Gowrie Park were both separate buildings detached from the house. The dairy cool room with its large gabled roof was partially sunk into the earth, to attempt to ensure a cool and constant temperature. The original floor of this small building, now a storeroom referred to as 'the cellar', was earthen, the walls lined with racks, and the chimney served the stove on which scalded cream was produced.[5]

George Alexander allowed Gowrie Park, on the eastern edge of the town, to be used for community and sporting events; for example in 1900 he provided the newly-established Tatura Rifle Club with 'an excellent site' for a rifle range,[6] and hosted local Presbyterian Sunday School picnics.[7]

In August 1919, George Alexander offered Gowrie Park for sale. Announced as 'Unlocked at last!', 38 allotments totalling 624 acres [252.5 ha] were advertised for sale, ranging in size from 2 acres [0.8 ha] to 150 acres [220.5 ha]. The latter included 'Gowrie Park House, a fine building of 6 rooms, and necessary outbuildings, consisting of hardwood stable covered with iron, 16 stalls and 2 loose-boxes; cow shed, smithy, windmill, water laid on to a very nice garden of one acre.' [8]

DRAFT

Thirty-six of the allotments sold, but not, it seems the homestead block, which it appears was leased out to David Clarence Russell in 1922.[9] The Russell family grazed sheep, and David Russell was involved in sheepdog trialling.[10] On 11 December 1929 the property was purchased by Elizabeth Maude Russell, and transferred to her son David Clarence Russell on 7 October 1930.[11] The Russell family has held the property since, and extended and remodelled the original building.[12]

On 5 April 1971 Gowrie Park passed to Richard Russell, who undertook some alterations in around 1998.[13]

[1] Plan: Parish of Toolamba

[2] Richard Russell, personal communication, 9 April 2017

[3] For example *Kyabram Union*, 19 September 1890, p. 3

[4] Richard Russell, op. cit.

[5] Richard Russell, op. cit.

[6] *Weekly Times*, 23 June 1900, p.39

HERITAGE CITATION REPORT

[7] *Kyabram Guardian*, 2 October 1914, p. 2

[8] *Argus*, 30 August 1919, p. 2; *Goulburn Stock and Property Journal*, 16 July 1919, p. 2

[9] Richard Russell, op. cit.; SRWSC Irrigation Ratebooks for 1922

[10] For example *Argus*, 18 November 1939, p.17

[11] Titles: Vol 5520 Fol 864; Vol 5612 Fol 2315

[12] Richard Russell, op. cit.

[13] Title: Vol 5612 Fol 2315; Richard Russell, op. cit.

Description

Physical Description

The dairy cool room has a large gabled roof clad with corrugated metal. It has been constructed as a semi-underground building with masonry walls. The original floor of coolroom, now a storeroom, and referred to as 'the cellar', was earthen, the walls lined with racks, and the chimney provided ventilation as well as the capacity to scald cream.

The large brick homestead has undergone many changes and additions.

Statement of Significance

What is Significant?

Gowrie Park at 80 Gowrie Park Road, Tatura is significant.

How is it Significant?

Gowrie Park is of local historic, aesthetic and technical cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

Gowrie Park is of historic significance as it provides tangible physical evidence of the character of rural and regional development during the late 19th and early 20th century. The scale and design of the building contributes to an understanding of the extent of economic growth and prosperity of the region during this period. It assists in demonstrating the impact of the consolidation of farming and agricultural industries on the prosperity of the region.

As a group, homesteads, through their scale and design, contribute to an understanding of the extent of economic growth and success of particular agricultural districts.

It is of historic significance for its association with the establishment of the Presbyterian religion in the Tatura district.

HERITAGE CITATION REPORT

It is of historic significance for its 19th and 20th century association with community and sporting events such as the Presbyterian Sunday School picnics and provision of a rifle range for the Tatura Rifle Club. HERCON criterion A

Gowrie Park is of aesthetic significance for the surviving Victorian character. Although the house has been altered there is still evidence of the earlier Victorian homestead. HERCON criterion D

Gowrie Park cool room is of technical significance as a representative example of this particular type of coolroom construction. This includes its semi underground construction, the large roof space and the chimney which provided ventilation to prevent the taint of mould or mustiness. This is a rare surviving building type. HERCON criteria F & B

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 17 Hogan Street TATURA
Address 17 Hogan Street TATURA **Significance Level** Local
Place Type House
Citation Date 2014



17 Hogan Street, Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

History and Historical Context

During the Interwar period irrigation became more established and Tatura and the region flourished. 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, for the subdivision facing onto Casey and Kerferd Streets and the Crown Reserve adjacent to the public gardens. Moreover, Hogan Street was developing into an important thoroughfare. The extension of the residential development in Hogan Street West demonstrates the economic growth associated with this period.

Description

Physical Description

The Edwardian styled architecture is characterised by the asymmetry of its design and the relatively complex roof forms. The walls are clad with cement sheeting and weatherboards and while this was an economic decision it contributes to the

HERITAGE CITATION REPORT

aesthetics through contrasting textures and finishes.

Statement of Significance

What is Significant?

The houses at 17 Hogan Street, Tatura is significant.

How is it significant?

It is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it significant?

17 Hogan Street is of historic significance as it provides tangible physical evidence of the impact of the development of irrigation technologies and the consolidation of dairying and horticultural practices during the Interwar period. HERCON criterion A

17 Hogan Street is of aesthetic significance for its Edwardian styled architecture. The architectural features are simplified and the use of readily available materials such as cement sheeting, weatherboards and galvanised metal contributes to its regional character. The simplicity of the design is enhanced by the judicious sense of proportions and scale of openings. HERCON criterion D

17 and 21 Hogan Street, Tatura are two surviving examples from a group of houses built at a similar time by a local builder.

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name	21 Hogan Street TATURA	
Address	21 Hogan Street TATURA	Significance Level Local
Place Type	House	
Citation Date	2014	

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

During the Interwar period irrigation became more established and Tatura and the region flourished. 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, for the subdivision facing onto Casey and Kerferd Streets and the Crown Reserve adjacent to the public gardens. Moreover, Hogan Street was developing into an important thoroughfare. The extension of the residential development in Hogan Street West demonstrates the economic growth associated with this period.

Description

Physical Condition

The Edwardian styled architecture is characterised by the asymmetry of its design and the relatively complex roof forms. The walls are clad with cement sheeting and weatherboards and, while this was an economic decision, it contributes to the aesthetics through contrasting textures and finishes.

Statement of Significance

What is Significant?

The houses at 21 Hogan Street, Tatura is significant.

How is it significant?

It is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it significant?

21 Hogan Street is of historic significance as it provides tangible physical evidence of the impact of the development of irrigation technologies and the consolidation of dairying and horticultural practices during the Interwar period. HERCON criterion A

HERITAGE CITATION REPORT

21 Hogan Street is of aesthetic significance for its Edwardian styled architecture. The architectural features are simplified and the use of readily available materials such as cement sheeting, weatherboards and galvanised metal contributes to its regional character. The simplicity of the design is enhanced by the judicious sense of proportions and scale of openings. HERCON criterion D

17 & 21 Hogan Street, Tatura are two surviving examples from a group of houses built at a similar time by a local builder.

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 42-50 Hogan Street, Tatura - Commercial Hotel
Address 42-50 Hogan Street (cnr. Rushworth - Tatura & Tatura - Undera Roads) TATURA **Significance Level** Local
Place Type Hotel
Citation Date 2004



Commercial Hotel after the paint was removed from the masonry

Recommended Heritage Protection VHR No HI No PS Yes

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

History and Historical Context

According to the *Goulburn Advertiser*, within months of the proclamation of Tatura in 1874, there were 'two or three hotels and stores' in and around the township reserve. The first hotel was constructed by Messrs Ross and Currie on the opposite corner to the later Commercial Hotel. By 1876 there were six hotels operating in Tatura. This site was originally intended as the Tatura flour mill, however when a well was put down, it indicated an inadequate water supply. The first Commercial Hotel on the site is believed to have been constructed by Ted Reid in the 1870s. By 1886 the hotel was the property of Thomas Hogan, selector and owner of all the land to the north of Hogan Street and a prominent community member, trustee, commissioner and councillor. His wife Anne Hogan was listed as the publican from 1886 until 1908, followed by Charles Brady then Thomas Quinn. Hogan also owned an adjacent shop and cottage, for which Annie Hogan was listed as the occupant. The hotel was valued at £40 in 1886, this rising to £60 in 1890, with the hotel and cottage listed together as £100 after 1908. The property remained in the control of Hogan's executors as late as 1930. By this time it was valued at £200 and had probably undergone external remodelling.

HERITAGE CITATION REPORT

References

William Bossence. *Tatura and the Shire of Rodney*.

Shire of Rodney Ratebooks

Identified By

SOMA Design Partnership, June 2001

Relevant Historical Australian Themes

Thematic Environmental History

11.1 Eating, Drinking and More; the role of the country 'pub'

Description

Physical Description

The Commercial Hotel, Hogan Street, Tatura, is an Edwardian double-storey brick (overpainted) corner hotel with parapeted hipped roof clad with corrugated galvanised steel. The parapet contains 'COMMERCIAL HOTEL' in pressed cement lettering on both elevations and features regular pedestals which give a castellated effect. Beneath the parapet is a deeply moulded and modillioned cornice. A wide return verandah supported on brick piers which contains a distinctive arched opening to the corner entrance and timber balustrade, runs a long the street elevations. Both elevations have regular fenestration at first floor level with timber-framed double hung sash windows and multi-paned top sashes, however timber-framed and fibro-cement sheet clad additions have been constructed at the first floor level on the eastern verandah. The ground floor Hogan Street elevation has been obscured by the construction of a timber-framed 'sun room' onto the verandah and most windows in the east elevation have been replaced. A red brick kitchen addition has been constructed south of the hotel.

To the west of the hotel is an earlier single-storey weatherboard building (possibly the cottage occupied by Anne Hogan) with double transverse gable roof clad with corrugated galvanised steel. The gable ends retain early weatherboards, whereas the remainder of the building has largely been re-clad with Hardiplank. A skillion verandah to the street elevation is supported by timber posts and a low steel fence has been erected along the front. An adjoining drive-through bottle shop has been constructed to the west and mature Pepper trees (*Schinus molle*) surround the hotel carpark..

Physical Condition

GOOD

Intactness

GOOD

Previous Statement Significance

The Commercial Hotel, Hogan Street, Tatura, is of local historic, social and aesthetic significance. The site has been occupied by a hotel since the 1870s, thereby demonstrating a remarkable continuing use from the earliest phase of settlement in the area, which is evidenced by the remaining single-storey building. Since the earliest days of settlement the hotel has been an important focus for local social activity and recreation. The present building, erected in the c.1870s and remodelled in the 1920s is a largely intact example of an Edwardian hotel and is a prominent element in the streetscape.

Australian Heritage Commission Criteria

Australian Heritage Commission

DRAFT

3.21 Lodging people

4.5 Making towns to serve rural Australia

8.4 Eating and drinking

Statement of Significance

What is Significant?

The Commercial Hotel, 42-50 Hogan Street, Tatura is significant.

How is it Significant

The Commercial Hotel is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

The Commercial Hotel is of historic significance as one of the earliest surviving buildings in Tatura. The present hotel, was constructed in 1870s and remodelled in the 1920s and is a largely intact example of an Edwardian hotel. Since the earliest days of settlement, the hotel has been an important focus for local social activity and recreation.

The hotel is associated with Thomas and Anne Hogan. Thomas was the owner of much of the land to the north of Hogan

HERITAGE CITATION REPORT

Street and was largely responsible for the development of Hogan Street as the main commercial thoroughfare instead of Casey Street. Anne Hogan was listed as the publican from 1886 until 1908 and possibly occupied the earlier single-storey weatherboard building (to the west). Hogan was a prominent community member, trustee, commissioner and councillor. HERCON criteria A & G

The Commercial Hotel is of aesthetic and architectural significance for its Edwardian styling. Features such as the double storey brickwork (recently restored), the double storey verandah, the double hung sash windows with multi-paned top sashes, the decorative cornice and parapet with castellated styling contribute to its aesthetic significance.

The building contributes to the historic streetscape. HERCON criterion E

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. Remove sun-room from Hogan Street elevation and reconstruct original openings. . Remove fibro-cement sheet addition from verandah. . It is desirable to re-clad the timber-framed building with weatherboard of correct profile, reconstruct original openings and remove steel fence and bottle shop. . Retain original unpainted finish to face brickwork and otherwise investigate original external paint colours. . Restrict signage to existing amount

HERITAGE CITATION REPORT

Name 49 Hogan Street, Tatura (the former Rodney Irrigation Trust Office)
Address 49 Hogan Street TATURA **Significance Level** Local
Place Type Community Objects
Citation Date 2004



The former Rodney Irrigation Trust Office

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

In its first year of existence, 1886, the Shire of Rodney entered the United Echuca and Waranga Waterworks Trust. In 1889, however, the separate Rodney Irrigation Trust was gazetted to serve the local community. Headquarters for the new Trust were constructed along Hogan Street, the new building containing offices for engineer Walter Scott Murray and a front room where locals could pay their rates over the counter. By 1906 the state's irrigation trusts had been replaced by the new State Rivers and Water Supply Commission. After the dissolution of the Rodney Trust, the building was at one stage used as a private residence and surgery by Dr James Park. A small timber extension (now demolished) was added to the rear. In 1988 the Rodney Shire council and the Commonwealth Bicentennial Fund provided a grant that enabled the Tatura & District Historical Society to acquire the building, which it renovated and converted into the Tatura World War 2 Wartime Camps and Irrigation Museum.

References

William Bossence. *Tatura and the Shire of Rodney*.

HERITAGE CITATION REPORT

Mr Arthur Knee, pers comm.

Identified By

SOMA Design Partnership, June 2001.

Description

Physical Description

The former Rodney Irrigation Trust Office at 49 Hogan Street, Tatura, is a single-storey face brick (overpainted) commercial building with a parapeted hipped roof clad with corrugated galvanised steel.

The street frontages are screened by an ogee-profile verandah supported on stop chamfered timber posts featuring a cast iron frieze and corner brackets. The parapet is delineated by moulded string courses and has a rendered finish and modern painted signage. The Hogan Street facade of the building has a single timber 4-panelled door with highlight over, flanked by a pair of timber-framed double-hung sash windows. A second entrance contains a pair of timber 3-panelled doors and both doors are surmounted by highlights. The side elevation contains a pair of timber-framed double-hung sash windows. Modern alterations include the meeting room addition and shade cloth awning at the rear, concrete verandah floor and powder-coated palisade fence. The side garden contains an early timber flagpole.

Physical Condition

GOOD

Intactness

GOOD

Previous Statement Significance

The former Rodney Irrigation Trust Office is of local historic and aesthetic significance. The building is associated with the early operations of the Trust, a most significant organisation in the establishment and management of rural water supply to the Goulburn Valley and north-east Victorian irrigated areas.

Aesthetically, the building is a substantially intact example of a Victorian office building which makes a contribution to the historic streetscape.

Australian Heritage Commission Criteria

Australian Heritage Commission

3.4 Utilising Natural Resources

Statement of Significance

What is Significant?

The former Rodney Irrigation Trust Office is significant.

The single storey parapeted brick building with the hipped roof and verandah is significant.

The later addition that houses the Prisoner of War and Internment Museum; the shade cloth structure and the hollow tube palisade fence are not significant.

The painted finish found on the former Trust building is not significant.

How is it Significant?

The former Rodney Irrigation Trust Office is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The former Rodney Irrigation Trust Office is of local historic and social significance for its association with the Rodney Irrigation Trust. This trust managed the rural water supply to the Goulburn Valley and north-east Victorian irrigated areas. The Trust ceased operations in 1906 when the state's irrigation trusts were replaced by the new State Rivers and Water Supply Commission. Irrigation aided the development of the extensive agricultural and horticultural industries in the Goulburn Valley and contributed to the early 20th century economic prosperity in this region. HERCON criteria A & G

It is of local architectural significance.

The building is a substantial and intact example of a representative Victorian office building.

The building contributes to the historic streetscape. HERCON criterion D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

Other Recommendations

. Remove overpainting from brickwork and otherwise investigate original external paint colours . Repair bases of timber verandah posts . Consider removal of the fence and reconstruction of any original fence . Limit signage to existing quantity.

DRAFT

HERITAGE CITATION REPORT

Name 65-75 and 70-82 Hogan Street TATURA (Sacred Heart Catholic Church complex, St Marys College and Sacred Heart Convent)

Address 65-75 Hogan Street TATURA 70-82 Hogan Street TATURA **Significance Level** Local

Place Type Religious Precinct

Citation Date 2014



Sacred Heart

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940), Victorian Period (1851-1901), Postwar Period (1945-1965)

History and Historical Context

The foundation stone for the first Roman Catholic Church at Hogan Street was laid on 29 April, 1888.

Father T J O'Connell commenced a ministry at the church in 1896. The church served a growing congregation, and by June 1911, under the leadership of O'Connell, a project commenced to raise funds for and build a new, larger building. The existing Sacred Heart Church was opened at a special service attended by 700, which was held on 15 December 1912. Designed by Melbourne based architects, Kempson & Connelly, it was built at a cost of £9,000. Occupying a prominent site within the town, the imposing new church reflected the notably strong influence of the church on the community, which had also established the Sisters of Mercy convent. Father O'Connell was interred inside the church in 1945.

HERITAGE CITATION REPORT

The existing presbytery was opened and blessed on 19 November 1961.

On 2 November 1899, Father O'Connell of the Tatura Roman Catholic Church, applied to the Bendigo diocese for a foundation of teaching nuns to be established at Tatura. The Sisters of Mercy nuns arrived one year later, and established themselves in a small six roomed cottage where they lived for the next four decades. A new church primary and secondary school was opened on 4 November 1900, the nuns using one of the rooms in the cottage as a temporary classroom before a new brick classroom could be built. In 1901 the Church opened St Mary's College Hall, a substantial red brick convent used to accommodate boarders. A brick fence was built around the site in 1935. In 1941 the new college and convent was opened adjoining the old building, with the foundation stone laid by Right Reverend Dr D McCarthy on 8 June that year. Students continued to board at St Mary's Hall until 1952, the building ceased to be used as a college in 1961. An appeal was launched to restore St Mary's after a fire in 1973, and the refurbishment was completed in 1978.

William Bossence, *Tatura and the Shire of Rodney*.

One Hundred Years of Love and Learning: the Centenary of the Sisters of Mercy and Catholic Education at Sacred Heart School and St Mary's College Tatura 1900-2000.

Description

Physical Condition

The Sacred Heart Church

Sacred Heart Church, Hogan Street, Tatura, is a Romanesque tuck-pointed face red brick church consisting of nave with sanctuaries and sacristies to the rear. Each section has a parapeted gabled roof clad with slate, with the exception of the east vestry, which has been re-roofed with glazed terracotta tiles.

The brickwork is relieved by numerous distinctive rendered dressings and mouldings including mock machicolation, copings, pinnacles, niches, label moulds, corbels and crosses. The buttressed facade contains a central recessed porch which is accessed via a pair of corbel arched openings. The gable end features four leadlight glazed windows arranged beneath a stilted arched moulding. It is flanked by a pair rendered niches (empty). The buttressed side elevations contain regular fenestration with semi-circular arched heads and steel-framed fixed sash windows with leadlight glazing. The projecting sacristies are similarly detailed.

The church is flanked by the 1961 presbytery to the west and later school to the east.

The Presbytery

The presbytery is a typical 1960s brick veneer house. Features such as the face brickwork, the multiple facades and the unadorned architecture all contribute to the expression of this style.

20th century school building

The post war red brick school building demonstrates many of the features associated with this period and building type. The use of face red brick and a regular fenestration pattern all contribute to its representative architecture.

Fence - Church compound

HERITAGE CITATION REPORT

A face red brick fence with brick dwarf wall and piers and wrought iron palisade and gates defines the Hogan Street boundary.

The Sacred Heart Convent and St Mary's College

The complex containing the Sacred Heart Convent and St Mary's College, 70-82 Hogan Street, Tatura, consists essentially of two large buildings (1901 and 1941), linked by a smaller single-storey building at the rear (1941), which may incorporate some sections of an earlier structure.

The Convent

The 20th century convent is an inter-War double-storey face red brick institutional building with hipped and bellcast glazed Marseilles pattern terracotta tile clad roof and verandahs. The deep double-storey verandah is supported by brick piers and balustrades which feature clinker brick header and soldier course detailing. At ground floor level the facade contains irregular openings including an off-set pair of glazed timber doors, flanked by paired timber-framed double-hung sash windows. All windows have clinker brick soldier course heads. Further west, the ground floor facade projects in line with the verandah and contains pointed arch timber-framed fixed sash windows with leadlight glazing either side of a pointed arch rendered niche. A single-storey wing at the rear of the building would appear to incorporate an earlier structure in the north-west corner, possibly related to the 1901 convent.

Fence

A face red brick wall (1935), which includes clinker brick header course and wrought iron gates, fences the street frontages of both buildings.

St Mary's College

St Mary's college is a large Late Victorian double-storey tuck-pointed (facade only) face red brick building of eclectic design with parapeted gabled roof clad with corrugated galvanised steel. Gable ends feature rendered banding, copings, crosses and louvred vents in niche-like recesses. The central doublefronted wing is screened by a double-storey cast iron verandah with tessellated tiled floor which returns on both sides. The facade has vermiculated (ground floor only) quoins and a rendered plinth. At ground floor level the facade has a central entrance containing timber 3-panelled two-leaf doors surrounded by an ornate rendered aedicule with Doric columns and triangular pediment. It is flanked by a pair of timber framed double-hung sash windows which are set within semi-circular arched recessed panels which feature rendered dressings with fan motif and scalloped sill apron. At first floor level the facade contains a pair of timber-framed double-hung sash windows. The side elevations also contain timber-framed double-hung sash windows, however fenestration is irregular. The small projecting side wings contain single openings with 4-panelled timber doors from the verandah. A later single-storey red brick addition has been constructed at the rear.

The property is distinguished by a mature Canary Island Date Palm (*Phoenix canariensis*).

Statement of Significance

What is Significant?

The Sacred Heart Catholic Church, the Presbytery and the 20th century school buildings are significant.

The Sacred Heart Convent and St Mary's College are significant.

HERITAGE CITATION REPORT

The brick fences (found at the Catholic Church complex and the convent) are significant.

The garden settings and landscaped surrounds found at both complexes are significant.

The contribution that these buildings make as a defined group within the streetscape is of significance.

The 21st century school buildings are not significant.

How is this group of buildings Significant?

The Catholic complex is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The complex is of historic and social significance as it demonstrates the role of Catholicism in the local area and as a place of Catholic worship since the late 1880s.

The Convent and St Mary's College are of historic significance as both facilities assist in demonstrating the role that Catholic nuns had to play in the education of children from the late 19th and up to the mid 20th century. HERCON criterion A

The complex is of aesthetic significance for its architecture. The 1912 church was designed by Melbourne architects, Kempson & Connelly and it is a fine example of Romanesque ecclesiastical design. The church forms an imposing landmark in Tatura, particularly when viewed in the context of the whole Catholic complex. HERCON criterion E

The Presbytery is of aesthetic significance for its representative 1960s architecture. HERCON criterion D

The mid 20th century school building is of aesthetic significance as a representative example of the type of architecture associated with scholastic buildings from the 1960s. The architectural features are regular as found in the systematic placement of bands of windows, the face brickwork and the simple low pitched roof. HERCON criterion D

The landscaped grounds to the Catholic church complex and the face red brick fence with brick dwarf wall and piers and wrought iron palisade and gates are of aesthetic significance as they provide a setting for these buildings as well as contributing to the streetscape values of Hogan Street. HERCON criterion D

The Convent is of aesthetic significance for its architecture. The building demonstrates many of the architectural features of the period. It is of note for its well-crafted and extensive use of timber and brick during a period when these building products were rationed as a consequence of World War II. HERCON criterion E

The brick fence and landscape setting found at the Convent are of aesthetic significance. They contribute to the setting of the building as well as contributing to the streetscape values of Hogan Street. HERCON criterion D

St Mary's College is of aesthetic significance for its decorative and eclectic turn of the century ecclesiastic architecture. HERCON criterion E

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	Yes The Palm tree (<i>Phoenix canariensis</i>) and all mature trees
Fences & Outbuildings	Yes The convent, college building and all the external brick fences to this religious complex along Hogan Street
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

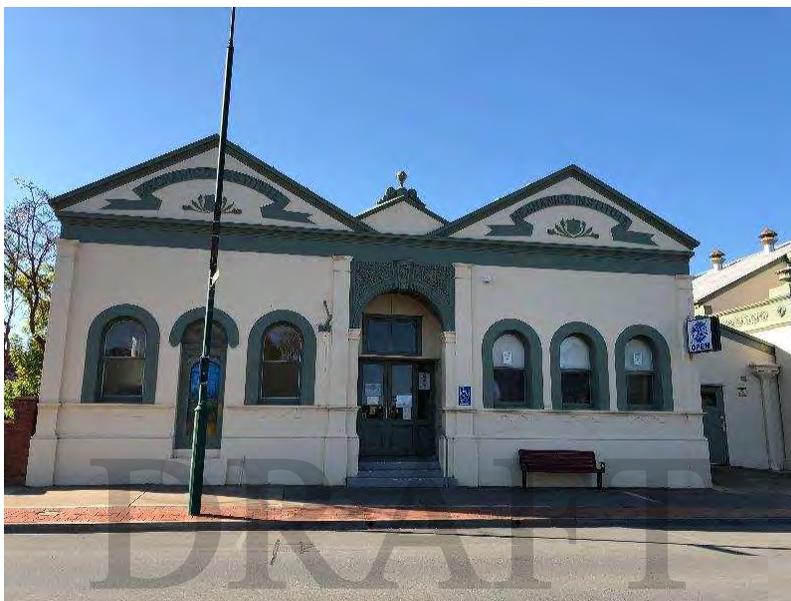
Other Recommendations

The internal controls apply to the internal layout of the convent, St Mary's College and the Church.

DRAFT

HERITAGE CITATION REPORT

Name 77-79 Hogan Street TATURA (Tatura Mechanics Institute)
Address 77-79 Hogan Street TATURA **Significance Level** Local
Place Type School - Technical,Hall Public
Citation Date 2004



MECHANICS INSTITUTE 2018

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

By the late 1870s, Tatura had become a thriving township. During October 1880, it was commented in the *Tatura Herald* that 'There are now more than thirty houses in the township proper, but there is no church, chapel, court-house, school or public structures of any kind among them'. In light of this lack of civic amenity, it was thus decided to build a Mechanics' Institute. Mechanics' Institutes were established in most country towns across Victoria during the nineteenth century. Functioning as schools of adult education, they provided a cultural, intellectual and social focal point for the community. Tenders were called for the new building by architect James Everist on 7 October 1880. The completed building served as an important focus for community activity, hosting meetings, performances and other public gatherings. Additions and remodelling works were undertaken in 1893, with tenders for the works called by the Murray Bros in June 1892. There was a small fire in the building on 2 April 1897. Billiards rooms were added in 1909 and 1910. The stage was removed from the Hall in 1930, following the construction of the adjacent Victory Hall in 1930.

References

HERITAGE CITATION REPORT

Pam Baragwanath, *If the Walls Could Speak*.

William Bossence, *Tatura and the Shire of Rodney*.

Miles Lewis. *Australian Architectural Index*.

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

16.1 Mechanics' Institutes

DRAFT

Description

Physical Description

The Tatura Mechanics' Hall, 77-79 Hogan Street, Tatura, is a single-storey tuck-pointed red face brick (overpainted) building with a longitudinal double gabled roof clad with corrugated galvanised steel. The symmetrical facade consists of two essentially identical parapeted gabled bays divided by an arched entrance into a recessed porch, which is surmounted by a small pediment. The rendered parapets feature lettering 'MECHANICS' INSTITUTE' recessed into a ribbon motif moulding, beneath which is a crest.

The central pediment is surmounted by a pressed cement orb and consoles. The semi-circular entrance arch features vermiculated panels and keystone and moulded imposts. Bluestone steps lead to a recessed fibro-cement clad, timber-framed porch containing a pair of non-original half-glazed timber doors and highlight. Each double-fronted bay is flanked by a pair of rendered Tuscan pilasters and features a rendered base and string mouldings. The western bay contains a central semi-circular arched entrance with non-original glazed timber door, flanked by a pair of semi-circular arched timber-framed doublehung sash windows. The eastern bay contains three windows and no door. All windows feature a rendered scalloped sill apron. The western elevation is face red brick and contains repetitive segmental arched timber-framed double-hung sash windows. Later additions include a single-storey brick (overpainted) wing to the east and single-storey brick and timber-framed additions at the rear and recent signage.

Physical Condition

HERITAGE CITATION REPORT

Good.

Intactness

Good.

Previous Statement Significance

The Tatura Mechanics' Institute, 77-79 Hogan Street, Tatura, is of local historic, social and aesthetic significance. Erected in 1880, it was the first building constructed of any public nature in Tatura and, as such, has been the focus of social life in the town for over 100 years. It has also been the site of many significant events including the first meeting of the Shire of Rodney Council. Aesthetically, it is an intact and good example of a Victorian-era hall, of which there are few other surviving examples of such scale.

Individually, and together with the adjoining Victory Hall, the building makes a strong contribution to the historic streetscape.

Occupancy

Ownership Returned Services League.

DRAFT

Australian Heritage Commission Criteria

Australian Heritage Commission

4.5 Making towns to serve rural Australia

8.1 Organising recreation

Statement of Significance

What is Significant?

The Tatura Mechanics' Institute, 77-79 Hogan Street, Tatura is significant.

How is it Significant?

The Tatura Mechanics' Institute is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

HERITAGE CITATION REPORT

Why is it Significant?

The Tatura Mechanics' Institute, 77-79 Hogan Street, Tatura is of historic and social significance for its role in the public life of Tatura. When it was constructed in 1880, it was the first building of any public nature in Tatura and, as such, has been the focus of social life in the town for over 100 years. It has also been the site of many significant events including the first meeting of the Shire of Rodney Council. HERCON criteria A & G

It is of aesthetic significance for its intact Victorian-era public hall architecture. HERCON criterion D

Individually, and together with the adjoining Victory Hall, the building makes a strong contribution to the historic streetscape. HERCON criterion D

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. Remove paint from brickwork and otherwise investigate original external paint colours..

HERITAGE CITATION REPORT

Name 81-83 Hogan Street, TATURA (Victory Hall)
Address 81-83 Hogan Street TATURA **Significance Level** Local
Place Type Hall Public
Citation Date 2004



Victory Hall

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

History and Historical Context

Tatura was grieving the loss of dozens of young men from the district in the years immediately after World War One. The need to commemorate their passing found practical expression in a project to build a new memorial hall to supersede the increasingly over-crowded original Mechanics' Institute building.

A vigorous program of fundraising was undertaken, with football teas, 'Back to Tatura' celebrations and other activities raising over £2000. In one of the town's largest ever gatherings, Victory Hall was opened by the Governor-General, Lord Stonehaven, in September 1925. Built to expand the capacity of the existing Mechanics' Institute facilities, it was designed by architect, A S Eggleston. The new building confirmed the Institutes' role as the centre for community life.

References

Pam Baragwanath, *If the Walls Could Speak*.

William Bossence, *Tatura and the Shire of Rodney*.

HERITAGE CITATION REPORT

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

16.1 Mechanics' Institutes

14.3 Tributes to the War Dead

Description

Physical Description

DRAFT

Victory Hall, 81-83 Hogan Street, Tatura, is a double-storey rendered masonry hall with gabled roof clad with corrugated galvanised steel and containing prominent ventilators. The symmetrical break-fronted facade consists of a central projecting bay of two storeys. The entrance is defined by a projecting balcony with wrought iron balustrade and porch containing a heavily moulded entablature supported by paired Tuscan columns, which are reflected in the form of pilasters on the wall behind. The entrance is via a central pair of half-glazed panelled timber doors with timber-framed pivot sash highlights with leadlight glazing. At first floor level a semi-circular arched opening contains a pair of leadlight-glazed 3-panel timber doors and a panel containing a crest with lettering '1925'. The opening is framed by raised rendered lettering 'VICTORY HALL'. A heavily moulded cornice defines the gable end. The centre bay is flanked by a pair of parapeted single-storey bays with roof-top balconies. Each parapet is defined by a frieze containing moulded foliated motifs and lions heads and pressed cement urns at each corner and contains a single timber-framed double-hung sash window with multi-paned top sash. Beyond each single-storey section, the raking roof pitch of the double-storey section behind is visible. The buttressed side elevations contain regular and repetitive fenestration with timber-framed fixed sash highlight windows and two pairs of timber-framed double doors.

Physical Condition

GOOD

Intactness

GOOD

Previous Statement Significance

HERITAGE CITATION REPORT

Victory Hall, 81-83 Hogan Street, Tatura, is of local historic, social and aesthetic significance. The construction of the hall in 1925 demonstrates the community need to commemorate the considerable loss of local life during World War One. The building has been a focus of social activity for the local community for almost 80 years. Aesthetically, it is one of the more distinguished and intact examples of an inter-War hall in the municipality and of additional significance because of its association with prominent Melbourne architect, A S Eggleston. Individually, and together with the adjoining Mechanics' Institute, the building makes a strong contribution to the historic streetscape.

Australian Heritage Commission Criteria

Australian Heritage Commission

8.2 Organising recreation

8.8 Remembering the fallen

Statement of Significance

What is Significant?

Victory Hall, 81-83 Hogan Street, Tatura is significant.

How is it Significant?

Victory Hall is of local social, historic and aesthetic cultural heritage significance.

Why is it Significant?

Victory Hall is of social and historic significance as the hall was constructed in 1925 to commemorate the considerable loss of life during World War I. The building was funded by the local community and when it was finished it was opened by the Governor-General, Lord Stonehaven, in September 1925.

The building has been a place for community events since it was built. HERCON criteria A & G

It is of aesthetic significance for its distinguished and intact Inter-War architecture. It was designed by the prominent Melbourne architect, A S Eggleston. HERCON criterion E

Individually, and together with the adjoining Mechanics' Institute, the building makes a strong contribution to the historic streetscape. HERCON criterion D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

Other Recommendations

. Remove paint from brickwork and otherwise investigate original external paint colours.

DRAFT

HERITAGE CITATION REPORT

Name 84-86 Hogan Street, TATURA
Address 84-86 Hogan Street TATURA **Significance Level** Local
Place Type House
Citation Date 2014



84-86 Hogan Street Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Postwar Period (1945-1965)

History and Historical Context

Post war development in Tatura

Post war growth consolidated the district's reputation as one of the premier agricultural areas in Victoria. Prior to the war advances in the mechanisation of agriculture were progressing. However, the war brought this to a halt. After the war things changed rapidly. A number of government initiatives including research and development meant that agriculture gained a momentum that was unparalleled.

The increasing prosperity of the district during the post war period was underpinned by immigration. For instance, in 1948, 200 Balts arrived to assist with the fruit picking. In May 1949 an immigration camp was constructed on the site of No 3 Internment Camp and women and children arrived at the camp in June. The camp continued to function until June 1953. Italian migrants were the most populous ethnic group in the first years of migration. The principal shrine for the Italian community is the Ossario at Murchison. The illuminated crypt was added by the Italian architect R G Stella and dedicated in November 1966.

Irrigation supported a variety of enterprises. Industries expanded - such as those associated with the production of dairy and fruit. Two new industries were introduced to Tatura:

HERITAGE CITATION REPORT

. The Rosella Preserving and Manufacturing Co Ltd built a factory in 1949;

. Cleckheaton (Yorkshire) Pty Ltd

Cleckheaton in 1958 dismantled mills near Bradford in England and transported them to Australia. This was a critical step in the decentralisation of industry in Victoria. At the time it was the largest shipment of British equipment received in Australia.

The Tatura tomato was developed at the Tatura Research Station (agricultural research centre since 1937) and this variety was crucial to the canning industry. From 1940 the station had worked at developing strains of tomato adapted to local conditions and to the requirements of marketers and canners. A new block at the Research Station was opened on 30 April 1958 with 6 new laboratories.

Farms were rejuvenated and many large brick farmhouses were constructed to replace older houses. Irrigation was crucial to this prosperity and in 1956 Edgar Street was formed for the construction of eleven Water Commission homes. More banks opened such as the Commonwealth Bank (1965) and in 1964 the State Savings Bank constructed new premises. By the 1960s there were five banks in town to support the continued economic growth.

Service Clubs of the post war era had a considerable impact on public developments and improvements and these included the:

. The Tatura Apex Club 1959;

. The Tatura and District Development League;

. The Country Womens Association (formed in 1930) established itself as the premier association for women;

. The Tatura Male choir that was formed during the war achieved many successes at choral festivals in Victoria and New South Wales.

In 1953 the Rodney Council protested against the move to introduce television on the grounds that the money involved could be more appropriately directed to other areas. In 1957 - there were two television sets in Tatura both owned by the electrician in Hogan Street.

Two events had a huge impact on the local community and these were the Royal visit (1954) and the Olympic torch relay (1956) The royal tour was the first visit by a reigning monarch. Vast numbers of local residents lined the roadside to see the Queen. They brought folding chairs, thermos flasks and picnic hampers to watch. Some drove from Tatura to Rochester to get a second glimpse of her. A boulder from the Dookie hills was set up in the Memorial Park with the inscription "Her Majesty Queen Elizabeth II and H R H the Duke of Edinburgh passed here on Friday 5 March 1954." Tatura was included in 1956 Olympic torch relay and children threw rose petals onto the road.

Description

Physical Description

The shop and residence occupy a corner position. This location has provided an opportunity for both buildings to have a strong physical presence in the township. The shop front consists of large timber framed glazed panels with highlights that were originally all glazed with louvres. The louvres provided ventilation as well as a subtle change of texture within the design. The residence to the rear is a face brick two storey development and it is connected to the shop through a link.

HERITAGE CITATION REPORT

This link includes the kitchen and family area. The two storey area to the rear has a flat roof and high light windows. The ground floor has a drive in garage and the upstairs area provides bedroom accommodation.

The design of the development demonstrates many of the architectural features associated with the post war modern architecture. The shapes are simple box like forms with flat roofs with contrasting planar elements. The Fraser Street residential wall rises up through the cantilevered roof plane and the return wall has a band of horizontal windows that create a sense of a floating panel. In the same manner the brick area to the rear of the glazed shop front is a solid brick wall broken by a band of horizontal windows with a cantilevered flat roof. These concepts are playful, and provide a subtle diversity in the design.

Many of the design concepts associated with the Modern movement can be found within this commercial development. The sophistication of this design is rare in Tatura and the region.

Statement of Significance

What is Significant?

The shop and residence at 84 - 86 Hogan Street, Tatura. This includes the courtyard between the two buildings. The yard to the rear is not significant.

How is it Significant?

The shop and residence are of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The shop and residence are of historic significance as they provide tangible physical evidence of the character of post war development in the township of Tatura. During the post-war period there was considerable industrial development and this fostered a growth in the commercial centre. HERCON criterion A

The shop and residence are of architectural significance. The shop and residence demonstrate a quality of Modern design that is relatively uncommon in the region. HERCON criterion E

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 163, 165-167 and 166-186 Hogan Street, Tatura
[Railway Reserve]

Address 163 Hogan Street TATURA 165-167 Hogan Street
TATURA 166-186 Hogan Street TATURA

Significance Level Local

Place Type Reserve

Citation Date 2011



163-167 and 202-218 Hogan Street, Tatura - Railway Reserve

Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

The railway was opened in 1880. The line was the Toolamba - Echuca line.

GENERAL HISTORY

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,

HERITAGE CITATION REPORT

the rural and urban tableau of Tatura tells us much about the nature of the post contact settlement of this region.

1870s - 1900

Freehold land was made available through a series of legislations during the 1860s and 1870s. These acts were aimed at opening up blocks of land for small landholders and selectors. The success of the selectors brought an increasing prosperity to the area and ensured that Tatura prospered. This early successful development of Tatura can be attributed to a combination of factors: a series of good seasons, relatively fertile soil and a river system and the calibre of the 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 meant that additional settlement occurred to the east and in particular Hogan Street.

By 1879 there were hotels, a butcher, baker, saddlers and other commercial buildings, thirty houses but no public buildings. Many of the streets were named after politicians of the day:

.Farming during this period had moved away from grazing and the production of wool as this enterprise needed large amounts of land to be profitable. Instead crops such as wheat and oats were the primary industries for most of the land selectors.

The construction of the railway line in 1880 opened up the area to new markets and encouraged the growth of agriculture in the area. Grain was one of the most important freights during the 1880s as it saved farmers from carting their harvest to Avenel. Irrigation, a railway station, a growing township and successful selectors ensured that Tatura continued to prosper and the community activities thrived. On 18 November 1890, Tatura was proclaimed an urban district with an area of 570 acres and a population of 2500.

Description

Physical Description

The railway reserve has remnants of rail line remaining in-situ. The reserve is a relatively large area with informal plantings of trees. There is little remnant rail infrastructure in the immediate reserve area apart from some archaeological items.

Statement of Significance

WHAT IS SIGNIFICANT?

HERITAGE CITATION REPORT

The railway reserve to the north and south of Hogan Street Tatura is significant as it demonstrates the the extent and location of the rail way line within the township. The railway arrived in Tatura in 1880 and the line was the Echuca - Toolamba extension. Remnant infrastructure such as line and associated artefacts provides evidence of the railway.

HOW IS IT SIGNIFICANT?

It is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

WHY IS IT SIGNIFICANT?

It is of historic significance as the construction of the railway line essentially reconfigured development of the township with much of the new commercial development focusing on areas close to the railway station. It also influenced further residential development to the east of the line.

The railway provided an economic means for the transport of goods and provided a service for the community. It was integral to the commercial growth of the township and the agricultural district.

The railway reserve is a large reserve within the township and it assists in defining the urban character of the township.

HERCON criterion A

The openness created by the reserve is an aesthetic pleasing space within a tight and closely developed urban streetscape.

HERCON criterion D

DRAFT

Recommendations 2011

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name 166-186 Hogan Street (Wilma Wilson Gardens)
TATURA (Bills water trough)

Address 166-186 Hogan Street (Wilma Wilson Gardens) **Significance Level** Local
TATURA

Place Type Memorial

Citation Date 2014

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

The Bills water trough is one of a number of installed at that time in towns within the Shire of Rodney; others were placed at Mooroopna, Kyabram, Murchison and Merrigum. The trough is believed to have been at this location since its inception.

The trough is one of numerous examples of those donated through a trust set up by George and Annis Bills. George Bills was born in Brighton, England in 1859. He migrated with his family to New Zealand and subsequently to Echuca in 1873. In 1882 he opened a bird dealer's shop in Brisbane, where he met and married Annis Swann who had immigrated from Sheffield in England. He and his brothers developed a highly profitable business making spring wire bed underlays which supported horsehair, straw or kapok filled mattresses.

George became a Life Governor of the RSPCA in 1924.

George and Annis Bills had no children, and following the death of George in 1927, a trust fund was set up, believed to be around £70,000-£80,000, for the welfare of animals. One of the purposes of the trust, as set out in George Bills' will, was to:

'..construct and erect and pay for horse troughs wherever they may be of the opinion that such horse troughs are desirable for the relief of horses and other dumb animals either in Australasia, in the British Islands or in any other part of the world subject to the consent of the proper authorities being obtained.'[1]

Initially the troughs were individually designed and constructed. However, by the early 1930s, J.B. Phillips, a relative of the Bills, became the head contractor. Working to a standard design he produced the troughs in Auburn Road in Hawthorn. The troughs were pre-cast concrete with a curved pediment bearing the inscription 'Donated by Annis & George Bills Australia'.[2]

HERITAGE CITATION REPORT

Manufacture was subsequently handled by Rocla, who produced troughs to the same design in Victoria and later in June in New South Wales. With the rise of motorised transport, demand for the troughs declined and production had ceased by the end of World War II. Aside from the horse troughs, the trust was involved with other animal welfare projects including the establishment of the George Bills RSPCA Rescue Centre at Burwood East, Victoria which opened in 1964.[3]

A local council could apply for a town horse trough. Troughs were likely to be placed at the entrance to a town, so horses could have a drink after a trip to town; others were placed near to sale yards to cater for horses and dogs (there was also often a dog bowl attached on the end of a trough).[4]

Each trough cost £13 plus transport and installation. The majority of the troughs were installed in Victoria and NSW between 1930 and 1939. Up until the end of the 1930's, there were around 900 troughs distributed by the Bills Trust throughout Australia.[5]

Replica Bills troughs, concrete, to scale, and evidently much sought after, are currently being produced in a limited edition of one hundred by an enthusiast, John Ricketts, in homage to this Australian icon.

[1] *Latrobe City Heritage Study, Volume 3: Heritage Place and Precinct Citations*, July 2010, p. 349

[2] https://en.wikipedia.org/wiki/Bills_horse_troughs accessed on 23 March 2017

[3] https://en.wikipedia.org/wiki/Bills_horse_troughs accessed on 23 March 2017

[4] Linda Barraclough, <https://open.abc.net.au/explore/1429> accessed on 23 March 2017

[5] Andrew Smith, on the website of George Gemmill, Stanhope, Australia's Bill's expert, at <https://billswatertroughs.wordpress.com/page/3/>

Description

Physical Description

The troughs are pre-cast concrete with a curved pediment bearing the inscription 'Donated by Annis & George Bills Australia'.

Statement of Significance

What is Significant?

The concrete Bills' water trough is significant.

HERITAGE CITATION REPORT

The trough is in its original location.

How is it Significant?

It is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic significance as one of many concrete horse troughs that were installed in Victoria and New South Wales between 1930 and 1939.

They are of historic significance for their association with the Bills' Trust fund which was set up by the philanthropists George and Annis Bills. The trough demonstrates an unusual philanthropic trust (for its period) as it deals with the welfare of horses in particular and other animals as needed. It also demonstrates the extent to which horses were still part of everyday street life up until World War II. HERCON criterion A

It is of aesthetic significance for its style and design. The trough contributes to the streetscape values. HERCON criterion D

Recommendations 2014

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

DRAFT

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name 179 and 183-185 Hogan Street Tatura
Address 179 Hogan Street TATURA 183-185 Hogan Street **Significance Level** Local
TATURA
Place Type Cafe
Citation Date 2011



183-185 Hogan Street, Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Integrity

183 - 185 Hogan Street has retained most of its integrity albeit with modifications to the shop front.

History and Historical Context

GENERAL HISTORY

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

HERITAGE CITATION REPORT

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 Kerford 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.

179 Hogan and 183 - 185 Hogan Street through their physical fabric are representative of the eastward expansion of the township and the economic prosperity associated with this period.

Description

Physical Description

183 - 185 Hogan Street is a typical shopbuilding as found in many regional shopping centres. It is a brick structure with a rendered masonry parapet and a corrugated galvanised metal gable roof.

Stylistically, the parapet has been influenced (albeit in a diluted manner) by the Interwar / Arts and Crafts aesthetic. This can be seen with the capped pilasters at either end of the parapet.

HERITAGE CITATION REPORT

Physical Condition

The condition of 183 - 185 Hogan Street is fair to good.

Usage / Former Usage

183 - 185 Hogan Street was constructed for retail purposes and it has retained this use.

Intactness

183 - 185 Hogan Street is relatively intact. Modifications include: the construction of the cantilevered awning, shop windows, doors and external finishes.

Occupancy

183 - 185 Hogan Street is occupied.

Site Context

The cafe is located in the commercial area of Tatura - Hogan Street.

Statement of Significance

WHAT IS SIGNIFICANT?

183 - 185 Hogan Street [and 179 Hogan Street] are Interwar shopfronts that were constructed during the eastward expansion of Hogan Street during the early 20th century. Both are representative of the period and have a simplified parapet design that is associated with the Arts and Crafts style. 183 - 185 has a rendered masonry parapet with capped pilasters at either end.

HOW IS IT SIGNIFICANT?

It is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

WHY IS IT SIGNIFICANT?

It is of historic significance as it provides tangible physical evidence of the development of Tatura during the turn of the 20th century - a period of prosperity associated with closer settlement and the development of irrigation. It demonstrates the character of development which occurred to the east of the railway line as the town expanded.

HERCON criterion A

It is of aesthetic significance as one of two Interwar shopfronts. Both these shop fronts demonstrate architectural detailing that is expressive of the period and a local Arts and Crafts style.

HERCON criterion D

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 179 Hogan Street and 183 - 185 Hogan Street Tatura
Address 179 Hogan Street TATURA 183-185 Hogan Street **Significance Level** Local
TATURA
Place Type Cafe
Citation Date 2011



179 Hogan Street Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Federation/Edwardian Period (1902-c.1918) Arts and Crafts

Integrity

The parapet has retained its integrity but the shop front has been modified.

History and Historical Context

GENERAL HISTORY

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

HERITAGE CITATION REPORT

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 Kerford 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.

179 Hogan and 183 - 185 Hogan Street through their physical fabric are representative of the eastward expansion of the township and the economic prosperity associated with this period.

Description

Physical Description

The shop front demonstrates a typical design for its building type, period and the region. It is a brick premise with a rendered masonry parapet and a corrugated galvanised metal gable roof. The brick parapet returns around the rendered parapet.

HERITAGE CITATION REPORT

Stylistically the parapet has been influenced (albeit in a diluted manner) by the Interwar /Arts and Crafts aesthetic. This can be seen with the capped pilasters at either end of the parapet .

Modifications

The shop front has been modified since construction. This includes the construction of the cantilevered awning, shop windows, doors and external finishes.

Physical Condition

The condition is good.

Usage / Former Usage

The place is used as a cafe.

Intactness

The shop front has been modified with the construction of a cantilevered canopy.

Occupancy

The cafe is occupied.

Site Context

The cafe is located at the eastern end of Hogan Street. This section of Hogan Street consists of a mixture of commercial and retail shops.

Statement of Significance

WHAT IS SIGNIFICANT?

179 Hogan Street and 183 - 185 Hogan Street, Tatura are Interwar shopfronts that were constructed during the eastward expansion of Hogan Street during the early 20th century. Both are representative of the period and have a simplified parapet design that is associated with the Arts and Crafts style.

179 Hogan Street has a rendered masonry parapet with a pediment and pilasters to either end.

HOW IS IT SIGNIFICANT?

It is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

HERITAGE CITATION REPORT

WHY IS IT SIGNIFICANT?

It is of historic significance as it provides tangible physical evidence of the development of Tatura during the turn of the 20th century - a period of prosperity associated with closer settlement and the development of irrigation. It demonstrates the character of development which occurred to the east of the railway line as the town expanded.

HERCON criterion A

It is of aesthetic significance as one of two Interwar shopfronts. Both these shop fronts demonstrate architectural detailing that is expressive of the period and a local Arts and Crafts style.

HERCON criterion D

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 187-193 Hogan Street Tatura
Address 187-189 Hogan Street TATURA 191-193 Hogan Street **Significance Level** Local
Place Type Factory/ Plant
Citation Date 2011



187 - 193 Hogan Street Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Postwar Period (1945-1965)

Integrity

The integrity of is high.

History and Historical Context

PLACE HISTORY

The western most site (probably 187-189) was formerly one of the earliest buildings in the town - William's General Store, a large store with an impressive facade. In 1958, after WW2, the English firm Cleckheaton (Yorkshire) Ltd. purchased this site and extended the store building, transferring their equipment and activities from Yorkshire to Tatura, and to another site in Shepparton. It was used for the weaving and manufacture of woolen clothing. In recent years, this building was converted into residential apartments.

HERITAGE CITATION REPORT

Williams also owned and occupied a weatherboard house on the site on the corner to Thomson Street (probably 191-193). The residence remained for some years until it was demolished, and the present factory building was erected and occupied by Bartlett's Cordials, who previously had their establishment on the north east corner of Service and Francis Streets. The cordial factory occupied the entire building (187-193) and used it for the manufacture of cordials and soft drinks. It was subsequently bought and for a short time operated as a brewery.

GENERAL HISTORY

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.

1870s - 1900

Freehold land was made available through a series of legislations during the 1860s and 1870s. These acts were aimed at opening up blocks of land for small landholders and selectors. The success of the selectors brought an increasing prosperity to the area and ensured that Tatura prospered. This early successful development of Tatura can be attributed to a combination of factors: a series of good seasons, relatively fertile soil and a river system and the calibre of the selectors. Moreover, the Shepparton district from 1873 possessed an enterprising surveyor of lands who 'induced men of means to settle in the district...and in an incredibly short space of time the large and fertile sheep walks of the Goulburn Valley were settled by an industrious and well-to-do yeomanry'. Regionally there is surviving built fabric from the selection era and of particular note are the panel log buildings which are scattered throughout the area.

The first township land sales were held on 26 January 1875. Allotments from: Ross; Casey; Kerferd; 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 meant that additional settlement occurred to the east and in particular Hogan Street.

By 1879 there were hotels, a butcher, baker, saddlers and other commercial buildings, thirty houses but no public buildings. Many of the streets were named after politicians of the day:

- . Casey Street - J J Casey Minister of Justice 1869;
- . Service Street - J Service Premier of Victoria 1880 - 86;
- . Kerferd Street - G B Kerferd Premier of Victoria 1874 - 75;
- . Ross Street was named after the storekeeper of that name;
- . Hogan Street was first known as Goulburn Street but from 1890 was named after Thomas Hogan a local farmer
- . Others were named after local identities.

HERITAGE CITATION REPORT

Farming during this period had moved away from grazing and the production of wool as this enterprise needed large amounts of land to be profitable. Instead crops such as wheat and oats were the primary industries for most of the land selectors. The cropping income was supplemented by other smaller scale enterprises such as dairy cows; raising of pigs and poultry. Most of the selectors would milk cows to sell the cream and the skim milk was used to fatten pigs. One of the most significant changes that occurred during this period was the introduction of irrigation to some parts of the district. On the 28 June 1889 the Tatura Waterworks Trust was gazetted. The introduction of irrigation meant that more intensive farming such as dairying and horticulture could be undertaken and therefore despite relatively small acreages farming could provide a reasonable income.

The construction of the railway line in 1880 opened up the area to new markets and encouraged the growth of agriculture in the area. Grain was one of the most important freights during the 1880s as it saved farmers from carting their harvest to Avenel. Irrigation, a railway station, a growing township and successful selectors ensured that Tatura continued to prosper and the community activities thrived. On 18 November 1890, Tatura was proclaimed an urban district with an area of 570 acres and a population of 2500.

Improvements during this period include:

- . In 1889 metalling of the streets of Tatura commenced;
- . In 1887 the first two banks were opened - the Victoria and the Commercial;
- . The Royal Tatura Lodge of the Independent Order of Odd fellows inaugurated in 1891;
- . The Tatura Debating Society commenced in 1894;
- . The Fire brigade commenced in 1894;
- . During the 1890s various musical bands formed.

1900 - 1914

During the early part of this period Closer Settlement brought more farmers to the area and as irrigation became more established there was a surety of seasons and the township flourished. 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. The commercial area of Tatura moved away from the north west of the township and Hogan Street became the commercial centre for Tatura.

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 adjacent to the public gardens and 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

Irrigation greatly assisted the development of the dairying industry and many farmers moved away from cropping and into dairying and horticulture. Ardmona (north of Tatura) is reputed to be the oldest irrigation and fruit growing district in Victoria. Unlike the government sponsored irrigation settlement at Mildura, Ardmona was set up by a syndicate of farmers with a faith in irrigation - then a largely untried venture in Victoria. Initially, the crops were dried fruit (raisins, currants and sultanas) and some stone fruit. John West (a local farmer) set up a farm for irrigation and for the cultivation of vines and fruit. West also established a plant nursery to supply other settlers. His reputation as an expert on irrigation

HERITAGE CITATION REPORT

grew and in 1890 he was sent to California to study irrigation techniques. On his return he lectured at surrounding settlements and encouraged other areas to look to irrigated crops as their farming future. By 1893 there were over 700 acres of fruit and vines established in the district with the Rodney Irrigation Trust supplying much of the water. The Trust had its headquarters in Tatura.

World War I

Many volunteers from Tatura and district went to fight for the Empire during World War I. Recruitment was fostered by the recruiting trains that came to Tatura.

Other local war efforts included:

- . first aid classes were run in 1914 ;
- . January 1915 the Red Cross Branch was formed with a Mens Red Cross Group in August 1915;
- . many of the local horses were sent to the war as mounts;
- . Local soldiers distinguished themselves and in particular Robert Mactier who was awarded a Victoria Cross.

At a local level the war period was a time of drought and the revenue from the Butter Factory dropped.

1920s

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.

During the 1920 - 21 season the cannery was leased by the Australian Jam Company which installed a 100 hp boiler and the "latest American technology." Output and employment increased and in October 1921 the luncheon shed at the showgrounds was borrowed as a dormitory for female cannery workers for the forthcoming season. However, in the 1920s, the cannery and building eventually moved to Mooroopna because of local complaints about the odour.

Further developments in the town included:

- . two banks on opposite corners - the Commercial (1916) and the State Savings Bank (1914);
- . two new churches;
- . the slaughter yards at the eastern approach to the town were relocated;
- . street furniture was erected;
- . two motor garages were constructed;
- . three afternoon tea and ice cream rooms;
- . in 1928 the Hogan Street estate was subdivided.

However, not everything had improved the footpaths were still dusty, the drains and gutters were ineffectual and the lake

HERITAGE CITATION REPORT

had dried up. As late as 1927 the streets were considered unsanitary as refuse collected in the gutters and drains and was not collected. Tatura was not insulated from the Great Depression and unemployment was an issue.

Closer Settlement & the Inter War Years

The Closer Settlement Branch of the Lands Department had been established under the *Land Act of 1898*. Its activities were refined under *Closer Settlement Acts of 1904 and 1912*. The impetus of the act was to get men settled on the land. This was because poorly paid agricultural labourers on big properties were migrating to the cities or engaging in share farming. The government introduced new Closer Settlement Acts in 1915, 1918, 1922 and 1923 and Discharged Soldiers Settlement Acts in 1917 and 1924. Up to 1926 the Shire of Rodney had given over 15, 775 acres to Closer Settlement. Closer Settlement was not always successful because of a declining price of wheat and the potential of irrigation had yet to be fully realised.

After World War 1 - the State Rivers and Water Supply Commission agreed to a request of the Tatura Progress Association that portion of the Tatura experimental farm should be made available under the *Discharged Soldiers Settlement Act of 1917*. From 1918 - 1921 the Commission settled about 1000 men on irrigation farms in various parts of Victoria. The 1920s saw the development of creameries and butter factories as dairying became increasingly more important and viable with irrigation. There was an increasing use of cars and farm machinery and farm mechanisation.

TATURA 1946 - 1960

Post war growth consolidated the district's reputation as one of the premier agricultural areas in Victoria. Prior to the war advances in the mechanisation of agriculture were progressing. However, the war brought this to a halt. After the war things changed rapidly. A number of government initiatives including research and development meant that agriculture gained a momentum that was unparalleled.

The increasing prosperity of the district during the post war period was underpinned by immigration. For instance, in 1948, 200 Balts arrived to assist with the fruit picking. In May 1949 an immigration camp was constructed on the site of No 3 Internment Camp and women and children arrived at the camp in June. The camp continued to function until June 1953. Italian migrants were the most populous ethnic group in the first years of migration. The principal shrine for the Italian community is the Ossario at Murchison. The illuminated crypt was added by the Italian architect R G Stella and dedicated in November 1966.

Irrigation supported a variety of enterprises. Industries expanded - such as those associated with the production of dairy and fruit. Two new industries were introduced to Tatura:

. The Rosella Preserving and Manufacturing Co Ltd built a factory in 1949;

. Cleckheaton (Yorkshire) Pty Ltd

Cleckheaton in 1958 dismantled mills near Bradford in England and transported them to Australia. This was a critical step in the decentralisation of industry in Victoria. At the time it was the largest shipment of British equipment received in Australia.

The Tatura tomato was developed at the Tatura Research Station (agricultural research centre since 1937) and this variety was crucial to the canning industry. From 1940 the station had worked at developing strains of tomato adapted to local conditions and to the requirements of marketers and canners. A new block at the Research Station was opened on 30 April 1958 with 6 new laboratories.

Farms were rejuvenated and many large brick farmhouses were constructed to replace older houses. Irrigation was crucial

HERITAGE CITATION REPORT

to this prosperity and in 1956 Edgar Street was formed for the construction of eleven Water Commission homes. More banks opened such as the Commonwealth Bank (1965) and in 1964 the State Savings Bank constructed new premises. By the 1960s there were five banks in town to support the continued economic growth.

Service Clubs of the post war era had a considerable impact on public developments and improvements and these included the:

- . The Tatura Apex Club 1959;
- . The Tatura and District Development League;
- . The Country Womens Association (formed in 1930) established itself as the premier association for women;
- . The Tatura Male choir that was formed during the war achieved many successes at choral festivals in Victoria and New South Wales.

In 1953 the Rodney Council protested against the move to introduce television on the grounds that the money involved could be more appropriately directed to other areas. In 1957 - there were two television sets in Tatura both owned by the electrician in Hogan Street.

Two events had a huge impact on the local community and these were the Royal visit (1954) and the Olympic torch relay (1956) The royal tour was the first visit by a reigning monarch. Vast numbers of local residents lined the roadside to see the Queen. They brought folding chairs, thermos flasks and picnic hampers to watch. Some drove from Tatura to Rochester to get a second glimpse of her. A boulder from the Dookie hills was set up in the Memorial Park with the inscription "Her Majesty Queen Elizabeth II and H R H the Duke of Edinburgh passed here on Friday 5 March 1954." Tatura was included in 1956 Olympic torch relay and children threw rose petals onto the road.

Development of Irrigation

Water Conservation Act 1883 assisted in the establishment of Waterwork Trusts under the act irrigation trusts could be formed by landholders submitting a petition defining the proposed irrigation district an outlining a scheme for water supply. A survey which included an estimate of the water available for irrigation after stock and demands had been satisfied. If the scheme was approved a trust would then be constituted. Prior to the development of irrigation a number of government dams were constructed to assist farmers. In April 1889 Rodney Irrigation Trust was gazetted. A number of small irrigation trusts were set up but many of these early water trusts did not run smoothly. This can be attributed to the lack of knowledge regarding irrigation principles and hydraulics. However, in 1890 irrigated culture was still essentially experimental and speculative. Vineyards and orchards took years to establish and markets were not a certainty. Many farmers were too conservative to invest in irrigation. The slowness with which irrigation was taken up was also exacerbated by the 1890s depression.

Droughts (1895 and 1902) showed how vital a reliable supply of water was and how productive irrigation areas could be. The Government put money into increasing water storages for irrigation and as a consequence between 1892 and 1923 the population of Rodney doubled.

In 1893 an "irrigation" colony known as Eshcol was established on the Wilson channel west of Ardmona it meant that there was 44,600 acres land under irrigation. However, in 1900 only 10 percent of irrigable land in the Rodney shire was being irrigated. Markets were not always eager for fruit nor had the science of export of perishable fruits and vegetables to the United Kingdom and having them arrive in good condition been perfected. Canning and the drying of fruit had increased but the markets were still not large enough. The irrigation trusts were superseded by State Rivers and Water Supply commission c 1906. In 1908 the State Rivers and Water Supply commission established an experimental

HERITAGE CITATION REPORT

farm at Tatura to show how the land should be prepared for irrigation. It was so successful that in 1911 it was sold as it was felt that the farmers irrigation education was complete.

Dairying

With the introduction of irrigation dairying became one of the leading rural industries in the region. The increase in dairying enterprises took the industry away from the farm and into factories.

The development of dairying as an industry can be said to date from the Great Exhibition held at Melbourne in 1887 and 1888 when a model dairy was one of the attractions. The Exhibitions and the sale in London in December 1889 of the first consignment of butter from Victorian co-operative factories provided incentives for farmers to commence dairying. However, the export market meant that a high standard of quality and grading was required and this could not be met by the haphazard production of individual dairies. The Department of Agriculture encouraged the establishment of butter factories and creameries and appointed inspectors and created numerous regulations and supplied information on the latest techniques of the industry. In 1893 the Fresh Food and Frozen Storage Company had creameries at Murchison and Tatura and cream was sent to Melbourne for manufacture. Creameries were soon superseded by Co-operative Butter factories and these were established between the turn of the century and the beginning of World War One. Moreover, irrigation meant that dairying could be a year round activity instead of seasonal.

Improvements such as the hand separator; refrigeration and cold storage processes were two great advances in the dairying industry. These improvements were in parallel with an increase in the dairying acreage in the Shire of Rodney. The Tatura Butter Factory and Farmer's Produce Company Limited was founded in June 1907 and a factory was built in Hogan Street. After World War One there an influx of Gippsland dairyman to the Goulburn Valley. A new and larger factory was built in 1922 and extensions undertaken in 1944 and 1948. 37

Fruit

By the late 1880s and early 1890s the potential for the cultivation of fruit in the Goulburn Valley was recognised by many. The development of refrigeration meant that perishable products could be exported to the markets of the United Kingdom. The first large orchard was planted by the Mason brothers to the north of Shepparton in 1884. In 1886 they had 70 acres of fruit planted and were irrigating their orchard by pumping from the Goulburn River.

By 1884 about 250 acres of vineyards had been planted in the Mooroopna district and most of the product was dried. In 1888 a meeting had been held in Mooroopna to discuss the promotion of fruit growing in the Goulburn Valley this was in part brought about by the then depression in the wheat industry. The meeting at Mooroopna recommended subsidies and the formation of a fruit preserving company in the district. It was critical to encourage irrigated crops in the Goulburn Valley in order to utilise the expensive Goulburn Works. This was coupled with the desire to develop an export trade of perishable goods. To encourage this:

- . A bonus was given on acreage planted of fruit vines and vegetables
- . A subsidy for fruit and vegetable processing factories
- . A bounty for best export quality of dairy and fruit products

1923 11,000 acres of fruit and vines in Rodney Co-operative canneries were established.

Description

HERITAGE CITATION REPORT

Physical Condition

The former factory has been converted into a number of apartments. This conversion has been sympathetic and the original industrial aesthetic is still evident. The former factory is constructed from face brick with horizontal glazed banding. The saw tooth roof line has glazed elements. This is a stylish industrial building and its design, scale and external finishes are of a high standard.

Usage / Former Usage

Current use is residential apartments.

Intactness

It is largely intact.

Comparative Analysis

The design of this building can be compared to the SPC factory facade in Shepparton. Both share a Modernist design ethic and both demonstrate a high standard of design.

Statement of Significance

WHAT IS SIGNIFICANT?

The former weaving and clothing factory at 187 - 193 Hogan Street Tatura. It was constructed in 1958 by the English firm Cleckheaton [Yorkshire] it was one of a number of factories that were established in Tatura during the post World War II period as part of the government's policies for the decentralisation of industry.

The quality of construction and the design of the factory is distinctive for this period. It is a stylish Modern building constructed from face brick and it has horizontal glazed banding to the front facade. The saw tooth roof has glazed skylights and its jagged profile contributes to the industrial aesthetic of this building. Its scale and extent within the township is of note.

The former factory has been converted into a number of apartments. This conversion is sympathetic and the original industrial aesthetic is still evident.

HOW IS IT SIGNIFICANT?

It is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

WHY IS IT SIGNIFICANT?

It is of historic significance as it provides tangible physical evidence of the types industry that were established in Greater Shepparton during the post war period. The establishment of new industries contributed to the prosperity and development of the the region.

HERCON criterion G

HERITAGE CITATION REPORT

It is of aesthetic and architectural significance as a rare building type in Tatura. Its design is of note as is the quality of construction. It demonstrates many of the qualities associated with Modern industrial design and is a rare example within the municipality.

HERCON criteria B & E

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 201 Hogan Street Tatura
Address 201 Hogan Street TATURA **Significance Level** Local
Place Type Shop
Citation Date 2011



201 Hogan Street Tatura

Recommended Heritage Protection VHR No HI No PS Yes

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

Integrity

The shop has retained much of its integrity.

Modifications include: the replacement of one of the two large shop windows with a smaller shop window and vertical timber cladding.

History and Historical Context

GENERAL HISTORY

Tatura is located in the Goulburn Valley - one of the richest horticultural and intensively farmed areas in Australia. Its

HERITAGE CITATION REPORT

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 Kerford 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.

201 Hogan Street through its physical fabric is representative of the eastward expansion of the township and the economic prosperity associated with this period.

Description

Physical Description

The shop is a timber framed structure with a large single gable roof clad with corrugated metal sheeting. The external walls are clad with weatherboards and a section of the front facade has vertical timber cladding. There is a large shop

HERITAGE CITATION REPORT

front window and the central entry is recessed and splayed. The verandah has a straight profile and there are timber verandah posts.

The facade appears to have been modified with the corresponding [eastern] shop window replaced by a later and smaller shop window and vertical timber cladding.

Physical Condition

The condition is good.

Usage / Former Usage

The shop has been a commercial premise, a hairdressing establishment and is currently being refurbished as a shop.

Intactness

The shop is relatively intact.

Occupancy

The shop is occupied.

DRAFT

Site Context

The shop is located in the Hogan Street commercial area.

Statement of Significance

WHAT IS SIGNIFICANT?

The shop at 201 Hogan Street, Tatura is significant.

It is representative of the eastward development of the Tatura township following the construction of the railway 1880 - the Toolamba to Echuca railway line.

It is a timber framed structure with a large single gable roof clad with corrugated metal sheeting. The external walls are clad with weatherboards . There is a large shop front window and the central entry is recessed and splayed. The verandah has a straight profile and there are timber verandah posts.

Its design with its large gable shopfront is atypical for the commercial streetscape and contributes to the diversity of commercial buildings found within Hogan Street.

The modifications to the shop windows [east] are not significant.

HERITAGE CITATION REPORT

HOW IS IT SIGNIFICANT?

It is of local cultural heritage significance to the City of Greater Shepparton.

WHY IS IT SIGNIFICANT?

It is of historic significance as it provides tangible physical evidence of the development of Tatura during the turn of the 20th century - a period of prosperity associated with closer settlement and the development of irrigation. It demonstrates the character of development which occurred to the east of the railway line as the town expanded.

HERCON criterion G

It is of architectural significance for its unusual gable roofed shop front.

HERCON criterion B

The surviving features such as the west shop front window, the splayed entry and the timber weatherboard cladding contribute to its architectural expression and demonstrate many of the values associated with shop front architecture from the period.

It is of aesthetic significance as it contributes to the diversity of the commercial streetscape.

HERCON criterion D

DRAFT

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 205 - 207 Hogan Street Tatura - Wallis Victoria Hotel
Address 205-207 Hogan Street TATURA **Significance Level** Local
Place Type Hotel
Citation Date 2011



205-207 Hogan Street, Tatura - Wallis Victoria Hotel

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Integrity

The integrity is fair. Modifications include the: removal of the original verandah, the construction of an addition and/or infill of verandah area to the ground floor; changes to windows and doors and the construction of balustrading. Many of these alterations appear to have occurred c.1930s. The alterations are of interest in their own right.

History and Historical Context

GENERAL HISTORY

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

HERITAGE CITATION REPORT

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.

1870s - 1900

Freehold land was made available through a series of legislations during the 1860s and 1870s. These acts were aimed at opening up blocks of land for small landholders and selectors. The success of the selectors brought an increasing prosperity to the area and ensured that Tatura prospered.

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.

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The construction of the railway line in 1880 opened up the area to new markets and encouraged the growth of agriculture in the area. Grain was one of the most important freights during the 1880s as it saved farmers from carting their harvest to Avenel. Irrigation, a railway station, a growing township and successful selectors ensured that Tatura continued to prosper and the community activities thrived. On 18 November 1890, Tatura was proclaimed an urban district with an area of 570 acres and a population of 2500.

Closer Settlement & the Inter-war Years

During the early part of this period Closer Settlement brought more farmers to the area and as irrigation became more established there was a surety of seasons and the township flourished. 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. The commercial area of Tatura moved away from the north west of the township and Hogan Street became the commercial centre for Tatura.

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The 1920s saw the development of creamerys and butter factories as dairying became increasingly more important and

HERITAGE CITATION REPORT

viable with irrigation. There was an increasing use of cars and farm machinery and farm mechanisation.

Description

Physical Description

The Wallis Victoria Hotel is a two storey rendered masonry hotel building. It has a second floor balcony and balustrading. There are two entrances on the ground floor as well as three sets of windows. The upper floor has a four sets of windows. The parapet has a cornice and string coursing. The roofing is corrugated galvanised hip roof. There are brick chimneys.

The original architecture of the hotel appears to have been fairly typical for the late 19th century. This includes such details as a parapet with cornice and string coursing and rendered masonry.

Physical Condition

The condition is fair to good.

Usage / Former Usage

The hotel was constructed as a hotel and continues to function as a hotel.

Intactness

The intactness is moderate.

Occupancy

The hotel is occupied.

Site Context

The hotel is located in the commercial area of Hogan Street, Tatura.

Statement of Significance

WHAT IS SIGNIFICANT

The Wallis Victoria Hotel at 205 - 207 Hogan Street, Tatura.

It is one of three early surviving hotels that date from the initial development of Tatura.

The Wallis Victoria is a two storey rendered and face brick hotel. Surviving details such as the parapet with its cornice

HERITAGE CITATION REPORT

and string coursing, the brick chimneys and the original side windows contribute to an understanding of the original fabric.

The ground floor facade has been modified by a later addition and this is not significant.

HOW IS IT SIGNIFICANT?

It is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

WHY IS IT SIGNIFICANT?

It is of historic significance as one of a group of three early hotels in Tatura [Wallis' Victoria; Criterion & the Commercial] that were established during the late 19th and early 20th century.

It is of historic significance as it provides tangible physical evidence of the development of Tatura during the turn of the 20th century - a period of prosperity associated with closer settlement and the development of irrigation. It demonstrates the character of development which occurred to the east of the railway line as the town expanded.

The Wallis Victoria Hotel was largely constructed in response to the construction of the railway.

HERCON criterion A

It is of architectural significance for its surviving original fabric and the original detailing which demonstrates the aesthetic features associated with this period.

HERCON criterion D

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 209 Hogan Street Tatura
Address 209 Hogan Street TATURA **Significance Level** Local
Place Type Shop
Citation Date 2011



209 Hogan St Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Postwar Period (1945-1965)

History and Historical Context

GENERAL HISTORY

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 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.

HERITAGE CITATION REPORT

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 meant that additional settlement occurred to the east and in particular Hogan Street.

TATURA 1946 - 1960

Post-war growth consolidated the district's reputation as one of the premier agricultural areas in Victoria. Prior to the war advances in the mechanisation of agriculture were progressing. However, the war brought this to a halt. After the war things changed rapidly. A number of government initiatives including research and development meant that agriculture gained a momentum that was unparalleled.

The increasing prosperity of the district during the post war period was underpinned by immigration. For instance, in 1948, 200 Balts arrived to assist with the fruit picking. In May 1949 an immigration camp was constructed on the site of No 3 Internment Camp and women and children arrived at the camp in June. The camp continued to function until June 1953. Italian migrants were the most populous ethnic group in the first years of migration. The principal shrine for the Italian community is the Ossario at Murchison. The illuminated crypt was added by the Italian architect R G Stella and dedicated in November 1966.

Irrigation supported a variety of enterprises. Industries expanded - such as those associated with the production of dairy and fruit. Two new industries were introduced to Tatura:

. The Rosella Preserving and Manufacturing Co Ltd built a factory in 1949;

. Cleckheaton (Yorkshire) Pty Ltd

Cleckheaton in 1958 dismantled mills near Bradford in England and transported them to Australia. This was a critical step in the decentralisation of industry in Victoria. At the time it was the largest shipment of British equipment received in Australia.

Farms were rejuvenated and many large brick farmhouses were constructed to replace older houses. Irrigation was crucial to this prosperity and in 1956 Edgar Street was formed for the construction of eleven Water Commission homes. More banks opened such as the Commonwealth Bank (1965) and in 1964 the State Savings Bank constructed new premises. By the 1960s there were five banks in town to support the continued economic growth.

Two events had a huge impact on the local community and these were the Royal visit (1954) and the Olympic torch relay (1956) The royal tour was the first visit by a reigning monarch. Vast numbers of local residents lined the roadside to see the Queen. They brought folding chairs, thermos flasks and picnic hampers to watch. Some drove from Tatura to Rochester to get a second glimpse of her. A boulder from the Dookie hills was set up in the Memorial Park with the inscription "Her Majesty Queen Elizabeth II and H R H the Duke of Edinburgh passed here on Friday 5 March 1954.‟ Tatura was included in 1956 Olympic torch relay and children threw rose petals onto the road.

Description

Physical Description

The commercial premise is a single storey face brick building. The cream brickwork is representative of its period of construction and is one of a number of similar buildings found within Tatura commercial area. The parapet is a utilitarian rectangular section. The shop is strongly derivative of modernist ideals and a stripped aesthetic - albeit a relatively primitive example.

HERITAGE CITATION REPORT

Statement of Significance

WHAT IS SIGNIFICANT?

209 Hogan Street, Tatura is significant.

It assists in an interpretation of the development of Hogan Street, Tatura during the post World War II period.

The design is representative of the period and this includes the face brickwork and the simple rectangular parapet.

The shop is a derivative version of modernist architecture and this can be largely identified by its stripped utilitarian aesthetic.

HOW IS IT SIGNIFICANT?

It is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

WHY IS IT SIGNIFICANT?

It is of historic significance as it is a representative example of the development of Hogan Street during the post World War II period. This was a period of increased prosperity associated with industrial development, increased agricultural production and post war migration.

HERCON criterion A

It is of aesthetic and architectural significance for its stripped modernist styled parapet.

HERCON criterion D

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name C W Wilson Memorial
Address 220 Hogan Street TATURA **Significance Level** B
Place Type Memorial
Citation Date 2004



CW Wilson Memorial, part of 220 Hogan Street, Tatura

Recommended VHR No HI - PS Yes
Heritage Protection

History and Historical Context

The following biographical information is taken from W H Bossence, *Tatura and the Shire of Rodney*.

C W Wilson Memorial
Hermes No 156008

Place Citation Report

12-Apr-2019

08:39 AM

HERITAGE CITATION REPORT

Charles William Wilson was born in 1855, the first white child born in Whroo. He moved to Tatura in 1879 to open a branch of J W Mason's butchery. In 1881 he married Miss Boyer of Whroo and for 20 years, tirelessly served the community of Tatura, prior to his premature death on 19 April 1901. C W Wilson was a member of the Rodney Council from 1887 to 1891 and 1894 to 1901 and President twice. He served on the Rodney Irrigation Trust from 1889 until 1901 and was chairman in 1894. He was also a president of the Mooroopna Hospital, trustee of the racecourse, Mechanic's Institute, public gardens and recreation reserve, Australian Native's Association, Fire Brigade, Band, Presbyterian Church and Secretary of the Cemetery Trust. To perpetuate his memory, the Shire of Rodney Council contributed to a memorial to be constructed in the Tatura Gardens in 1901.

References

William Bossence. *Tatura and the Shire of Rodney*.

Identified By

SOMA Design Partnership, June 2001.

DRAFT

Relevant Historical Australian Themes

Thematic Environmental History

14.2 Commemorating Pioneers

Description

Physical Description

The C W Wilson memorial was relocated in 2007-2008 to the west of the former Tatura Courthouse at 220 Hogan Street, Tatura from the Tatura Bowling Club's grounds at Service Street, Tatura. It comprises a Gothic Revival-style carved sandstone and bluestone monument constructed on a square plan in the form of a spire rising to an octagonal pinnacle.

The base is buttressed on all four sides and bears on a bluestone plinth. Each side contains a niche with white marble tablet which is surmounted by a pointed arch hood moulding on bluestone colonnettes.

Beneath one of the marble tablets is a sandstone drinking fountain. The pinnacle has a band of quatrefoil and trefoil arch motifs surmounted by a plain spire and wrought iron finial.

HERITAGE CITATION REPORT

Physical Condition

GOOD

Intactness

GOOD

Recommended Management

Curtilage

Maintain a nominal curtilage of 5 metres around the monument in order to preserve its visibility

Occupancy

Ownership

City of Greater Shepparton

DRAFT

Australian Heritage Commission Criteria

Australian Heritage Commission

8.7 Honouring achievement

8.9 Commemorating significant events and people

Statement of Significance

The C W Wilson Memorial, located adjacent to the former Tatura Courthouse at 220 Hogan Street, Tatura, is of local historical and aesthetic significance.

Constructed in 1901 to honour one of the community's finest members, the memorial is a reminder of one man's single contribution to the earliest phase of the Tatura's settlement. Aesthetically, it is an imposing, finely detailed and intact example of a Gothic Revival memorial; unusual in the municipality for its location outside a formal cemetery.

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

Other Recommendations

. Maintain the original unpainted masonry finishes . Reconstruct the missing scrolls of the wrought iron finial .
Reinstate missing fountain tap

DRAFT

HERITAGE CITATION REPORT

Name 220-222 Hogan Street, Tatura (Tatura Court House and Police Station)
Address 220-222 Hogan Street TATURA **Significance Level** B
Place Type Court House
Citation Date 2004



Tatura Court House

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

On 31 December 1880, the *Tatura Herald* recorded that the first Court of Petty Sessions, presided over by Mr Sternberg J.P., was held at the Tatura Police Station and was also convened in the Mechanics' Institute and other locations. A public meeting was called in 1886 by Montague Somer in order to establish a court house for Tatura and in May 1889 the Minister of Justice consented to its erection. The building was completed in 1891 at a cost of £1186. The architect was C R Gilchrist. From 1891, court was held once a month by visiting stipendiary magistrates and/or local Justices of the Peace. The courthouse closed in 1989.

References

William Bossence, *Tatura and the Shire of Rodney*.

Michael Challenger, *Historic Courthouses of Victoria*, p. 185.

HERITAGE CITATION REPORT

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

16.0 Public Buildings

Description

Physical Description

Tatura Court House, 220 Hogan Street, Tatura is a single-storey tuck-pointed bichrome face brick building with parapeted hipped roof clad with slate. The roof is finished with wrought iron finials, a red brick chimney with ornate rendered mouldings and chimney pots and rendered coves to eaves soffits.

The double-fronted facade consists of two distinct sections including a prominent projecting section, containing the court room, flanked on the west by a smaller office wing. The projecting bay has a breakfronted facade surmounted by a distinctive notched gable parapet with oculus louvered vent. The facade is divided vertically by pilasters which are surmounted by pressed cement orbs. A large central timberframed Diocletian window is flanked by a pair of timber-framed double-hung sash windows, all of which have leadlight glazing to highlight sashes. Additional rendered dressings include string courses, copings, drip mouldings, voussoirs, swags, sills and aprons. The office wing is set behind a hipped verandah clad with corrugated galvanised steel and supported by (reconstructed) stop-chamfered timber posts with cast iron frieze. A timber 4-panelled entrance door is flanked by a single timber-framed double-hung sash window. Other elevations are utilitarian with the west elevation containing a timber door flanked by timber-framed double-hung sash windows.

The 1950s Police Station is constructed from cream brick and has a terracotta tiled roof. These materials were popular during the post war period. The design is utilitarian with a projecting front, entrance and corner windows.

Physical Condition

GOOD

Intactness

GOOD

HERITAGE CITATION REPORT

Occupancy

Ownership Tatura Milk Industries Limited

Australian Heritage Commission Criteria

Australian Heritage Commission

4.3 Developing urban institutions

Statement of Significance

What is Significant?

The Tatura Court House and the 1950s Police Station building are significant.

How is it Significant?

They are of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The Tatura Court House is of local historic and social significance as it is one of the earliest surviving public buildings in Tatura. The Court House operated continuously for over 100 years and demonstrates the significance of Tatura as a thriving centre for the district at the time. HERCON criteria A & G

It is of aesthetic and architectural significance for its relatively ornate public building architecture. It is a fine example of Victorian Mannerist design. HERCON criterion E

The 1950s police station is of historic significance as it contributes to a group of buildings that were constructed during the post war period. This period was for Tatura a time of growth and economic prosperity. HERCON criterion A

It is of aesthetic significance for its post war modernist architecture. It is a good representative example from this period. HERCON criterion D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Tatura Milk Industries Master Plan 2011 Incorporated Document 2011
Aboriginal Heritage Place	No

Other Recommendations

. Retain original unpainted finish to brickwork of building and otherwise investigate original external paint colours. .
Complete current conservation of the building

DRAFT

HERITAGE CITATION REPORT

Name 229 Hogan Street Tatura
Address 229 Hogan Street TATURA **Significance Level** Local
Place Type Cottage
Citation Date 2011



229 Hogan Street Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Integrity

229 Hogan Street has retained much of its integrity.

History and Historical Context

GENERAL HISTORY

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

HERITAGE CITATION REPORT

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 Kerford 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.

229 Hogan Street through its physical fabric is representative of the eastward expansion of the township and the economic prosperity associated with this period.

Description

Physical Description

229 Hogan Street is a double fronted weatherboard cottage with a transverse gable roof. There is a straight profile skillion verandah to the front of the cottage. The roof is corrugated galvanised metal.

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 gable roof; verandah to the front.

HERITAGE CITATION REPORT

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. It constructed from steel mesh with a matching gate.

Physical Condition

229 Hogan Street is in fair to good condition.

Usage / Former Usage

229 Hogan Street was built as a residence and has retained this use.

Intactness

229 Hogan Street is relatively intact.

Site Context

229 Hogan Street is located in a residential street.

DRAFT

Statement of Significance

WHAT IS SIGNIFICANT?

229 Hogan Street is representative of the diversity architecture associated with residential development that occurred in Hogan Street during the turn of the 20th century and to the east of the railway line.

It is a double fronted weatherboard cottage with a transverse gable roof. It has a straight profile skillion verandah to the front of the cottage. The roof is corrugated galvanised metal. The symmetrical facade with the central door flanked on either side and the timber framed double hung sash windows contribute to the vernacular character of this cottage.

The fence is not significant.

HOW IS IT SIGNIFICANT?

It is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

WHY IS IT SIGNIFICANT?

It is of historic significance as it provides tangible physical evidence of the development of Tatura during the turn of the 20th century - a period of prosperity associated with closer settlement and the development of irrigation. It demonstrates the character of development which occurred to the east of the railway line as the town expanded.

HERITAGE CITATION REPORT

HERCON criterion A

It is of aesthetic and architectural significance for its architectural representation and its simple architectural detailing which is typical for its style and the region.

HERCON criterion D

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 237 Hogan Street Tatura
Address 237 Hogan Street TATURA **Significance Level** Local
Place Type Residence
Citation Date 2011



237 Hogan St Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Integrity

237 Hogan Street has retained much of its integrity.

History and Historical Context

GENERAL HISTORY

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

HERITAGE CITATION REPORT

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.

GENERAL HISTORY

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.

Freehold land was made available through a series of legislations during the 1860s and 1870s. These acts were aimed at opening up blocks of land for small landholders and selectors. The success of the selectors brought an increasing prosperity to the area and ensured that Tatura prospered.

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 meant that additional settlement occurred to the east and in particular Hogan Street.

Farming during this period had moved away from grazing and the production of wool as this enterprise needed large amounts of land to be profitable. Instead crops such as wheat and oats were the primary industries for most of the land selectors. The construction of the railway line in 1880 opened up the area to new markets and encouraged the growth of agriculture in the area. Grain was one of the most important freights during the 1880s as it saved farmers from carting their harvest to Avenel. Irrigation, a railway station, a growing township and successful selectors ensured that Tatura continued to prosper and the community activities thrived. On 18 November 1890, Tatura was proclaimed an urban district with an area of 570 acres and a population of 2500.

During the early part of this period Closer Settlement brought more farmers to the area and as irrigation became more established there was a surety of seasons and the township flourished. 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. The commercial area of Tatura moved away from the north west of the township and Hogan Street became the commercial centre for Tatura. This was a period of expansion and rapid growth for Tatura.

Irrigation greatly assisted the development of the dairying industry and many farmers moved away from cropping and into dairying and horticulture. 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.

HERITAGE CITATION REPORT

The Closer Settlement Branch of the Lands Department had been established under the *Land Act of 1898*. Its activities were refined under *Closer Settlement Acts of 1904 and 1912*. The impetus of the act was to get men settled on the land. This was because poorly paid agricultural labourers on big properties were migrating to the cities or engaging in share farming. The government introduced new Closer Settlement Acts in 1915, 1918, 1922 and 1923 and Discharged Soldiers Settlement Acts in 1917 and 1924. Up to 1926 the Shire of Rodney had given over 15, 775 acres to Closer Settlement. Closer Settlement was not always successful because of a declining price of wheat and the potential of irrigation had yet to be fully realised.

After World War 1 - the State Rivers and Water Supply Commission agreed to a request of the Tatura Progress Association that portion of the Tatura experimental farm should be made available under the *Discharged Soldiers Settlement Act of 1917*. From 1918 - 1921 the Commission settled about 1000 men on irrigation farms in various parts of Victoria. The 1920s saw the development of creamerys and butter factories as dairying became increasingly more important and viable with irrigation. There was an increasing use of cars and farm machinery and farm mechanisation.

Description

Physical Description

237 Hogan Street is a double fronted weatherboard cottage. The roof is a corrugated galvanised metal hip roof and there is a brick chimney. The verandah is a straight profile skillion roofed verandah.

Stylistically, the cottage illustrates many of the characteristics commonly identified with vernacular architecture from the Victorian period. This includes: the symmetrical composition with the central door with side lights and high lights flanked on either side with timber framed double hung sash windows with side lights; the hipped roof; simple brick chimneys and the straight profile skillion 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.

Physical Condition

The condition is good.

Usage / Former Usage

237 Hogan was designed as a residence and still retains that function.

Intactness

237 Hogan Street is relatively intact.

Site Context

HERITAGE CITATION REPORT

237 Hogan Street is located in the residential section of Hogan Street.

Statement of Significance

WHAT IS SIGNIFICANT?

237 Hogan Street, Tatura is significant as it demonstrates the development of Tatura from the turn of the century. It is representative of the type of the residential development that occurred during this period and during the eastward expansion of the township.

It is significant for its architecture and this is demonstrated by the symmetrical facade of the double fronted cottage and the following architectural details: the central door with side lights and high lights flanked on either side with timber framed double hung sash windows with side lights; the hipped roof; simple brick chimneys and the straight profile skillion verandah with timber verandah posts.

The setbacks contribute to its aesthetic significance.

HOW IS IT SIGNIFICANT?

It is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

WHY IS IT SIGNIFICANT?

It is of historic significance as it provides tangible physical evidence of the development of Tatura during the turn of the 20th century - a period of prosperity associated with closer settlement and the development of irrigation. It demonstrates the character of development which occurred to the east of the railway line as the town expanded.

HERCON criterion A

It is of aesthetic significance for its representative turn of the century architecture and the intactness of the facade.

HERCON criterion D

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 241 Hogan Street, TATURA (St Andrews Presbyterian Complex)
Address 241 Hogan Street TATURA **Significance Level** Local
Place Type Religious Precinct
Citation Date 2014



St Andrews Presbyterian Church

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901), Federation/Edwardian Period (1902-c.1918), Interwar Period (c.1919-c.1940)

History and Historical Context

Land for a Presbyterian Church in Tatura was donated by Alexander Stewart in 1882, and the first church (now occupied by the Bethel Christian College) constructed in 1882. The needs of a growing congregation led to plans being made in 1910 to construct a new building. The foundation stone was laid by George Stewart of 'Gowrie Park', on 1 May 1912 and the church officially opened on 6 October of the same year. A dedication ceremony was conducted by the Reverend C J Legate. The contractor for the works was Mr A Miles, the new building cost £1,400, with an extra £200 for the provision of electric lighting. The new church became known as St Andrew's in 1914. The original church was converted for use as a Sunday School and was named St Andrew's Hall. On 19 September 1954 a stained glass window was unveiled in memory of local war hero and former congregation member, Robert Mactier.

Four memorial windows from the former Springvale - Girgarre East Presbyterian Church were installed in an addition to the rear of the church in 2002.

HERITAGE CITATION REPORT

Description

Physical Description

St Andrew's Hall, Hogan Street, Tatura

St Andrew's Hall, Hogan Street, Tatura, is a red face brick Gothic (Early English) building comprising a small hall (former church) and projecting front porch with later Sunday school addition at the rear. The original building has parapeted gable roofs which are finished with rendered copings and are clad with corrugated galvanised steel. The porch has a side entrance with pointed arch and a single leaf timber door and a single lancet opening with timber-framed fixed sash window with leadlight glazing. The facade gable end contains three lancet openings with timber-framed fixed sash windows with leadlight glazing, above which is a semi-circular drip moulding and string course. The buttressed side walls contain regular and repetitive timber-framed fixed sash windows with leadlight glazing. The addition at the rear of the hall is a single storey timber-framed building with low pitched roof clad with corrugated galvanised steel and Hardiplank clad walls.

St Andrew's Presbyterian Church, Hogan Street, Tatura

St Andrew's Presbyterian Church, Hogan Street, Tatura, is a red face brick Gothic (Early English) church comprising a nave, flanked by a pair of porches, a single west transept and vestry and a modern hall addition at the rear. The original sections have parapeted gable roofs clad with slate and prominent roof ventilators line the ridge. The facade is divided into three bays, comprising the central nave and two porches, by two buttresses which terminate in pinnacles which are repeated on the porches. The central bay contains a large bar tracery window containing three lancets and pierced spandrel, which is flanked by a pair of smaller lancet windows, all of which contain leadlight glazing. The porches each contain a two-leaf pointed arch timber doors. Horizontal banding, dressings, hood mouldings and copings have a painted rendered finish. The buttressed side walls contain regular and repetitive fenestration of paired pointed arch timber-framed fixed sash windows with leadlight glazing and rendered dressings. The side walls of the porches terminate with a rendered frieze.

Manse, Hogan Street, Tatura

The manse is constructed from masonry and this has a roughened cement render. The roofs are hipped with a small hip roof to the entrance porch. The timber framed windows to the front facade are in groups of three and have multi-paned upper sashes. The entrance porch is deeply recessed and has a group of three columns with ionic capitals. It is notable that the rendered finish has not been painted and has retained its original finish.

Statement of Significance

What is Significant?

St Andrew's Presbyterian Church, St Andrew's Hall and the Manse are significant.

This includes the set backs as they contribute to the aesthetic significance of the place.

How are they significant?

They are of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why are they significant?

HERITAGE CITATION REPORT

The religious precinct is of social and historic significance as the group of buildings provides tangible physical evidence of the place as being a centre for Presbyterian worship and assembly in Tatura since the 1880s.

St Andrew's Hall was the original Presbyterian Church and was constructed in the 1882. It is one of two surviving church buildings in Tatura that date from Tatura's earliest phase of development.

St Andrew's Church is of historic significance as it is one of the numerous churches constructed in Tatura and the surrounding district during the early 20th century. It assists in the appreciation of the historic development that occurred in the surrounding district following closer settlement policies.

The manse is of historic significance as it provides tangible physical evidence of the early 20th century development of the religious precinct and Tatura in general. HERCON criteria A & G

As a group they are of aesthetic significance for their landmark qualities in the township of Tatura. HERCON criterion E

St Andrew's Hall is of aesthetic significance for its largely intact architecture. It demonstrates many of the gothic inspired features that are associated with the period, style and region. This includes the pointed windows, the steeply pitched roof, the face red brick and the cement dressings. HERCON criterion D

St Andrew's Church is of aesthetic significance as a representative example of an Edwardian parish church. This includes the pointed windows, cement rendered banding and the flanking pinnacles. The stained glass windows contribute to the aesthetic significance. HERCON criterion D

The manse is a representative example of an early 20th century residence. Its unpainted roughcast render, timber framed windows, the hipped roof and recessed entrance contribute to its aesthetic significance. HERCON criterion D

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	Yes All mature trees
Fences & Outbuildings	Yes Hall and manse
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name 249 Hogan Street Tatura
Address 249 Hogan Street TATURA **Significance Level** Local
Place Type Cottage
Citation Date 2011



249 Hogan St Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Integrity

The place has retained much of its integrity.

History and Historical Context

GENERAL HISTORY

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

HERITAGE CITATION REPORT

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 Kerford 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.

179 Hogan and 183 - 185 Hogan Street through their physical fabric are representative of the eastward expansion of the township and the economic prosperity associated with this period.

Description

Physical Description

249 Hogan Street is a double fronted face red brick cottage. The roof is a corrugated galvanised metal hip roof and there is a brick chimney. The verandah is a convex hip roofed verandah.

Stylistically, the cottage illustrates many of the characteristics commonly identified with vernacular architecture from the

HERITAGE CITATION REPORT

late 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 corrugated galvanised metal verandah with timber verandah posts.

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

Physical Condition

The condition is good.

Usage / Former Usage

The place was designed as a residence and it retains this function.

Intactness

The place is relatively intact.

Occupancy

The place is occupied.

DRAFT

Site Context

249 Hogan Street is located in the residential section of Hogan Street Tatura.

Statement of Significance

WHAT IS SIGNIFICANT?

249 Hogan Street, Tatura is representative of the turn of the century development of Hogan Street to the east of the railway line.

249 Hogan Street is a double fronted face red brick house with a corrugated galvanised metal hip roof and there is a brick chimney. The verandah is a convex hip roofed verandah.

HOW IS IT SIGNIFICANT?

It is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

WHY IS IT SIGNIFICANT?

It is of historic significance as it provides tangible physical evidence of the development of Tatura during the turn of the

HERITAGE CITATION REPORT

20th century - a period of prosperity associated with closer settlement and the development of irrigation. It demonstrates the character of development which occurred to the east of the railway line as the town expanded.

HERCON criterion A

It is of aesthetic significance for its Victorian era styling and for being one of the few brick houses in Hogan Street from the turn of the century.

HERCON criterion D

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 252-254 Hogan Street Tatura
Address 252-254 Hogan Street TATURA **Significance Level** Local
Place Type House
Citation Date 2011



252-254 Hogan Street, Tatura

Recommended Heritage Protection VHR No HI No PS Yes

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

History and Historical Context

GENERAL HISTORY

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

HERITAGE CITATION REPORT

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.

252 - 254 Hogan Street through its physical fabric is representative of the eastward expansion of the township and the economic prosperity associated with this period.

Description

Physical Description

The house at 252 - 254 Hogan Street Tatura is a large Federation era house. It is a face brick house with cream rendered accents. The design is asymmetric and has a number of picturesque aspects - these include the timber framed windows, the splayed brickwork, the decorative timber brackets, timber joinery, timber battens in sunray pattern to the rendered gable fronts and the verandah and timber verandah posts. This is a good representative example from this period.

This house was a former private hospital.

Statement of Significance

WHAT IS SIGNIFICANT?

242 - 252 Hogan Street assists in demonstrating the development of Hogan Street during the turn of the century.

242-254 Hogan Street, Tatura is a large Federation era house. Its fine face brick with cream rendered accents is a distinctive contribution to the diversity of housing from this period that is found throughout the municipality. The design

HERITAGE CITATION REPORT

is asymmetric and has a number of picturesque aspects - these include the timber framed windows, the splayed brickwork, the decorative timber brackets, timber joinery, timber battens in sunray pattern to the rendered gable fronts and the verandah and timber verandah posts. This is a good representative example from this period.

HOW IS IT SIGNIFICANT?

It is of historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

WHY IS IT SIGNIFICANT?

It is of historic significance as it provides tangible physical evidence of the development of Tatura during the turn of the 20th century - a period of prosperity associated with closer settlement and the development of irrigation. It demonstrates the character of development which occurred to the east of the railway line as the town expanded.

HERCON criterion A

It is of aesthetic and architectural significance for its Federation period styling. It demonstrates many of the typical features from this period and as one of a number of houses from this period in the City of Greater Shepparton it assists in demonstrating the diversity of this architectural expression found within the region.

HERCON criterion D

Recommendations 2011

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

DRAFT

Yes
No
Yes The palm tree and all mature trees to the front garden are an important landscape element and contribute to the aesthetic significance of this place.
No
Yes
Tatura Milk Industries Master Plan 2011 Incorporated Document 2011
No

HERITAGE CITATION REPORT

Name 253 Hogan Street Tatura
Address 253 Hogan Street TATURA **Significance Level** Local
Place Type House
Citation Date 2011



253 Hogan St Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Integrity

253 Hogan Street has retained much of its integrity.

History and Historical Context

GENERAL HISTORY

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

HERITAGE CITATION REPORT

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 Kerford 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.

179 Hogan and 183 - 185 Hogan Street through their physical fabric are representative of the eastward expansion of the township and the economic prosperity associated with this period.

Description

Physical Description

253 Hogan Street is a hipped roof double fronted weatherboard residence with a gable roofed section to the rear. The house is located in a garden setting.

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

HERITAGE CITATION REPORT

the late Victorian period.

This includes:

the symmetrical composition of the central door flanked on either side with timber framed double hung sash windows

timber brackets to the eaves

the corrugated galvanised metal hip roof gable roofed addition to the rear

simple brick chimneys

the convex hipped return 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 not original but it is sympathetic to the period of construction.

Physical Condition

The condition is good.

DRAFT

Usage / Former Usage

253 Hogan Street was designed as a residence and it retains this use.

Intactness

253 Hogan Street is relatively intact.

Occupancy

253 Hogan Street is occupied.

Site Context

253 Hogan Street is located in the residential section of Hogan Street, Tatura.

Statement of Significance

WHAT IS SIGNIFICANT?

HERITAGE CITATION REPORT

253 Hogan Street, Tatura is representative of the development of Hogan Street to the east of the railway line. The architecture demonstrates many of the characteristics commonly identified with vernacular building during the late Victorian period and the turn of the 20th century.

These features can be found in the:hipped roof; the double fronted facade with its central door flanked on either side by timber framed double hung sash windows; timber brackets to the eaves; the corrugated galvanised metal hip roof and its simple brick chimneys; the convex hipped return verandah with timber verandah posts.

The generous setting complements the aesthetic qualities of the house.

The fence is not original but it is sympathetic to the period of construction.

HOW IS IT SIGNIFICANT?

It is of historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

WHY IS IT SIGNIFICANT?

It is of historic significance as it provides tangible physical evidence of the development of Tatura during the turn of the 20th century - a period of prosperity associated with closer settlement and the development of irrigation. It demonstrates the character of development which occurred to the east of the railway line as the town expanded.

HERCON criterion A

It is of aesthetic significance for its representation of the architectural values associated with the period.

HERCON criterion D

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 257 Hogan Street Tatura
Address 257 Hogan Street TATURA **Significance Level** Local
Place Type House
Citation Date 2011



257 Hogan Street, Tatura

Recommended Heritage Protection VHR No HI No PS Yes

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

Integrity

257 Hogan Street has retained much of its integrity.

History and Historical Context

GENERAL HISTORY

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

HERITAGE CITATION REPORT

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.

Post war growth consolidated the district's reputation as one of the premier agricultural areas in Victoria. Prior to the war advances in the mechanisation of agriculture were progressing. However, the war brought this to a halt. After the war things changed rapidly. A number of government initiatives including research and development meant that agriculture gained a momentum that was unparalleled.

The increasing prosperity of the district during the post war period was underpinned by immigration. For instance, in 1948, 200 Balts arrived to assist with the fruit picking. In May 1949 an immigration camp was constructed on the site of No 3 Internment Camp and women and children arrived at the camp in June. The camp continued to function until June 1953. Italian migrants were the most populous ethnic group in the first years of migration. The principal shrine for the Italian community is the Ossario at Murchison. The illuminated crypt was added by the Italian architect R G Stella and dedicated in November 1966.

Irrigation supported a variety of enterprises. Industries expanded - such as those associated with the production of dairy and fruit. Two new industries were introduced to Tatura:

. The Rosella Preserving and Manufacturing Co Ltd built a factory in 1949;

. Cleckheaton (Yorkshire) Pty Ltd

Cleckheaton in 1958 dismantled mills near Bradford in England and transported them to Australia. This was a critical step in the decentralisation of industry in Victoria. At the time it was the largest shipment of British equipment received in Australia.

The Tatura tomato was developed at the Tatura Research Station (agricultural research centre since 1937) and this variety was crucial to the canning industry. From 1940 the station had worked at developing strains of tomato adapted to local conditions and to the requirements of marketers and canners. A new block at the Research Station was opened on 30 April 1958 with 6 new laboratories.

Farms were rejuvenated and many large brick farmhouses were constructed to replace older houses. Irrigation was crucial to this prosperity and in 1956 Edgar Street was formed for the construction of eleven Water Commission homes. More

HERITAGE CITATION REPORT

banks opened such as the Commonwealth Bank (1965) and in 1964 the State Savings Bank constructed new premises. By the 1960s there were five banks in town to support the continued economic growth.

Service Clubs of the post war era had a considerable impact on public developments and improvements and these included the:

- . The Tatura Apex Club 1959;
- . The Tatura and District Development League;
- . The Country Womens Association (formed in 1930) established itself as the premier association for women;
- . The Tatura Male choir that was formed during the war achieved many successes at choral festivals in Victoria and New South Wales.

In 1953 the Rodney Council protested against the move to introduce television on the grounds that the money involved could be more appropriately directed to other areas. In 1957 - there were two television sets in Tatura both owned by the electrician in Hogan Street.

Two events had a huge impact on the local community and these were the Royal visit (1954) and the Olympic torch relay (1956) The royal tour was the first visit by a reigning monarch. Vast numbers of local residents lined the roadside to see the Queen. They brought folding chairs, thermos flasks and picnic hampers to watch. Some drove from Tatura to Rochester to get a second glimpse of her. A boulder from the Dookie hills was set up in the Memorial Park with the inscription "Her Majesty Queen Elizabeth II and H R H the Duke of Edinburgh passed here on Friday 5 March 1954." Tatura was included in 1956 Olympic torch relay and children threw rose petals onto the road.

Description

Physical Description

257 Hogan Street is a facebrick house with finely executed face brick detailing and this includes the tapestry brick detail to the chimney. It has a recessed porch with metal detailing. The roof is terracotta tiles.

Physical Condition

The condition is good.

Usage / Former Usage

257 Hogan Street was designed as a residence and it retains this use.

Intactness

HERITAGE CITATION REPORT

257 Hogan Street is relatively intact.

Occupancy

257 Hogan Street is occupied.

Site Context

257 Hogan Street is located in the residential section of Hogan Street Tatura.

Statement of Significance

WHAT IS SIGNIFICANT?

257 Hogan Street, Tatura is representative of the type of housing and character of development of Hogan Street to the east of the railway line that occurred during the mid 20th century.

The architecture is representative of domestic architecture from this period and this includes the fine brick work, the use of glazed tapestry bricks and the terracotta tiled roof.

The generous setting complements the aesthetic qualities of the house.

HOW IS IT SIGNIFICANT?

It is of historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

WHY IS IT SIGNIFICANT?

It is of historic significance as it provides tangible physical evidence of the development of Tatura during the mid 20th century.

HERCON criterion A

It is of aesthetic significance for its representation of the architectural values associated with the period. It is of note for its use of glazed tapestry bricks.

HERCON criterion D

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 259 Hogan Street Tatura
Address 259 Hogan Street TATURA **Significance Level** Local
Place Type House
Citation Date 2011



259 Hogan Street, Tatura

Recommended Heritage Protection VHR No HI No PS Yes

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

Integrity

It has largely retained its integrity.

History and Historical Context

GENERAL HISTORY

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

HERITAGE CITATION REPORT

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 Kerford 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.

179 Hogan and 183 - 185 Hogan Street through their physical fabric are representative of the eastward expansion of the township and the economic prosperity associated with this period.

Description

Physical Description

The Edwardian era house illustrates many of the features that are commonly associated with this period. This includes the hipped roofs and gablet vent, bay window, recessed porch and asymmetric presentation.

Intactness

HERITAGE CITATION REPORT

It is relatively intact.

Statement of Significance

WHAT IS SIGNIFICANT?

259 Hogan Street, Tatura is representative of the development of Hogan Street to the east of the railway line. The architecture demonstrates many of the characteristics commonly identified with the Federation period of architecture.

Architectural features such as: the asymmetrical facade with a projecting gable fronted section; the recessed porch with return verandah; the hipped roof and gablet vent with a decorative timber grille contribute to its representation of the Federation period.

HOW IS IT SIGNIFICANT?

It is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

WHY IS IT SIGNIFICANT?

It is of historic significance as it provides tangible physical evidence of the development of Tatura during the turn of the 20th century - a period of prosperity associated with closer settlement and the development of irrigation. It demonstrates the character of development which occurred to the east of the railway line as the town expanded.

HERCON criterion A

It is of aesthetic significance for its representation of the architectural values associated with the period.

HERCON criterion D

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name Bartlett Reserve
Address 1-59 Martin Street TATURA **Significance Level** Local
Place Type Bandstand/Rotunda
Citation Date 2011



104927 Bartlett Reserve Cnr Francis and Martin Streets

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Bartlett Reserve is the site of the earliest water hole in the Tatura district and later this became a dam and water source for Tatura. In 1894 the Shire Dam was first mentioned as a good place for recreation and bathing. In 1894 the grounds were cleared and a picket fence was constructed around the perimeter. By 1904 it was known as Lake Tatura and it was also often referred to as stink pot because it became the receptacle for decaying animal and vegetable remains. Lake Tatura was a popular spot and during the evenings became a place to gather and stroll around the edges. A bathing shed was erected by the committee and while mixed bathing was suggested in 1904 it was felt that the women should only bathe during their prescribed hours.

In 1907 the lake was designated as a sanctuary for 'wild fowls.'

The Tatura Baths were developed during World War One. In January 1915 Frank Beaurepaire looked at the plans for the baths. They were opened in December 1915 and in February 1916 a successful inaugural swimming carnival was held at the baths.

In April 1934 a committee was formed for the beautification of Lake Tatura and the CWA made a gift of 100 flowering

HERITAGE CITATION REPORT

gums.

The lake is now a water feature in the Bartlett Reserve.

Description

Physical Condition

Bartlett Reserve consists of a lake and wetlands that is surrounded by shrubs, trees and some grass land. The majority of the landscape is regenerated or planted native vegetation. There are club rooms facing Martin Street.

Statement of Significance

What is significant?

Bartlett Reserve and the lake at the corner of Francis and Martin Streets Tatura.

How is it significant?

The lake and Bartlett Reserve is of historic, social and aesthetic significance for the township of Tatura.

Why is it significant?

The lake is historically and socially significant as it provides tangible evidence of the development of Tatura during the late 19th and early 20th century.

The lake is significant as the an early source of water for Tatura.

The lake is of social and historic significance as it is associated with the first local public swimming baths.

The social significance of the lake and reserve was recognised in 1934 by the CWA when it donated 100 flowering gum trees for beautification of place.

The lake and surrounds are of social and historic significance as they were the site of the one of the earliest social gathering places for the township.

[HERCON Criteria A & G]

The lake and reserve has aesthetic significance for community.[HERCON Criterion D]

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name	5735 Midland Highway TATURA (Kelvin Grove)	
Address	5735 Midland Highway TATURA	Significance Level Local
Place Type	Homestead Complex	
Citation Date	2014	

Recommended Heritage Protection	VHR No HI No PS Yes
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History and Historical Context

Kelvin Grove, set back off the Midland Highway on its prominent rise north of Tatura township, was built in 1909 by public figure James Watson Wilson. In the early decades of the twentieth century it was known as 'the show farm of the district', according to foundation historian of the western Goulburn Valley, WH Bossence.

JW Wilson (1859-1939) was born at Reedy Creek near Broadford. He came to the Whroo goldfields with his parents, and subsequently worked as a blacksmith in Byrneside, having learnt the trade in Murchison. In 1880 he set up a smithy in Tatura, but soon joined Arthur H Groves in the latter's chaff-cutting and hay and corn business, becoming a partner in the business and store. By 1902 Wilson was sole proprietor of the business and owner of the store.

He had also jointly rented farm land with Groves, initially in 1890, the 320 acres of Allotment 110, Parish of Toolamba West, then in 1894 the adjoining Allotment 112, formerly Thomas Notman's selection of 157 acres on the Shepparton-Elmore Road, now the Midland Highway. Around 1906, Wilson and his wife purchased the two allotments, and in 1907 constructed Kelvin Grove on Allotment 110, the more northerly of the two blocks, the commodious house thus being set back from the Shepparton-Elmore Road. Wilson grazed sheep and cropped, very successfully.

In company with his brother Charles William Wilson, James Wilson was a central and pivotal figure in the civic and community life of Tatura and district for four decades. He was for many years Councillor for the Tatura Riding of the Shire of Rodney, and Shire President in 1904 and 1913, retiring from Council in 1921. A Justice of the Peace sitting on the bench at the Tatura Magistrates' Court, he was also an inaugural Trustee and committee member of the Mechanics' Institute, and a founder of the Tatura Butter Factory, holding the position of Chairman of Directors at his death in 1939. A foundation member of the Tatura Agricultural Society and its Chairman from 1912 to 1921, his other involvements included being Chairman of the Tatura Waterworks Trust in 1905 and 1911, a Trustee of the State School tree plantation, and a member of the Progress Association and the Tatura Advancement Association. He was a leading voice in patriotic meetings at the outbreak of WW1, associated with the Bowls Club and the Lake Reserve, and was a leader in the agitation for new post office in 1914. Wilson was also president of the 1923 and 1932 'Back To' committees in the town.

Wilson sold Kelvin Grove for a record price in 1921. The couple moved into Overton, now 18 Thompson Street, Tatura, one of the two houses he had built in the town, his daughter and son-in-law moving into Nithsdale next door at 20 Thompson Street, which remains held by the family. Wilson's two bail dairy survives on that property.

James Watson Wilson died early in World War 2, on 13 December 1939. He is buried in Tatura cemetery.

References:

HERITAGE CITATION REPORT

Bossence, W H, *Tatura*, Melbourne, 1969.

Shire of Rodney Rate Books 1889-1916

Obituary for J W Wilson, *Argus*, 14 December 1939, p. 9

Title: Vol 1557, Fol 311344

Phyllis Mactier, personal communication, 11 July 2015

Description

Physical Condition

Kelvin Grove is a substantial Federation era homestead with late Victorian undertones. This eclectic combination of Federation era (Queen Anne styling) with late Victorian vernacular elements was a common feature for many homesteads within rural and regional areas. Its architecture is picturesque with its complicated roof design, marked by hipped roofs (clad with corrugated metal) with gable vents and decorative brick chimneys with rendered features. The verandah returns on all sides and it is decorated with a relatively restrained frieze and brackets. The house is constructed from face brickwork with painted timber window and door framework. A feature of the walling is the canted rendered wall to the eave line. The square bay windows with rendered breakfronts with timber strapping are a distinctive architectural element within the overall design.

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Statement of Significance

What is Significant?

The Kelvin Grove Homestead and its surrounding landscaped setting is significant.

How is it Significant?

It is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic significance for its association with the intensification of agricultural development in the Tatura district.

It is of historic significance for its association with J W Wilson a successful farmer, and businessman. Wilson was an important community leader and contributed to the establishment of Tatura. HERCON criterion A

HERITAGE CITATION REPORT

The Homestead is of aesthetic significance for its detailed Federation/Late Victorian architecture. The scale and aesthetic values are not a common architectural response in this district. HERCON criteria E & B

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 5855 Midland Highway TATURA (Chock and log fence)
Address 5855 Midland Highway TATURA **Significance Level** Local
Place Type Farm fence
Citation Date 2014

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

John Dickson Love pegged out 132 ha [320 acres] on the Three Chain Road (now the Midland Highway) between Shepparton and 'The Junction', later known as Byrneside, on 18 September 1873. Applying for his lease on 20 March 1877, Love listed 247 chains of this chock and log fencing, dwarfing in extent the 10 chains of 'stub and picket', 12 of 'log and brush', and 10 of 'brush'. Fencing, housing and farm buildings all were the by-products of the clearing of the land.

JD Love is an interesting figure locally during the selection period, and subsequently. He was older than most selectors, more experienced, and widely travelled. He had emigrated from Cornwall to Victoria in 1847 with mining experience, and worked as an 'architect and builder' in Melbourne for two years, though there is no evidence that he was any more than a builder who also designed. In 1849 he travelled to the Californian goldrushes, returning to Victoria when gold was discovered, soon becoming a storekeeper at Daylesford and subsequently at Creswick. On his licence application of 29 September 1873, he gave his occupation as gardener and his place of residence as Garden Flat, Majorca, which suggests he was then conducting a market garden.

Love's communications with the Lands Department in relation to his selection near Tatura exhibit a self-confidence and cavalier attitude to bureaucracy unusual among the selectors, who were generally somewhat in awe of the Department's power.

John Dickson Love became an important public figure in the history of Tatura, involved in the establishment of the Mechanics' Institute and the Tatura Racing Club. He was a JP, one of the leaders of the movement to secede from Waranga Shire, and President of the Agricultural Society.

In local historian WH Bossence's words, 'Love and his family had served the area with distinction', becoming significant philanthropists to the Tatura community, including bequeathing funds to set up the trust that established the Moyola elderly people's cottages and home.

How to build a chock and log fence, from an article entitled 'Fencing' by 'Jumbuck' in *The Queenslander*, 21 November 1868, p. 10:

The manner of constructing it is as follows: Supposing that the fence is to run in a due north and south direction, chocks are laid on the ground across the line, at a distance apart to be regulated by the length of logs used for each panel, the small or north end of the log to rest in a notch cut for the purpose in the west end of one chock, and the butt end of the same log in a similar notch in the east end of the next succeeding chock, and so on throughout the length of the fence. In

HERITAGE CITATION REPORT

this way each chock is made to support the small end of one log and the butt end of another; and they should be made to rest at a distance of from six to twelve inches apart on each chock, the small logs being placed farther apart than the large ones. This completes the first layer of the fence. The manner of constructing the second and subsequent stories [sic] does not differ from that just described, except that the chocks, in place of being placed on the ground, are laid on the ends of the logs, exactly perpendicular to the bottom ones, and have notches cut in both the upper and lower sides for the purpose of embedding both the upper and lower logs in them, and thus binding the fence throughout.

The desired height of the fence, and the thickness of the logs used, will determine the number of rails; but a good fence of this description will never exceed four rails to each panel. If the chocks are cut to the proper length, and the ends of the rails are not placed too far apart, the fence will present a neat appearance.

The logs used for rails should never be less than twelve inches in diameter at the small end. Smaller than these will bend in the middle by their own weight. If intended only as a cattle proof fence, the chocks may be of any diameter, the thicker the stronger the fence will be, and the easier constructed; but for a sheep proof fence the chocks (with the exception of the bottom one) must not exceed twelve inches; this will allow four inches for the top and bottom notches, and give a space of eight inches between each rail.

A few days ago I conversed with a gentleman from Victoria, who informed me that many miles of this description of fence, erected on the Lower Goulburn and Lodden in that colony more than ten years ago, were still standing, and "as good as new";

References

VPRS: 625-552-42650.

Anne Tyson, 'The Log buildings of Merrigum and the context of their construction.' Research Project undertaken in 2001 as part of a Master of Arts (Public History) at Monash University.

Bossence, W.H., *Kyabram*, Melbourne, 1963.

Description

Physical Description

A length of chock and log fence dating from the 1870s, possibly 100m in length. The timber is most likely to be grey box (*Eucalyptus microcarpa*), the predominant timber species in the Goulburn Valley away from the Goulburn River. Although the fence is greatly deteriorated, the construction method is obvious: small lengths of timber - chocks - lie at right angles along the fence line, with a notch towards one end providing the resting place of the length of log projecting forward, and the other notch holding the log projecting backwards. The next layers, built similarly on top of the first, have largely tumbled over or been affected by weather and livestock.

Statement of Significance

What is Significant?

The full length of chock and log fence [approximately 100 metres] at 5855 Midland Highway, Tatura is significant.

How is it Significant?

HERITAGE CITATION REPORT

The chock and log fence is of local historic and technical cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The fence is of historic significance as it is the only surviving piece of chock and log fencing from the selection era in the municipality, and possibly across northern Victoria. It is invaluable due to its rarity and its ability to demonstrate the techniques used in its construction. It is part of the great clearing and fencing that went on as selectors transmogrified their forested selections into viable farms and at the same time complied with the conditions of the rent/purchase terms of the 1869 Act (improvements to a certain value were required, fencing counting towards the figure). HERCON criteria A & B

It is of importance for its potential to provide information that contributes to a greater understanding of the history of the settlement and establishment of the district, and has archaeological and technical research value. HERCON criterion F

Recommendations 2014

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

Yes The chock and log fence is of significance.

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 5855 Midland Highway, TATURA (Moyola Park - log structures)
Address 5855 Midland Highway TATURA **Significance Level** State
Place Type Other - Farming & Grazing
Citation Date 2004



House
Front facade

Recommended VHR Yes HI No PS Yes
Heritage Protection

History and Historical Context

The following history has been provided by Anne Tyson as part of her Research Project: **'The Log buildings of Merrigum and the context of their construction.'** This project was undertaken in 2001 for a Master of Arts (Public History) at Monash University.

Moyola Park was originally part of John Dickson Love's selection block. Love pegged out 320 acres on the three Chain Road between Shepparton and 'The Junction' - later Byrnside on 18 September 1873. He lodged his licence application at the Rushworth Land Office. Lewis Byrne had surveyed the proposed selection at a cost of £8. Over the next few years Love constructed a house and outbuildings.

Love had emigrated from Cornwall to Victoria in 1847 and he worked as an 'architect and builder' in Melbourne for 2 years. In 1849 he travelled to the Californian gold fields returning to Victoria when gold was discovered in the colonies. He was initially a storekeeper at Daylesford and then at Creswick for eight years. Love then engaged in gold mining in the Maryborough district for sixteen years. However, on his licence application he gave his occupation as gardener and

HERITAGE CITATION REPORT

his place of residence as Garden Flat, Majorca.

On the 20 March 1877 Love applied for his lease listing many improvements and these he valued at £511. He had 45 acres in wheat and oats yielding around 20 bushels to the acre, 279 chains or 5.6 km of fencing, a small dam, a well and other improvements. He also cited four buildings - each of log with a bark roof. Love like many other selectors was constantly in rent arrears but he eventually received his Crown Grant on 2 April 1884.

Description

Physical Description

Former House

The house at Moyola Park is a rectangular structure with a hip roof. The dimensions are approximately 7m x 5m.

The logs vary little in size and are approximately 20 - 30 cm in diameter (smaller than other examples). The log walling is approximately 2 m high and has been chinked with a clay pug. The hip roof framing has been constructed from round poles (saplings) and is typical for primitive hip roof framing with some extra strutting beams inserted into the framework. There are sawn timber battens/purlins for the timber shingle roofing. The timber shingles are extant and a corrugated iron roof has been laid directly over the shingles at a later date.

The structure has been constructed using logs laid horizontally with notched ends (some have been notched on both faces for a tight corner intersection). The logs are most likely some species of eucalyptus box tree. The logs appear to have been laid directly on the ground, although it is feasible that the base log was partially embedded in the earth.

The interstices between the logs have been packed with a clay pug mortar. The workmanship is relatively precise and the degree and uniformity of the actual notching is more consistent - especially when compared to other more rudimentary outbuildings.

This relative refinement of building technique is consistent with the building type. When houses were constructed more care was taken when selecting logs, as straighter and uniform sizes were the most desirable. A hip roof also had more distinction than the more easily constructed gable roof construction. Most of the surviving log houses in this region have a hip roof.

There are remnants of what appears to be an internal finish. It is possible that the pug has been smoothed over the internal walls and this was then finished off with a coating of a dung based finish. Dung was commonly mixed with clay to provide a denser and more impervious finish to earth buildings.

The floor is earthen. Earth floors were often finished with a similar mix as described previously, of dung and clay and sometimes blood and/or ash was added to the mix. The door jambs are not original to the date of construction. It appears that when the door was widened, posts were placed on either side of the opening (for a door jamb) and the lintel was removed leaving an original log as a *de facto* lintel.

Physical Condition

Condition

HERITAGE CITATION REPORT

The condition of the house is good.

The condition of structure 1 is good.

The condition of structure 2 is fair.

The condition of structure 3 is fair to poor.

Intactness

Intactness

The log house is relatively intact and has retained a high integrity.

Structure 1 has been the subject of various modifications but much of its original building fabric appears to have been retained.

Structure 2 has become dilapidated but it is still remarkably intact and retains much of its integrity.

Structure 3 because of its cobbled together nature and extensive reliance on recycled materials is more difficult to assess. However, it should be considered to be part of the complex and to possess some integrity.

Recommended Management

Recommended works to the structure

As with all earth fast timber buildings the main deterioration will occur if water or damp is allowed to attack the structure. Therefore it is necessary to ensure that the ground level slopes away from the buildings, that the roof, gutters and down-pipes are in good order and that storm-water is taken away from the building. This could include installing agricultural drains to the perimeter of the building. These should be well bedded in a mix of gravel and sand.

It is also strongly recommended that the buildings are not used to store items. If the structures are empty a good air flow/ventilation can be maintained and this will help prevent any decay due to moisture. It is also recommended that items are not stored against any of the external walls or in close proximity. Apart from preventing a good flow of air such items can harbour white ants.

It is also strongly recommended that any overhanging vegetation and or creepers on any of the buildings be removed.

Occupancy

Ownership Private

HERITAGE CITATION REPORT

Physical Description

Structure 1

The structure is a rudimentary earth fast post and beam system. There is one cow bail. The external walls have been clad with a combination of corrugated iron and vertical timber slabs. It could be surmised by the nature of the wall framing - post and rail that there was little if any external cladding originally. However, this is difficult to prove or disprove. The roof appears to have had a bark finish and this was possibly an original roof cladding, [see the history for Love's description of the structures]. However, the nature of the structural system - the use of large timber forked posts; large timber sections in the roof framing and the general pitch of the roof indicates that the roof was thatched at some period. Previously documented thatched buildings nearly always had timber columns that were cut with a natural fork at the top to carry a beam and the roof pitch was less than 30 degrees to avoid the straw sliding off.¹ Many agricultural journals recommended building stables (and outbuildings), in this fashion as it was considered that the climate was mild enough for stables not to need walls - and good ventilation was considered necessary for the health of horses. In this climate, heat was considered to be more deleterious to the horse's health than cold and thatching was considered a good insulating medium. The fact that there is a cow bail does seem to indicate that the building did function as a byre, but, it is also possible that the structure had a dual purpose and was both shelter for horses and used for milking.

Physical Description

Structure 2

This simple log building appears to have been a pig sty. The workmanship is fairly crude and the joints have been roughly worked. The structure has been constructed using logs laid horizontally with notched ends. The slope of the roof is again indicative of thatching and the structural system would have been able to support this weight. Pigs are susceptible to heat, and sties were generally designed to be as cool as possible.

Pig sties and dairying were the mainstays of many land selectors and it is very common to find both these building types on small land selection blocks. Contemporary journals recommended that the smaller landholder have: a small dairy; with pigs fed on the skim milk and raising poultry and eggs as a means of acquiring an income while developing their farm.

Physical Description

Structure 3

This structure has either been extensively modified or has been constructed from recycled materials. These include split slabs, forked posts and posts and rails. It is extremely primitive in execution and appears to have been cobbled together. It is difficult to put a date to this structure but it is unlikely to have been constructed in this form during the late nineteenth century.

Site Context

Description of the site generally

The log structures are located well to the rear of the homestead. The log house is set off to one side and the other structures are all located in close proximity. All these structures are generally located in the farm yard to the rear.

Statement of Significance

What is Significant?

The log and timber structures that formed part of John Dickson Love's former Selection block of 320 acres (128ha) are significant. This includes all of the features that provide physical evidence of the original construction type as well as any later added materials.

How is it Significant?

The log and timber structures are of local historic, social, technical and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

The log and timber structures as a group are of historic and social significance as they demonstrate how early selection farmers met the conditions of their selection. This includes the development of rudimentary buildings relying on local found materials and the limited use of manufactured materials. The building techniques, while known to be used elsewhere in Australia, have a particular resonance in the Goulburn Valley as they were generally the most universal vernacular building system used during the selection period. HERCON criterion A & G

These log and timber structures are of technical significance as they demonstrate a number of vernacular building techniques and these include the use of chock and log joints, mud as a filler and the construction of panel log walling.

They are of technical significance as the method of construction while primitive is nuanced and provides sufficient evidence to point to a former use. This includes the design of a hipped roof building that is more associated with a dwelling and the remaining designs clearly point to a use of these buildings as meeting the requirements for farm outbuildings. This includes the use of forked timbers to provide support for thatching (a good insulation material) on buildings used for animals, the low scale building for the piggery and the design features of cow byre and stable.

The log and timber building types provide evidence that supports an understanding of the types of animal husbandry that occurred on early selection blocks. This includes buildings that were used as a dairy/cow byre, stable, piggery and general farm shed. The link between pigs and dairying was a common feature of selection era farmsteads. The evidence provided by the stables demonstrates the primacy of horses for any selection era property.

These log buildings are a rare. This is the only surviving selection farmstead that has been identified in the Goulburn Valley. HERCON criteria B & F

They are of aesthetic significance for their simple proportions, vernacular building and the use of materials. All of these combine to produce a historic tableau that is pleasing in its simplicity. HERCON criterion D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	Yes All mature trees
Fences & Outbuildings	Yes The three log structures
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

Other Recommendations

That the structures be included as an item in the Planning Scheme. That the group of identified log buildings form a precinct and as such become listed as a group/precinct of log structures in the Goulburn Valley and be included in the Victorian State Heritage Register

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HERITAGE CITATION REPORT

Name	5855 Midland Highway TATURA (Moyola)	
Address	5855 Midland Highway TATURA	Significance Level Local
Place Type	Homestead building	
Citation Date	2014	

Recommended Heritage Protection	VHR No HI No PS Yes
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Architectural Style	Postwar Period (1945-1965)
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History and Historical Context

The land on which Moyola Park is situated was originally within the lands of the Bangerang peoples, and was subsequently part of the huge Toolamba pastoral run; the brush fence separating the Toolamba run from the neighbouring Ardpatrick station ran diagonally just to the north. Most of the Goulburn Valley was selected in the early 1870s under the Land Act 1869, the 'selection before survey' Act which, by counting rent paid towards the final payment, finally succeeded in the State's aim of 'putting the small man on the land.'

The initial agriculture was grain-growing. Limited irrigation water was first made available to the western Goulburn Valley, in fact to this locality due to pressure from Mooroopna West landholders and community leaders, in May 1886. This was supplied from a pumping station on the Goulburn River south of Murchison while the Goulburn Weir was being constructed, then from the Weir in 1891. Irrigation made possible successful dairying and fruit-growing in this district and across the wider Goulburn Valley.

John Dickson Love selected the 319 acres [129 ha] of Allotment 109, Parish of Toolamba West, County of Rodney, on the Three Chain Road between Shepparton and 'The Junction' (later Byrneside), in September 1873;[1] one of the 1873. Like all selectors in the area at this time, Love grew cereals.

John Dickson Love received his Crown Grant on 2 April 1884, and purchased the adjoining 148 acre [60 ha] allotment on the same day.[2] Love was an early community leader in the district, involved in all local issues, President of the the Tatura Agricultural Society in 1884 (as was his namesake in 1902), and on the Committee of the Mechanics' Institute: he was also a Justice of the Peace.

JD Love died on 23 October 1891, and the family continued to farm the 468 acres [189.5 ha], none of the five children marrying. The family 'served the area with distinction', historian of the area William (Bill) Bossence, notes,[3] and the Love name is now associated with philanthropy and the aged care homes in Tatura bearing the name they had given to their property, Moyola; the last surviving child, Isobel (Margaret Isobel) had at her death in 1953 left a large sum to establish a trust fund to develop accommodation for the elderly and indigent of Tatura. The Moyola Homes were opened on 19 December 1967.

Isobel Love had moved into Tatura some years before her death, and on 30 November 1949, Moyola was purchased at an auction in Tatura's Victory Hall for 'more than £16,000' by Albert V Carr of Rochester.[4] One of the most expensive properties in the Goulburn Valley at the time, the sale was reported in both the *Age* and the *Argus*. [5] Albert Carr was a prosperous farmer from Diggora, where he and his wife had built a new and up to date house in 1938, but the family had come to the Goulburn Valley for better educational opportunities for the two children and for the relative security that irrigation provided.[6] They moved into the existing Love homestead, a substantial weatherboard building, in January

HERITAGE CITATION REPORT

1950.[7]

At this time when, as Arthur Knee, local historian of the Tatura district, has observed, 'farmers were building suburban houses',[8] Albert and Alida Carr, with their builders' help, designed a new house for the property, aiming for it to be modern and of the times: 'it was smart', daughter Norma Sutherland remembers.[9] The plans and specifications are still extant, showing that the dwelling was to cost £6,668, and the separate double garage, with laundry and farm worker shower was to be an additional £741, a combined total of £7409.[10] Permission to build was granted by the Rodney Shire on 5 February 1953.[11]

Built in 1953 by CR (Charles 'Chick') and WG (Bill) Day, well-known Tatura builders, the Carr's new house was (and is) of cream brick with a waterfall front and a tiled roof, 'with good air circulation underneath'. [12] The house was set on the diagonal (with relation to the road) as it was believed that would give the best relief overall from hot summer sun.

Alida Carr wanted a large park-like garden, and this slowly eventuated, remnants of which can be seen today.

The property passed to the Carr's daughter Olwen Milner and her husband Bill,[14] and subsequently to other owners.

[1] Selection file for Allotment 109, Parish Of Toolamba: VPRS 625-552-42650.

[2] Plan: Parish of Toolamba West, County of Rodney

[3] WH Bossence, *Tatura and the Shire of Rodney*, Melbourne, 1969, p. 297

[4] *Age*, 1 Dec 1949, p. 8

[5] *Age*, 1 December 1949, p. 8; *Argus*, 3 December 1949, p. 44

[6] Norma Sutherland, nee Carr, personal communication, 12 April 2017

[7] Norma Sutherland, nee Carr, personal communication, 6 March 2017

[8] Arthur Knee, personal communication, November 2016

[9] Norma Sutherland, op. cit.

[10] Plans and specifications held by Norma Sutherland.

[11] Held by Norma Sutherland.

[12] Norma Sutherland, 12 April 2017

[13] Plans and specifications held by Norma Sutherland.

[14] Norma Sutherland, 12 April 2017

Description

Physical Description

HERITAGE CITATION REPORT

The house is constructed from cream brick with a terracotta tiled roof - designed 'with good air circulation underneath.' [1]. The front facade has a number of distinctive features that are typical of the period but are of a particularly high standard of design. This includes the waterfall front, the double doors of the entry with each having three horizontal panels of frosted glass, and contrasting glazed brown bricks. The porch has a decorative wrought iron post. There are three sash windows on two of the bedrooms and this continued the curvaceous aesthetic sought within this design.

When it was built there were four bedrooms including a sleepout and it was plastered internally: ceilings were 9ft 6 inch [2.9m] in height, with pressed plaster ceiling roses in the main rooms, and all rooms were painted cream. Fireplaces were of tapestry brick. Kitchen cupboards were inbuilt, unusual in rural areas at the time, the stove (cream-coloured) was electric, and the sink of stainless steel. The bathroom, following the latest fashion, contained a pedestal basin, separate shower recess in cream hexagonal tiles topped with a fine line of black tiles, and also a toilet. The specifications included a note that 'the provision of five guineas (£5.5.0) has been made for the purchase of powder to eradicate white ants within the foundations', [2] a precursor to the chemical barriers now utilised in this termite-prone area.

[1] Norma Sutherland, 12 April 2017.

[2] Plans and specifications held by Norma Sutherland.

Statement of Significance

What is Significant?

Moyola Park at 5855 Midland Highway, Tatura is significant.

This includes all of the features associated with its fine post war 1950s architecture.

How is it Significant

Moyola Park is of local historic and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

Moyola Park is of historic significance for its association with the Love family and in particular John Dickson Love who selected this property in 1873. A number of log buildings and other early vernacular constructions remain as testimony to his family's early years on this selection. The Love family and the Love name are associated with philanthropy and the aged care homes in Tatura bearing the name they had given to their property, Moyola. HERCON criteria A & G

The homestead at Moyola Park was built by Albert and Alida Carr who bought the property from the Love family. They built this stylish 1950s house. It is of aesthetic significance for its representation of the Post War idealism in the built form. The architectural expression of this period was to eschew the old and to be smart, modern and with the times. As noted by Arthur Knee (noted local historian) this was a period when farmers started to build the suburban ideal as farm houses. HERCON criterion E

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	Yes The log structures, and the chock and log fencing
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name	1340 Murchison-Tatura Road TATURA (house at wastewater treatment facility)		
Address	1340 Murchison-Tatura Road TATURA	Significance Level	Local
Place Type	Homestead Complex		
Citation Date	2014		

Recommended Heritage Protection	VHR No HI No PS Yes
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Architectural Style	Federation/Edwardian Period (1902-c.1918)
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History and Historical Context

The Tatura district was within the lands of the Bangerang Aboriginal peoples. The huge Toolamba or Innes pastoral station, of 87,801 acres [35,532 hectares], was established by David and Alexander Innes and gazetted in 1845. Taken over the next year by Henry and Patrick Stevenson, it was acquired in February 1868 by John, James and William Winter, who became the largest landowners in northern Victoria. James Winter, the sole leaseholder from 2 April 1867, forfeited in November 1877, having amassed over 26,000 acres [10,522 hectares] of freehold land. Winter created 'Dhurringile', his imposing Italianate mansion, in 1876-77, and became highly identified with Tatura.

Selectors moved in on James Winter's pastoral run under Section 42 of the Amending Land Act 1865, which limited holdings to 160 acres. Most of the Tatura area, however, was selected under the Land Act 1869, the 'selection before survey' Act, which came into operation in February 1870 and allowed for selections of up to 320 acres; it was the more generous terms of this Act that finally succeeded in achieving the Government's aims of 'putting the small man on the land.'

The initial agriculture was grain-growing. Limited irrigation water was first made available to the western Goulburn Valley, in fact to this locality due to pressure from Mooroopna West landholders and community leaders, in May 1886. Initially this was from a pumping station on the Goulburn River south of Murchison while the Goulburn Weir was being constructed, then from the Weir in 1891. Irrigation made possible successful dairying and fruit-growing in this district and across the wider Goulburn Valley.

Description

Physical Description

The homestead is a fine example from the Federation/Edwardian period. This includes the face brickwork, the verandah and the steeply pitched roof.

Statement of Significance

What is Significant?

The homestead at 1340 Murchison-Tatura Road, Tatura is significant.

HERITAGE CITATION REPORT

How is it Significant?

The homestead is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

1340 Murchison-Tatura Road, Tatura is of historic cultural heritage significance as it provides tangible physical evidence of the character of rural and regional development during the mid to late Victorian period. The scale and design of the building contributes to an understanding of the extent of economic growth and prosperity of the region. HERCON criterion A

It is of aesthetic significance for its fine early 20th century architecture. This can be found in the overall design with features such as the verandah and its fretwork, the high pitched roof and the symmetrical facade. HERCON criterion E

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 73-75 Ross Street Tatura
Address 73-75 Ross Street TATURA **Significance Level** Contributory
Place Type House
Citation Date 2011



73-75 Ross Street, Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Postwar Period (1945-1965)

Integrity

73-75 Ross Street has retained much of its integrity.

History and Historical Context

GENERAL HISTORY

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

HERITAGE CITATION REPORT

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.

TATURA 1946 - 1960

Post war growth consolidated the district's reputation as one of the premier agricultural areas in Victoria. Prior to the war, advances in the mechanisation of agriculture were progressing but the war brought this to a halt. After the war things changed rapidly. A number of government initiatives including research and development meant that agriculture gained a momentum that was unparalleled.

The increasing prosperity of the district during the post war period was underpinned by immigration. For instance, in 1948, 200 Balts arrived to assist with the fruit picking. In May 1949 an immigration camp was constructed on the site of No 3 Internment Camp and women and children arrived at the camp in June. The camp continued to function until June 1953.

Irrigation supported a variety of enterprises. Industries expanded - such as those associated with the production of dairy and fruit. Two new industries were introduced to Tatura:

- . The Rosella Preserving and Manufacturing Co Ltd built a factory in 1949;
- . Cleckheaton (Yorkshire) Pty Ltd

Cleckheaton in 1958 dismantled mills near Bradford in England and transported them to Australia. This was a critical step in the decentralisation of industry in Victoria. At the time it was the largest shipment of British equipment received in Australia.

Description

Physical Description

73-75 Ross Street is a large triple-fronted cream brick veneer house with terracotta tiled hip roofs and brick chimney. There is a matching garage set off to one side of the block [to the north] . The house and outbuildings are located in a large landscaped garden.

Stylistically, the house is representative of its period and its regional vernacular architecture has many typical features associated with this style. The design is asymmetrical and the facade is a composition of three projecting sections/planes. Each projecting plane has a large picture window and these look out into the garden.

The oblique orientation of the house and its position on a large landscaped block on the edge town marks a transition in

HERITAGE CITATION REPORT

the design of the suburban house and garden and the rise of a middle class suburban aesthetic. This aesthetic is associated with the increased size of the house and the garden (compared to the middle class house and garden pre World War II); a new found relationship with the house and garden as evidenced by the large picture windows. These changes are a direct reflection of an increased prosperity associated with post war growth and in particular the robustness of the rural economy. This is also reflected in a number of farmhouses, urban residences and commercial facilities that were constructed during the 1950s.

Date of construction c1950s.

Physical Condition

The condition is good.

Usage / Former Usage

73-75 Ross Street was constructed as a residence and it has retained this use.

Intactness

73-75 Ross Street is relatively intact.

Occupancy

73-75 Ross Street is occupied.

DRAFT

Site Context

73-75 Ross Street is located at the edge of the residential area of Tatura.

Statement of Significance

WHAT IS SIGNIFICANT?

73-75 Ross Street is a large triple-fronted cream brick veneer house with terracotta tiled hip roofs and brick chimney. There is a matching garage set off to the north of the block. The house and outbuildings are located in a large landscaped garden.

The design is asymmetrical and the facade demonstrates the typical cascade of fronts associated with the period and style.

73 - 75 Ross Street is distinguished by its scale, extent of large glazed picture windows and the fineness of its face brick work. It is one of the best examples of its type in the municipality.

Date of construction c.1950s.

HOW IS IT SIGNIFICANT?

HERITAGE CITATION REPORT

It is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

WHY IS IT SIGNIFICANT?

It is of historic significance as it demonstrates post war residential growth in Tatura. This immediate period was characterised by infill of established residential areas.

HERCON criterion A

It is of aesthetic significance as one of the best examples of a triple fronted cream brick veneer house within the municipality.

HERCON criterion E

It is of historic and aesthetic significance as it demonstrates a transition in the design of the suburban house and garden and the rise of a middle class suburban aesthetic. This is demonstrated by the oblique orientation of the house and its position on a large landscaped block. This aesthetic is associated with the increased size of the house and the garden (compared to the middle class house and garden pre World War II); a new found relationship with the house and garden as evidenced by the large picture windows. These changes are a direct reflection of an increased prosperity associated with post war growth and in particular the robustness of the rural economy.

HERCON criteria A & D

DRAFT

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name Tatura Water Tower and Trust buildings
Address 83-85 Ross Street TATURA **Significance Level** B
Place Type Water Tower
Citation Date 2004



Tatura Water Tower

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

The Tatura water tower was built in 1912 to replace the town's original iron tank. The formal opening ceremony took place on 24 April 1912, with Mrs James W Wilson (the wife of the Chairman of the Waterworks Trust) switching on a

HERITAGE CITATION REPORT

special electric light to light up the tower and activating on the water flow. The new structure cost £1,559. While many similar water towers were being constructed by the Monier company across Australia by 1911, a large number have been demolished. The Tatura tank remains in active use.

References

William Bossence, *Tatura and the Shire of Rodney*, pp. 141-42.

Miles Lewis, *200 Years of Concrete in Australia*, pp. 18-23.

Identified By

SOMA Design partnership, June 2001.

Relevant Historical Australian Themes

DRAFT

Thematic Environmental History

5.3 Reticulated Water in the Townships

Description

Physical Description

The Tatura Water Tower and treatment works, Murchison - Tatura Road, Tatura, is a reinforced concrete water tower. The tower is 91 feet (27.7 metres) tall and the tank has an 80,000 gallon (363,688 litre) capacity. The concrete surface of the base is finished with alternating bands of smooth and textured concrete, corresponding to the bands of small steel-framed fixed sash windows which encircle the structure. The base is entered via a single steel door with semi-circular arched head, above which is an externally mounted steel ladder accessing the top of the tank.

Other structures at the treatment plant include a c.1912 small single-storey red face brick office building with gambrel roof clad with corrugated galvanised steel and red brick chimney with rendered cap and terracotta pot and batted eaves. The street elevation contains a central timber-framed door with multipaned glazed panel which is surrounded by a stylised porch of rendered entablature and red brick pilasters. It is flanked by a pair of timber-framed double-hung sash windows. A small front garden is located behind a matching red face brick fence. A second, later single-storey red face brick building with gable roof clad with corrugated galvanised steel roof is located between the office and the tower. Cyclone wire fences surround the property.

HERITAGE CITATION REPORT

Physical Condition

GOOD

Intactness

GOOD

Occupancy

Ownership

Goulburn Valley Water

Australian Heritage Commission Criteria

Australian Heritage Commission

DRAFT

4.2 Supplying urban services (power, transport, fire prevention, roads, water, lights & sewerage)

Statement of Significance

The Tatura water tower is of regional historic and technological significance and local aesthetic significance. Constructed in 1912, it is an early surviving example of its type to be constructed in Victoria, utilising the reinforced Monier concrete system. Aesthetically, it has local landmark qualities.

The 1912 office building is also of historic significance because of its association with the operation of the tower.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

Yes Water tower

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

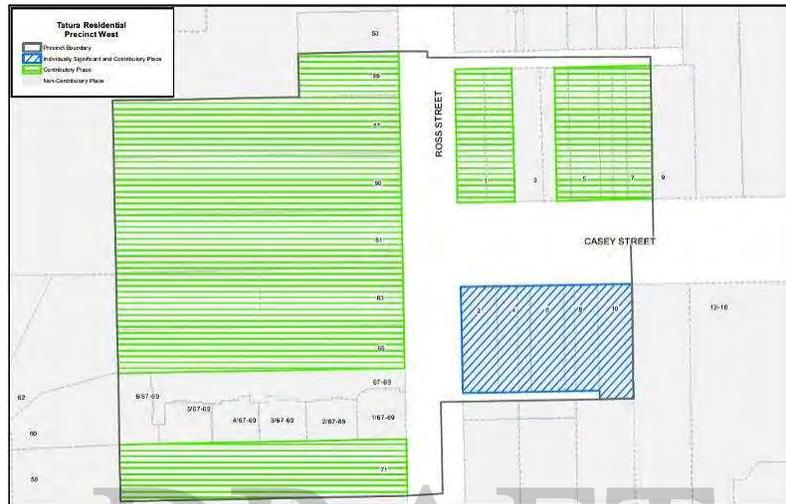
Other Recommendations

. Maintain the original unpainted finish to face brickwork and concrete.

DRAFT

HERITAGE CITATION REPORT

Name Tatura Residential Precinct West
Address Casey & Ross Streets TATURA **Significance Level** Local
Place Type Residential Precinct
Citation Date 2011



HERITAGE CITATION REPORT

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.

HERITAGE CITATION REPORT

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 (HO105), *4 (HO105), 5, *6 (HO105), 7, *8 (HO105), *10 (HO105)

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 City of Greater Shepparton.

Why is it significant?

HERITAGE CITATION REPORT

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 criterion 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 criterion 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 criterion D

* This place is also of Individual cultural heritage significance. Please refer to the individual citation for further information.

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name Tatura Township Precinct
Address TATURA **Significance Level** Local
Place Type Residential Precinct, Commercial Precinct
Citation Date 2011



Tatura Township Precinct

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

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.

1840s - 1860s

During the 1840s - 1850s settlement was sparse with a few squatters (settlers) holding vast areas of land through pastoral leases. The primary industry of squatters was grazing. By the end of the 1860s land was becoming available as freehold through the *Land Selection Acts*.

By 1873 there was a small settlement near The Whim - a fresh water well established by the Winter family of Dhurringile for sheep and other stock. With the advent of settlement a water reserve was established around The Whim and it was the source of water for Tatura.

HERITAGE CITATION REPORT

1870s - 1900

Freehold land was made available through a series of legislations during the 1860s and 1870s. These acts were aimed at opening up blocks of land for small landholders and selectors. The success of the selectors brought an increasing prosperity to the area and ensured that Tatura prospered. This early successful development of Tatura can be attributed to a combination of factors: a series of good seasons, relatively fertile soil and a river system and the calibre of the selectors. Moreover, the Shepparton district from 1873 possessed an enterprising surveyor of lands who 'induced men of means to settle in the district...and in an incredibly short space of time the large and fertile sheep walks of the Goulburn Valley were settled by an industrious and well-to-do yeomanry'. Regionally there is surviving built fabric from the selection era and of particular note are the panel log buildings which are scattered throughout the area.

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 meant that additional settlement occurred to the east and in particular Hogan Street.

By 1879 there were hotels, a butcher, baker, saddlers and other commercial buildings, thirty houses but no public buildings. Many of the streets were named after politicians of the day:

- . Casey Street - J J Casey Minister of Justice 1869;
- . Service Street - J Service Premier of Victoria 1880 - 86;
- . Kerferd Street - G B Kerferd Premier of Victoria 1874 - 75;
- . Ross Street was named after the storekeeper of that name;
- . Hogan Street was first known as Goulburn Street but from 1890 was named after Thomas Hogan a local farmer
- . Others were named after local identities.

Farming during this period had moved away from grazing and the production of wool as this enterprise needed large amounts of land to be profitable. Instead crops such as wheat and oats were the primary industries for most of the land selectors. The cropping income was supplemented by other smaller scale enterprises such as dairy cows; raising of pigs and poultry. Most of the selectors would milk cows to sell the cream and the skim milk was used to fatten pigs. One of the most significant changes that occurred during this period was the introduction of irrigation to some parts of the district. On the 28 June 1889 the Tatura Waterworks Trust was gazetted. The introduction of irrigation meant that more intensive farming such as dairying and horticulture could be undertaken and therefore despite relatively small acreages farming could provide a reasonable income.

The construction of the railway line in 1880 opened up the area to new markets and encouraged the growth of agriculture in the area. Grain was one of the most important freights during the 1880s as it saved farmers from carting their harvest to Avenel. Irrigation, a railway station, a growing township and successful selectors ensured that Tatura continued to prosper and the community activities thrived. On 18 November 1890, Tatura was proclaimed an urban district with an area of 570 acres and a population of 2500.

Improvements during this period include:

HERITAGE CITATION REPORT

- . In 1889 metalling of the streets of Tatura commenced;
- . In 1887 the first two banks were opened - the Victoria and the Commercial;
- . The Royal Tatura Lodge of the Independent Order of Odd fellows inaugurated in 1891;
- . The Tatura Debating Society commenced in 1894;
- . The Fire brigade commenced in 1894;
- . During the 1890s various musical bands formed.

1900 - 1914

During the early part of this period Closer Settlement brought more farmers to the area and as irrigation became more established there was a surety of seasons and the township flourished. 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. The commercial area of Tatura moved away from the north west of the township and Hogan Street became the commercial centre for Tatura.

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 adjacent to the public gardens and 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

Irrigation greatly assisted the development of the dairying industry and many farmers moved away from cropping and into dairying and horticulture. Ardmona (north of Tatura) is reputed to be the oldest irrigation and fruit growing district in Victoria. Unlike the government sponsored irrigation settlement at Mildura, Ardmona was set up by a syndicate of farmers with a faith in irrigation - then a largely untried venture in Victoria. Initially, the crops were dried fruit (raisins, currants and sultanas) and some stone fruit. John West (a local farmer) set up a farm for irrigation and for the cultivation of vines and fruit. West also established a plant nursery to supply other settlers. His reputation as an expert on irrigation grew and in 1890 he was sent to California to study irrigation techniques. On his return he lectured at surrounding settlements and encouraged other areas to look to irrigated crops as their farming future. By 1893 there were over 700 acres of fruit and vines established in the district with the Rodney Irrigation Trust supplying much of the water. The Trust had its headquarters in Tatura.

World War I

Many volunteers from Tatura and district went to fight for the Empire during World War I. Recruitment was fostered by the recruiting trains that came to Tatura.

Other local war efforts included:

- . first aid classes were run in 1914 ;
- . January 1915 the Red Cross Branch was formed with a Mens Red Cross Group in August 1915;

HERITAGE CITATION REPORT

. many of the local horses were sent to the war as mounts;

. Local soldiers distinguished themselves and in particular Robert Mactier who was awarded a Victoria Cross.

At a local level the war period was a time of drought and the revenue from the Butter Factory dropped.

1920s

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.

During the 1920 - 21 season the cannery was leased by the Australian Jam Company which installed a 100 hp boiler and the "latest American technology." Output and employment increased and in October 1921 the luncheon shed at the showgrounds was borrowed as a dormitory for female cannery workers for the forthcoming season. However, in the 1920s, the cannery and building eventually moved to Mooroopna because of local complaints about the odour.

Further developments in the town included:

. two banks on opposite corners - the Commercial (1916) and the State Savings Bank (1914);

. two new churches;

. the slaughter yards at the eastern approach to the town were relocated;

. street furniture was erected;

. two motor garages were constructed;

. three afternoon tea and ice cream rooms;

. in 1928 the Hogan Street estate was subdivided.

However, not everything had improved the footpaths were still dusty, the drains and gutters were ineffectual and the lake had dried up. As late as 1927 the streets were considered unsanitary as refuse collected in the gutters and drains and was not collected. Tatura was not insulated from the Great Depression and unemployment was an issue.

Closer Settlement & the Inter War Years

The Closer Settlement Branch of the Lands Department had been established under the *Land Act of 1898*. Its activities were refined under *Closer Settlement Acts of 1904 and 1912*. The impetus of the act was to get men settled on the land. This was because poorly paid agricultural labourers on big properties were migrating to the cities or engaging in share farming. The government introduced new Closer Settlement Acts in 1915, 1918, 1922 and 1923 and Discharged Soldiers Settlement Acts in 1917 and 1924. Up to 1926 the Shire of Rodney had given over 15, 775 acres to Closer Settlement. Closer Settlement was not always successful because of a declining price of wheat and the potential of irrigation had yet to be fully realised.

After World War 1 - the State Rivers and Water Supply Commission agreed to a request of the Tatura Progress Association that portion of the Tatura experimental farm should be made available under the *Discharged Soldiers Settlement Act of 1917*. From 1918 - 1921 the Commission settled about 1000 men on irrigation farms in various parts of

HERITAGE CITATION REPORT

Victoria. The 1920s saw the development of creameries and butter factories as dairying became increasingly more important and viable with irrigation. There was an increasing use of cars and farm machinery and farm mechanisation.

World War II

POW CAMPS

The POW Camps had little effect on Tatura during the war years. Much of the interaction was of a recreational nature with local choirs performing at the camp, cricket played at the camp and other activities. Some of the prisoners managed to escape but little of what went on in the camps was known to the community. However, many PoWs were sent to local farms to assist with farming.

A thanksgiving service for Victory in Europe was held in the Victory Hall on 9 May 1945 and on 15 August when the war against Japan ended.

The War memorial at Tatura consists of additions to the World War I memorial and this was unveiled on Anzac Day in 1952. After the war the first foreign war cemetery in Australia was inaugurated in Tatura. It is a permanent memorial to the thousands of German nationals who spent time at the camps and for those who died. When the German War Cemetery was established remains were brought from all over Australia for re-burial. Most of the re-internments of the World War I dead were carried out in March 1961.

The cemetery was excised from the Presbyterian section at the north end of the Tatura Cemetery and fenced by the War Graves Commission. The graves are marked with iron crosses. The World War II section was officially inaugurated on 16 November 1958 by the West German Ambassador, Dr Hans Mahlenfeld.

Tatura 1946 - 1960

Post war growth consolidated the district's reputation as one of the premier agricultural areas in Victoria. Prior to the war advances in the mechanisation of agriculture were progressing. However, the war brought this to a halt. After the war things changed rapidly. A number of government initiatives including research and development meant that agriculture gained a momentum that was unparalleled.

The increasing prosperity of the district during the post war period was underpinned by immigration. For instance, in 1948, 200 Balts arrived to assist with the fruit picking. In May 1949 an immigration camp was constructed on the site of No 3 Internment Camp and women and children arrived at the camp in June. The camp continued to function until June 1953. Italian migrants were the most populous ethnic group in the first years of migration. The principal shrine for the Italian community is the Ossario at Murchison. The illuminated crypt was added by the Italian architect R G Stella and dedicated in November 1966.

Irrigation supported a variety of enterprises. Industries expanded - such as those associated with the production of dairy and fruit. Two new industries were introduced to Tatura:

. The Rosella Preserving and Manufacturing Co Ltd built a factory in 1949;

. Cleckheaton (Yorkshire) Pty Ltd

Cleckheaton in 1958 dismantled mills near Bradford in England and transported them to Australia. This was a critical step in the decentralisation of industry in Victoria. At the time it was the largest shipment of British equipment received in Australia.

HERITAGE CITATION REPORT

The Tatura tomato was developed at the Tatura Research Station (agricultural research centre since 1937) and this variety was crucial to the canning industry. From 1940 the station had worked at developing strains of tomato adapted to local conditions and to the requirements of marketers and canners. A new block at the Research Station was opened on 30 April 1958 with 6 new laboratories.

Farms were rejuvenated and many large brick farmhouses were constructed to replace older houses. Irrigation was crucial to this prosperity and in 1956 Edgar Street was formed for the construction of eleven Water Commission homes. More banks opened such as the Commonwealth Bank (1965) and in 1964 the State Savings Bank constructed new premises. By the 1960s there were five banks in town to support the continued economic growth.

Service Clubs of the post war era had a considerable impact on public developments and improvements and these included the:

- . The Tatura Apex Club 1959;
- . The Tatura and District Development League;
- . The Country Womens Association (formed in 1930) established itself as the premier association for women;
- . The Tatura Male choir that was formed during the war achieved many successes at choral festivals in Victoria and New South Wales.

In 1953 the Rodney Council protested against the move to introduce television on the grounds that the money involved could be more appropriately directed to other areas. In 1957 - there were two television sets in Tatura both owned by the electrician in Hogan Street.

Two events had a huge impact on the local community and these were the Royal visit (1954) and the Olympic torch relay (1956) The royal tour was the first visit by a reigning monarch. Vast numbers of local residents lined the roadside to see the Queen. They brought folding chairs, thermos flasks and picnic hampers to watch. Some drove from Tatura to Rochester to get a second glimpse of her. A boulder from the Dookie hills was set up in the Memorial Park with the inscription "Her Majesty Queen Elizabeth II and H R H the Duke of Edinburgh passed here on Friday 5 March 1954." Tatura was included in 1956 Olympic torch relay and children threw rose petals onto the road.

Development of Irrigation

Water Conservation Act 1883 assisted in the establishment of Waterwork Trusts under the act irrigation trusts could be formed by landholders submitting a petition defining the proposed irrigation district and outlining a scheme for water supply. A survey which included an estimate of the water available for irrigation after stock and demands had been satisfied. If the scheme was approved a trust would then be constituted. Prior to the development of irrigation a number of government dams were constructed to assist farmers. In April 1889 Rodney Irrigation Trust was gazetted. A number of small irrigation trusts were set up but many of these early water trusts did not run smoothly. This can be attributed to the lack of knowledge regarding irrigation principles and hydraulics. However, in 1890 irrigated culture was still essentially experimental and speculative. Vineyards and orchards took years to establish and markets were not a certainty. Many farmers were too conservative to invest in irrigation. The slowness with which irrigation was taken up was also exacerbated by the 1890s depression.

Droughts (1895 and 1902) showed how vital a reliable supply of water was and how productive irrigation areas could be. The Government put money into increasing water storages for irrigation and as a consequence between 1892 and 1923 the population of Rodney doubled.

HERITAGE CITATION REPORT

In 1893 an irrigation colony known as Eshcol was established on the Wilson channel west of Ardmona it meant that there was 44,600 acres land under irrigation. However, in 1900 only 10 percent of irrigable land in the Rodney shire was being irrigated. Markets were not always eager for fruit nor had the science of export of perishable fruits and vegetables to the United Kingdom and having them arrive in good condition been perfected. Canning and the drying of fruit had increased but the markets were still not large enough. The irrigation trusts were superseded by State Rivers and Water Supply commission c 1906. In 1908 the State Rivers and Water Supply commission established an experimental farm at Tatura to show how the land should be prepared for irrigation. It was so successful that in 1911 it was sold as it was felt that the farmers irrigation education was complete.

Dairying

With the introduction of irrigation dairying became one of the leading rural industries in the region. The increase in dairying enterprises took the industry away from the farm and into factories.

The development of dairying as an industry can be said to date from the Great Exhibition held at Melbourne in 1887 and 1888 when a model dairy was one of the attractions. The Exhibitions and the sale in London in December 1889 of the first consignment of butter from Victorian co-operative factories provided incentives for farmers to commence dairying. However, the export market meant that a high standard of quality and grading was required and this could not be met by the haphazard production of individual dairies. The Department of Agriculture encouraged the establishment of butter factories and creameries and appointed inspectors and created numerous regulations and supplied information on the latest techniques of the industry. In 1893 the Fresh Food and Frozen Storage Company had creameries at Murchison and Tatura and cream was sent to Melbourne for manufacture. Creameries were soon superseded by Co-operative Butter factories and these were established between the turn of the century and the beginning of World War One. Moreover, irrigation meant that dairying could be a year round activity instead of seasonal.

Improvements such as the hand separator; refrigeration and cold storage processes were two great advances in the dairying industry. These improvements were in parallel with an increase in the dairying acreage in the Shire of Rodney. The Tatura Butter Factory and Farmer's Produce Company Limited was founded in June 1907 and a factory was built in Hogan Street. After World War One there an influx of Gippsland dairyman to the Goulburn Valley. A new and larger factory was built in 1922 and extensions undertaken in 1944 and 1948. 37

Tatura Milk Factory

Prior to the Tatura factory being built all milk and cream was processed in Rushworth under the management of Mr. Henry Lockwood. In 1907 it was decided that the Tatura Butter Factory and Farmers Produce Company Ltd would be established in Hogan Street, Tatura. Authorized capital was £3000. Tenders were called for and accepted as follows:

- . Buildings - Mr A Miles £790
- . Machinery - Coulsell Bros. £829
- . Refrigeration - Mr H Hunt £716

Until 1910 the milk was separated at the factory, this was changed and the farm performed this role with the cream being brought into the factory. In 1910 The factory generated electricity and supplied light to the town of Tatura. Tatura became the first town in the Goulburn Valley to have electric light.

Fruit

By the late 1880s and early 1890s the potential for the cultivation of fruit in the Goulburn Valley was recognised by

HERITAGE CITATION REPORT

many. The development of refrigeration meant that perishable products could be exported to the markets of the United Kingdom. The first large orchard was planted by the Mason brothers to the north of Shepparton in 1884. In 1886 they had 70 acres of fruit planted and were irrigating their orchard by pumping from the Goulburn River.

By 1884 about 250 acres of vineyards had been planted in the Mooroopna district and most of the product was dried. In 1888 a meeting had been held in Mooroopna to discuss the promotion of fruit growing in the Goulburn Valley this was in part brought about by the then depression in the wheat industry. The meeting at Mooroopna recommended subsidies and the formation of a fruit preserving company in the district. It was critical to encourage irrigated crops in the Goulburn Valley in order to utilise the expensive Goulburn Works. This was coupled with the desire to develop an export trade of perishable goods. To encourage this:

- . A bonus was given on acreage planted of fruit vines and vegetables
- . A subsidy for fruit and vegetable processing factories
- . A bounty for best export quality of dairy and fruit products

1923 11,000 acres of fruit and vines in Rodney Co-operative canneries were established.

Description

Physical Description

The Tatura Township Precinct is located in the commercial area of Hogan Street between Ross Street and the railway reserve.

The settlement pattern of the streets and allotments follows the original survey grid pattern. The eastern end of the precinct is bounded by the railway reserve and this creates a physical and visual break within the whole of the township. The terrain of the precinct area is flat.

The relative narrowness of Hogan Street has allowed the commercial area to develop with an intimate character. The plantings of small trees such as the Manchurian Pear complement the scale of this commercial thoroughfare. The scale of the commercial development - largely single storey also assists in an appreciation of the village like character of Tatura. Hogan Street is essentially a linear mix of commercial, civic, religious and residential buildings. The diversity of building types contributes to the eclectic character of the precinct. The relatively larger scaled late 19th and early 20th century civic and religious buildings provide an important historic counterpoint to the more modest post-war developments within the precinct.

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 Tatura Township Precinct is significant as it assists in demonstrating the development of Tatura from the 1860s and

HERITAGE CITATION REPORT

through to the post World War Two period. The Tatura Precinct is associated with the Land Selection Acts, Closer Settlement, the development of irrigation, the increasing intensification of agriculture in the region and post war migration.

Physical evidence of the changes associated with the continued settlement of Tatura from its beginning as the Whim to the post war development of the township is significant.

The evolution of the settlement pattern of Tatura is of note. Casey Street was originally designated as the main commercial street but Hogan Street (as a thoroughfare) evolved into the commercial centre of Tatura.

Hogan Street is distinctive for its eclectic mix of residential, ecclesiastic, public buildings and commercial architecture. This eclectic mix is in part a result of the change from a residential street in the 19th century to the main commercial street in the 20th century. This has created a distinctive character that exists for most of the length of Hogan Street.

Of note within the precinct are:

- the shops with attached residences at the west end of Hogan Street;
- the presence of the Catholic Church, and this includes the schools and former convent are defining architectural and historic elements within the township;
- the two houses [123 & 125] located within the commercial centre demonstrate the early residential character of Hogan Street;
- the Interwar shopfronts including the shop fronts that have retained a high degree of integrity;
- the former Rodney Shire Offices;
- the Commercial Hotel with its distinctive Interwar architecture; and
- the typical regional architectural expressions that are associated with the commercial development of Hogan Street.

The commercial centre is unified by the extent of modest and architecturally restrained 19th and 20th century shop fronts. The post World War II infill places contribute to the scale of commercial development that was established during the turn of the 20th century and the Interwar period. The Interwar period shop fronts while modest in scale provide a strong architectural character within the township. The architecture associated with post war development has a spare and utilitarian character that is inspired by the stripped aesthetics that are associated with modernist ethics.

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

Hogan Street; *42-50 [Commercial Hotel -HO108], *49 [Irrigation & POW Museum - HO107], 54-56, 58, 60, 61, 62-64, *65-75 and 70-82 [Sacred Heart Roman Catholic Church Complex, St Mary's College and Sacred Heart Convent - HO428], *77-79 [Mechanics' Institute -HO111], *81-83Victory Hall -HO112], *84-86 [HO429], 85, 95-101 [and 73-77 Park Street], 1/106, 107-109, 108, 110, 111, 113, 115, 117, 123, 124, 125, 126-128, 130, 132-134, 133, 136, 137, 139, 141, 143, 145-147, 148, 152 and 158-162 [Criterion Hotel].

Park Street; 73-77 [95-101 Hogan Street].

Walshe Street; 2 - 10.

HERITAGE CITATION REPORT

How is it significant?

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

Why is it significant?

The Tatura Township Precinct is of historic and social significance as it provides tangible physical evidence of the character and type of settlement from the late 1860s and through to the Post World War II period.

Tatura is of historic and social significance for its sustained development as a result of the success of Land Selection and Closer Settlement. The construction of the railway and the development of local water trusts for irrigation and the subsequent State Rivers and Water Supply Commission supported its continued growth. The distinctive turn of the 20th century character demonstrates the impact of irrigation combined with Closer Settlement and the subsequent doubling of the population.

The immediate post war period is of historic and social significance to the township of Tatura. Post war growth and post war migration resulted in a tangible physical and social change for Tatura.

Tatura has a demonstrable social significance that can be identified by its strong sense of community and civic pride that spans from 1870s up to the present day. Evidence for this is the number of memorials to past residents and significant events and the strength of the local historical society.

HERCON Criteria A & G

The Tatura Precinct is of aesthetic significance for its distinctive ecclesiastic architecture; its representative late 19th and early 20th century architecture and its post war buildings.

HERCON Criteria D & E

*This place is also of Individual cultural heritage significance. Please refer to the individual citation for further information.

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name	490 Tatura-Undera Road TATURA (Groves House)	
Address	490 Tatura-Undera Road TATURA	Significance Level Local
Place Type	Homestead Complex	
Citation Date	2014	

Recommended Heritage Protection	VHR No HI No PS Yes
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History and Historical Context

The log building which is part of the eastern dwelling at 490 Tatura-Undera Road, Tatura dates from mid-1876 or earlier, and exceptionally, is still being lived in. The farm is also one of a minority in the municipality still occupied by descendants of the original selector.

The area on which this building is situated was originally within the lands of the Bangerang peoples, and subsequently the huge Ardpatrik pastoral run. Most of the Goulburn Valley was selected in the early 1870s under the Land Act 1869, the 'selection before survey' Act which, by counting rent paid towards the final payment, finally succeeded in the State's aim of 'putting the small man on the land'.

The initial agriculture was grain-growing. Unusually reliable rainfall in the early 1870s gave way to drought years, with the real paucity and unreliability of the rainfall revealed by the second half of the decade. Selectors in the Tatura and Mooroopna areas joined others statewide at the forefront of the clamour for water conservation and the damming of rivers for irrigation. Limited irrigation water was first made available to the western Goulburn Valley, in fact to this locality due to pressure from Mooroopna West landholders and community leaders, in May 1886 by the local waterworks trust, initially from a pumping station on the Goulburn River south of Murchison while the Goulburn Weir was being constructed, then from the Weir in 1891.

John Groves and his cousin Anthony selected adjoining 319 acre [129 ha] blocks (Allotments 125 and 126, Parish of Mooroopna West, County of Rodney) in 1873, the year most selectors took up land in this district. The log section of the house was constructed during the initial three-year licence period of the selection, during which, under the Act, the selector had to prove his or her bona fides by achieving a certain level of improvements. These included clearing the land, fencing, creating dams and constructing a dwelling and farm buildings. This dates the building to before September 1876, possibly even to 1873, as soon as an adequate number of suitably straight-trunked grey box trees (*Eucalyptus microcarpa*) had been felled in the initial spate of clearing.

Buildings of log cabin construction like Groves' predominated in a swathe of country across northern Victoria as the initial dwelling of the selectors, using the products of the mandated clearing. Research into the neighbouring parish of

HERITAGE CITATION REPORT

Girgarre East has revealed that 47.5% of all initial buildings constructed by selectors were of log, predominantly with a bark roof. Bark was the second most common material for walls, accounting for nearly 18 per cent. The Girgarre East parish is, in terms of vegetation, climate and topography, representative of the wider Goulburn Valley, so the findings can be thus generalised, and indeed a cursory examination of selection files (from which the information can be extracted) seems to indicate that log cabin construction was common from Glenrowan in the east to the Terricks in the west. This is because the more fissile timbers such as red gum (*Eucalyptus camaldulensis*) or stringy bark species were not endemic to the region, except along waterways; instead, grey box, a timber almost impossible to split into slabs, predominated, and hence the full log was used. A number of similar log buildings from the selection period have been found on farms across the municipality.

John Groves obtained the freehold to Allotment 125 on 8 September 1883.[1] Doubtless his first farming activity was grain-growing, but in the 1890s, with the move away from domestic production of butter to creameries and then to larger co-operative butter factories (a move made possible by the introduction of centrifugal separators, faster transportation with the coming of railways, cool stores at stations, and refrigeration), dairying prospered in the Goulburn Valley, as across Victoria, although here irrigation had also been a necessary pre-condition. By the turn of the century Groves' had successfully moved into dairying in tandem with cereal production, and the quality of his operation had become widely recognised, with his Ayrshire cows and irrigated lucerne; the property was seen as a model dairy and mixed farm.

As an exemplar of what was possible with irrigation, Groves' farm was visited in the first years of the new century by groups and individuals examining irrigated agriculture and dairying. In March 1902 his property and the farms of prominent local irrigationists Michael Kavanagh, John Baxter, George Pagan and Trojano Darveniza were visited by 70-80 members of the Dookie Agricultural Society and 'leading farmers interested in the eastern irrigation scheme', who were awaiting irrigation east of the Goulburn River.[2] In April the activist Director of Agriculture, Williamson Wallace, who had intended to visit with the Dookie group, inspected the irrigation infrastructure in the western Goulburn Valley with Departmental staff and also 'the farm of Mr. J Groves, where irrigation is practically carried out'.[3] Wallace was particularly concerned at the general lack of attention to herd improvement and pasture quality: the next year, possibly influenced by Groves' farm, he was suggesting a Government-run Model Dairy, 'centrally-located', to educate dairy farmers.[4]

A little later, in September 1902, Groves' farm was the venue for the first farm excursion in a program of lectures held in Tatura for farmers and their sons. This was a Wallace-inspired initiative of the Department of Agriculture aimed at increasing yields by making agriculture more scientific; it was replicated at other venues across Victoria with lectures relevant to local agriculture. At John Groves' farm, attendees spent 'three or four hours . inspecting the irrigation operations being carried on'.[5]

In February 1903 Groves' farm was the only one visited by the Governor of Queensland on a tour of irrigation in the western Goulburn Valley.[6] Groves' success with lucerne and sorghum as summer feed, with monthly returns of £40, was lauded in the *Weekly Times* on 21 February 1903, [7] the same article noting another round of lectures throughout the district 'for the study of bacteriology, microscopic research, etc., in connection with our dairying and wine industries'.

HERITAGE CITATION REPORT

The high point of acclaim for John Groves' farming methods had been an article in the *Leader*, the *Age's* weekly newspaper largely directed to country audiences, on 23 February 1901. Over a page and a half, it lauded 'a practical and thoroughly progressive farmer,' explaining and complimenting his exemplary managing of irrigation, the innovative routines and rotations for supplying high-quality pasture and hay, his plans for herd improvement using Dookie College-bred bulls, the sanitary practices employed in the cow shed, the complimentary production of pigs and poultry, the high average cereals yield, and the well-organised vineyard, orchard, and vegetable and flower gardens: 'It is seen at once that mixed farming on the most approved lines is being conducted here'. The effulgent article concluded: 'This farm stands out prominently as an object lesson of what can be profitably acquired with irrigation, guided by a shrewd, steady, persevering man and an industrious family.'^[8]

John Groves died in September 1927, and the farm, now doubled in size, passed to his son Anthony John Groves.^[9] The Groves family have continued to farm the original selection and the additional acreage.

[1] Plan: Parish of Mooroopna West; Title: Vol 1513 Fol 524

[2] *Weekly Times*, 29 March 1902, p. 43

[3] *Weekly Times*, 12 April 1902, p. 39

[4] *Bacchus Marsh Express*, 17 January 1903, p. 3

[5] *Age*, 1 September 1902, p. 6

[6] *Numurkah Leader*, 27 February 1903, p. 4

[7] *Weekly Times*, 21 February 1903, p. 41

[8] *Leader*, 23 February 1901, p. 6

[9] Title: Vol 1513 Fol 524

Description

Physical Description

The farm building complex known as Groves' is an unusual collection of 19th century buildings. This group largely encapsulates many of the characteristics of the Selection era and the succeeding period of consolidation: the buildings are in good condition and because of this, it is a particularly rare complex.

The earliest building was constructed prior to mid 1876 and is a log building that is still being lived in. It has been constructed in the same manner as other log buildings in this region. It has been built from grey box (*Eucalyptus microcarpa*). There are U-shaped notches cut into the upper surfaces of the logs at the corners, and chocks (smaller pieces of timber), are wedged between the logs on either side of the door for stability. The interstices vary in width because the thickness and straightness of the logs vary. The gaps are filled with applications of pug, a clay based mixture. Much of this has weathered or crumbled away, but it is evident that on the interior the pug was smoothed out to provide a crude but effective flush finish. The internal finish is largely that of the building's log construction. There is a verandah to the front entrance.

HERITAGE CITATION REPORT

Attached to this log building are three small gabled sections, and these are all lined with stained pine tongue and groove boards. There have been few changes since they were first constructed. In addition to the house there is a free standing structure with a 'second roof'; this type of construction was common as the additional air space provided insulation from the heat. The second roof is supported by bush poles; the first roof is of shingles.

The interiors of all rooms are highly intact and fully represent the 19th century; this includes the finishes and furniture.

Statement of Significance

What is Significant?

The Groves' homestead complex at 490 Tatura-Undera Road, Tatura.

How is it Significant?

The homestead complex is of significance to the State of Victoria and is of local cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The homestead complex is of historic significance for its association with the Land Selection Acts. Its integrity and variety of surviving built forms contribute to its state values, as well as to its local cultural heritage values.

The complex is a rare if not a unique surviving suite of buildings that through their fabric illustrate the conditions, hardships and tenacity of the owners. The success of the descendants of the original selectors is a testimony to their grit and that of their ancestors and illustrates the pioneering spirit of early selectors. HERCON criteria A & B

The log building and the cool store are of technical significance for their design and construction. HERCON criterion F

The complex is of aesthetic significance for its vernacular styling and for its contribution to a cultural landscape defined by the farm and its sympathetic rural characteristics. HERCON criterion E

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 18 Thomson Street TATURA
Address 18 Thomson Street TATURA **Significance Level** Local
Place Type House
Citation Date 2014



18 Thomson Street TATURA

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

History and Historical Context

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 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.

18 Thomson Street was built during a period of increasing prosperity for Tatura. This is reflected in the quality of the building and its comparatively distinctive architecture when compared to most other houses.

By the early 20th century there were a number of changes that increased the prosperity of the region. The primary one being the development of the irrigation infrastructure and technologies. This gave the region a surety of seasons and the township flourished. Farming enterprises that capitalised on irrigation became more common and while cropping

HERITAGE CITATION REPORT

decreased the cultivation of vines (dried fruit), fruit and dairying became typical enterprises. The commercial area of Tatura moved away from the north west of the township and Hogan Street became the commercial centre for Tatura.

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 adjacent to the public gardens and 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.

Irrigation greatly assisted the development of the dairying industry and many farmers moved away from cropping and into dairying and horticulture. Ardmona (north of Tatura) is reputed to be the oldest irrigation and fruit growing district in Victoria. Unlike the government sponsored irrigation settlement at Mildura, Ardmona was set up by a syndicate of farmers with a faith in irrigation - then a largely untried venture in Victoria. Initially, the crops were dried fruit (raisins, currants and sultanas) and some stone fruit. John West (a local farmer) set up a farm for irrigation and for the cultivation of vines and fruit. West also established a plant nursery to supply other settlers. His reputation as an expert on irrigation grew and in 1890 he was sent to California to study irrigation techniques. On his return he lectured at surrounding settlements and encouraged other areas to look to irrigated crops as their farming future. By 1893 there were over 700 acres of fruit and vines established in the district with the Rodney Irrigation Trust supplying much of the water. The Trust had its headquarters in Tatura.

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.

During the 1920 - 21 season the cannery was leased by the Australian Jam Company which installed a 100 hp boiler and the latest American technology. Output and employment increased and in October 1921 the luncheon shed at the showgrounds was borrowed as a dormitory for female cannery workers for the forthcoming season. However, in the 1920s, the cannery and building eventually moved to Mooroopna because of local complaints about the odour.

Description

Physical Description

18 Thomson Street demonstrates many of the features associated with the Interwar Bungalow style. The house is constructed from face brick and has a terracotta tiled roof, (with a gablet vent), that falls in a straight line to create a verandah. The brick chimneys contribute to the aesthetics of this bungalow. The verandah returns on both sides. The facade is asymmetrical in its presentation and this includes the use of different styles of different windows such as an oculus.

Statement of Significance

What is Significant?

18 Thomson Street, Tatura is significant.

The setting contributes to its significance.

HERITAGE CITATION REPORT

The cast iron lacework is not significant.

How is it Significant?

18 Thomson Street, Tatura is of local historic and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

18 Thomson Street, Tatura is of historic significance as provides tangible physical evidence of the character of the early 20th century development of Tatura. This place, as well as 20 Thomson Street, Tatura, are of a particular quality that is not common for this period in Tatura. HERCON criterion A

It is of aesthetic significance for its representation of the Interwar Bungalow style. The encompassing roof that falls to create the verandah and its asymmetrical facades contribute to an understanding of a regional expression of this style. HERCON criterion E

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

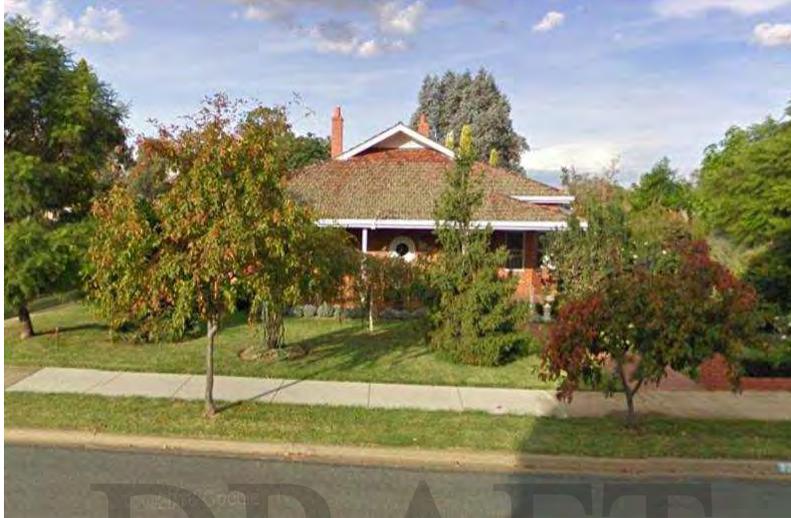
Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 20 Thomson Street TATURA
Address 20 Thomson Street TATURA **Significance Level** Local
Place Type Residence
Citation Date 2014



20 Thomson Street, Tatura.

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)
American Bungalow

History and Historical Context

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 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.

20Thomson Street was built during a period of increasing prosperity for Tatura. This is reflected in the quality of the building and its comparatively distinctive architecture when compared to most other houses.

By the early 20th century there were a number of changes that increased the prosperity of the region. The primary one being the development of the irrigation infrastructure and technologies. This gave the region a surety of seasons and the township flourished. 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. The commercial area of

HERITAGE CITATION REPORT

Tatura moved away from the north west of the township and Hogan Street became the commercial centre for Tatura.

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 adjacent to the public gardens and 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.

Irrigation greatly assisted the development of the dairying industry and many farmers moved away from cropping and into dairying and horticulture. Ardmona (north of Tatura) is reputed to be the oldest irrigation and fruit growing district in Victoria. Unlike the government sponsored irrigation settlement at Mildura, Ardmona was set up by a syndicate of farmers with a faith in irrigation - then a largely untried venture in Victoria. Initially, the crops were dried fruit (raisins, currants and sultanas) and some stone fruit. John West (a local farmer) set up a farm for irrigation and for the cultivation of vines and fruit. West also established a plant nursery to supply other settlers. His reputation as an expert on irrigation grew and in 1890 he was sent to California to study irrigation techniques. On his return he lectured at surrounding settlements and encouraged other areas to look to irrigated crops as their farming future. By 1893 there were over 700 acres of fruit and vines established in the district with the Rodney Irrigation Trust supplying much of the water. The Trust had its headquarters in Tatura.

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.

During the 1920 - 21 season the cannery was leased by the Australian Jam Company which installed a 100 hp boiler and the latest American technology. Output and employment increased and in October 1921 the luncheon shed at the showgrounds was borrowed as a dormitory for female cannery workers for the forthcoming season. However, in the 1920s, the cannery and building eventually moved to Mooroopna because of local complaints about the odour.

Description

Physical Description

20 Thomson Street demonstrates many of the features associated with the Interwar Bungalow style. The house is constructed from face brick and has a terracotta tiled roof with a gablet vent falls to create a verandah. The brick chimneys contribute to the aesthetics of this bungalow. The verandah returns on both sides. The facades are asymmetrical in their presentation and this includes the use of different styles of different windows such as an oculus.

Statement of Significance

What is Significant?

20 Thomson Street, Tatura is significant.

The setting contributes to its significance.

How is it Significant?

HERITAGE CITATION REPORT

20 Thomson Street, Tatura is of local historic and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

20 Thomson Street, Tatura is of historic significance as provides tangible physical evidence of the character of the early 20th century development of Tatura. This place, as well as 18 Thomson Street, Tatura, are of a particular quality that is not common for this period in Tatura. HERCON criterion A

It is of aesthetic significance for its representation of the Interwar Bungalow style. The encompassing roof that falls to create the verandah and its asymmetrical facades contribute to an understanding of a regional expression of this style. HERCON criterion E

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 1655 Toolamba-Rushworth Road TATURA (Harston Grange)
Address 1655 Toolamba-Rushworth Road TATURA **Significance Level** Local
Place Type Homestead Complex
Citation Date 2014

Recommended Heritage Protection VHR No HI No PS Yes

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

Integrity

The integrity of the place is compromised by the condition of the place.

History and Historical Context

Contextual History

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The Harston area was part of the lands of the Ngurraillam peoples, and subsequently within the huge Toolamba pastoral run, which the last pastoral tenant, James Winter, forfeited in 1877, having amassed freehold land amounting to around 26,000 acres [10522 ha] and created 'Dhurringile' (VHR H1554), his imposing brick Italianate mansion in 1876-77.

Selectors moved in on the Toolamba run largely following the 1869 Land Act, the 'selection before survey' Act which, by counting rents paid towards the final payment, finally succeeded in the State's aim of 'putting the small man on the land'. The initial wheat growing and sheep grazing gave way to some dairying after the advent of irrigation in the late 1880s; dairying predominated after World War 2, and more recently milk production, cropping, sheep grazing and beef production have assumed equal importance. The Harston locality has never boasted a township; a WW2 Memorial Hall, primary school, and former Presbyterian Church exist in scattered locations.

Place History

Charles William Gullett of Lancefield selected Allotment 3, Parish of Toolamba West, in 1872, receiving the licence to the 320 acres [129.5 ha] on 18 July that year. By July 1875, within his three-year licence period, he had constructed two weatherboard houses. Both were of hardwood, one measuring 26 ft x 12 ft x 9 ft [8m x 3.7m x 2.7m], the other 12 ft x 8 ft x 7 ft [3.7m x 2.4m x 2.1m]. He had also built a substantial granary and stable, and a bark hut. He received freehold title

HERITAGE CITATION REPORT

on 12 December 1882, later extending the property to 600 or so acres [243 ha].

Charles Gullett died in around 1900, leaving his widow, Rose Mary Somer Gullett, and their six children, including eldest son Henry Somer 'Harry' Gullett. The latter went on to become a famous and high-profile journalist, historian and MHR. His illustrious and wide-ranging career included Cabinet posts in a number of conservative Ministries, and he received a knighthood in 1933 following his contribution to the British Empire Economic Conference in Ottawa. Gullett is partly remembered for his death in the Canberra air disaster of 13 August 1940 in which three members of the Australian Cabinet (including Gullett) and the Chief of the General Staff lost their lives; this severely weakened the United Australia Party government of Robert Menzies and contributed to its fall in 1941.

As a boy at Harston Grange, Harry Gullett had 'learned milking, ploughing, harvesting and horsemanship even as he received his schooling,' his *Australian Dictionary of Biography* entry tells us, and as a twelve year-old he had left school to help his mother on the farm. His career began with journalism, initially writing agricultural articles for the *Geelong Advertiser*, and joining the *Sydney Morning Herald*, of which his uncle had been an editor, in 1900.

Harry Gullett later recalled his early life at Harston Grange in his pro-immigration settler's handbook *The Opportunity in Australia* (p. 1) :

When my memory begins, the worst of the pioneering was finished on the selection. Our block, like the rest of agricultural land in Northern Victoria, was taken up from the Crown at 20s. an acre, payable in twenty [sic] years. That was in the early seventies. Ten years later half the holding had been wholly or partially cleared, and my first recollection is of the night fires about the trunks of the timber still standing. Four rooms of sawn hardwood had been built beside the large log and plaster " kitchen," which, with its bark roof, had for a year or two after the start been the only dwelling-place on the block. Half an acre of various fruit trees and a little flower garden surrounded the homestead...the land had in ten years advanced in value to about £2 an acre. The worst of the work was over; the green bush was vanishing, and the loneliness which made the pioneering so rough on the woman-folk was past.

Rose Gullett sold Harston Grange to John S Cruddas some time before 1908, when Cruddas' name first appears in the State Rivers and Water Supply Commission Ratebook, which listed irrigators' water usage and payments. Cruddas had initially visited Australia in 1894, and emigrated with his family from the port of Liverpool in 1903.

The current house was constructed for the new owner in 1909 by Tatura building contractor Andrew Miles. Miles was a prolific local builder who constructed most of the substantial early public and commercial buildings in Tatura, and many houses, including the Crawford family's 'Woodlands'. On 10 September 1909 the *Tatura Guardian* noted 'Business in the building trade appears to be fairly brisk throughout the district. Mr A Miles, contractor, recently completed the erection of palatial edifices for Cr James W Wilson, and for J.S. Cruddas of Harston'. The houses were in fact very different: Wilson's was a substantial brick Federation-era homestead; Cruddas' weatherboard, although distinctive, was lesser in scale and ambition.

HERITAGE CITATION REPORT

It may be posited that some part of the original three- or four-roomed hardwood house cited by both selector Charles Gullett and his son Henry could have been subsumed into Miles' construction, although equally it may have been retained as worker accommodation.

Cruddas intended to 'devote his attention to building up a purebred herd of dairy cattle', the *Tatura Guardian* reported, and newspapers of the time show him as specializing in Ayrshires. Soon the family also farmed stud pigs (Berkshires), later concentrating on fat lambs and sheep. That his farming activities were successful is attested to by the couple sojourning at the Menzies Hotel in 1913, and his wife advertising for a general servant in 1914.

Cruddas was active in the Tatura community, being President of the Tatura Agricultural Society in 1911. That year he also became first President of the local branch of the Peoples' Party, which flared briefly in the years immediately preceding World War One; this was an agrarian movement similar to the earlier Farmers' Unions. Cruddas was also outspoken at public meetings during the War, urging young men to sign up; at the outbreak of hostilities he had had given permission for his underage son to enlist.

James Erwen purchased Harston Grange in mid 1919, and the Erwen family farmed the property until 2012. The house is largely untouched, if deteriorating.

DRAFT

References:

Selection file for Allotment 3, Parish of Toolamba West, PROV

GN Hawker, 'Gullett, Henry (Harry) (1837-1914)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, published first in hardcopy 1983, accessed online 21 October 2016 at <http://adb.anu.edu.au/biography/gullett-henry-harry-6504/text11155>.

HS Gullett, *The Opportunity in Australia*, London, 1914, accessed on 20 October 2016 at https://archive.org/stream/opportunityinaus00gull/opportunityinaus00gull_djvu.txt

Tatura Guardian, 7 and 10 September 1909

Punch (Melbourne), 18 September 1913, p. 29; *Shepparton Advertiser*, 4 June 1914, p. 2

Description

Physical Description

Harston Grange is a large Federation era homestead. The design is a good example of Federation era homestead architecture.

HERITAGE CITATION REPORT

The splayed corner, square bay windows, stucco panelling with timber battens, the triple and double bands of timber sash windows, the return verandahs with timber brackets and the stylish brick chimneys with stucco banding and terracotta pots are typical for the style and period. Many of these features are strongly derivative of the Queen Anne Revival which informed elements of the Federation Style.

Statement of Significance

What is Significant?

Harston Grange, a large Federation era homestead located at 1655 Toolamba-Rushworth Road, Tatura, is significant.

This includes all of the architectural features associated with the Federation era, such as the splayed corner, square bay windows, stucco panelling with timber battens, the triple and double bands of timber sash windows, the return verandahs with timber brackets, and the stylish brick chimneys with stucco banding and terracotta pots; contribute to the significance of the homestead.

How is it Significant?

Harston Grange is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

Harston Grange is of historic and social significance for its association with the development of the Harston district. It is associated with Henry Somer Gullett, a high-profile journalist, historian and MHR. Other (local) community leaders who are associated with Harston Grange include J S Cruddas and James Erwin. HERCON criteria A & G

It is of historic significance as it provides tangible physical evidence of the character of rural and regional development during the late 19th and early 20th century. The scale and design of the homestead contributes to an understanding of the extent of economic growth and prosperity of the region during this period. It assists in demonstrating the impact of the consolidation of farming and agricultural industries on the prosperity of the region.

As a group, homesteads, through their scale and design, contribute to an understanding of the extent of economic growth and success of particular agricultural districts. HERCON criterion A

Harston Grange is of aesthetic significance for its distinctive Federation era architecture. HERCON criterion E

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name Former Goulburn-Murray Water Depot

Address 3 William Street TATURA

Significance Level B

Place Type Other - Utilities - Water

Citation Date 2004



Former Goulburn-Murray Water Depot

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The State Rivers and Water Supply Commission undertook enlargement works on the Goulburn-Waranga irrigation channel and associated subsidiary channels in the mid-1950s. This depot was established on vacant bush land in 1954 as a central depot under the supervision of senior executive engineer, Jack Standish. A complex of buildings developed at the site including workshops, offices, housing, and a concrete manufacturing plant. The largest of the buildings is believed to be a World War Two store or hangar. It was previously used a workshop and store at Lake Eildon by a private company, Utah Constructions, before being acquired by the Water Commission and relocated to its current site in c.1955. In 1984 the Rural Water Commission was created as the successor organisation to the State Rivers and Water Supply Commission. In 1994 the Commission was divided into five rural water authorities, one of which was the Goulburn-Murray Rural Water Authority, which continued operating the depot up until its sale in 2003.

References

Mr Jack Standish, *pers com*.

HERITAGE CITATION REPORT

www.g-mwater.com.au

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

5.0 Utilising Natural Resources

Description

Physical Description

The former Goulburn-Murray Water Depot, William Street, Tatura, comprises a complex of timber-framed and steel-framed buildings, the most prominent of which is a large steel-framed hangar building with walls and roof clad with corrugated galvanised steel. The facade has large openings with sliding corrugated galvanised steel doors flanked by single timber doors and irregular fenestration containing steel-framed fixed-sash windows of various sizes. Above this the window openings are graduated in size with the curvature of the roof.

Adjacent to the hangar is a smaller double-storey building with single-storey wing with gabled roof and walls clad with corrugated galvanised steel. Both sections contain an irregular collection of steel-framed multi-paned fixed sash windows and single timber doors. Other buildings on the site include timber-framed and fibrocement sheet clad outbuildings and offices with gable roofs clad with corrugated galvanised steel and later prefabricated steel clad transportable buildings. The site is fenced by Cyclone wire fences to the road frontages and northern boundary and Colorbond steel fences elsewhere.

Physical Condition

FAIR

Intactness

GOOD

Recommendation Reason

HERITAGE CITATION REPORT

Curtilage

The Heritage Overlay curtilage should accord with the surrounding lot boundary as indicated on the two options for a proposed plan of subdivision

Australian Heritage Commission Criteria

Australian Heritage Commission

3.11 Altering the Environment

Statement of Significance

The former Goulburn-Murray Water Depot, William Street, Tatura is of local historical and architectural/technological significance. The depot and its buildings demonstrate the importance of the Goulburn-Waranga irrigation system and the ongoing provision of a rural water supply to sustaining primary production in the region. The WW II hangar is of architectural/technological significance as a local example of its building type and which also has associational significance with the Water Commission and its successors, as infrastructure related to the provision of water supply in the area. The later buildings are of no significance.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

Maintain and conserve.

HERITAGE CITATION REPORT

Name	145 Winter Road TATURA (hanging room, former Alexanders slaughter yard)	
Address	145 Winter Road TATURA	Significance Level Local
Place Type	Abattoir/ Meat Processing	
Citation Date	2014	

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The small slaughter yard hanging house was built by Tatura butcher William J Alexander in September 1927.

History and Historical Context

The squatters of the Toolamba Run (on which Tatura is located) and their shepherds and hut keepers killed and butchered their own animals, largely sheep, as did squatters across the current municipality of Greater Shepparton and across Victoria. The selectors who succeeded them in the Goulburn Valley in the 1870s initially did the same. Slaughtering generally took place in the open, with carcasses hung from a tree. As butchers established themselves in the fledgling towns and villages, they began to carry out much of this activity, although many on farms continued to kill their own beasts, this only slowly declining. The early buildings butchers used as slaughterhouses varied from the primitive vernacular to those with more soundly constructed small yards, killing areas and hanging room, with block and tackle and other equipment. Sometimes initially in the back yard of the butcher's shop, slaughter yards moved to the outskirts as towns grew and residents complained of odours, noise and wastes.

The township of Tatura was proclaimed on 16 March 1874, surveyed in mid 1874, and the first blocks sold on 26 January 1875. The district had been largely settled; a few selectors had arrived as early as 1869, having selected under the 1865 Amending Land Act, but most came in the first three years of the 1870s, under the 1969 Land Act which came into operation in February of that year.

By 1877 the fledgling township boasted at least one butchers' shop,[1] and stock sales commenced the same year, enabling butchers to purchase there rather than directly from the farms. Early butchers seem to have had a difficult time, with records of C Somersby selling his 'first class butchering business and premises', with a purported yearly turnover of £2000, for around £300 in mid-1885[2]; in January the next year, M Raleigh sold his shop and dwelling for £600.[3] This was possibly sold to leading town business man Thomas Hogan, who had just completed the Commercial Hotel, and was advertising a new wholesale and retail butchering business opposite the hotel in December 1886.[4] Town father and community leader Charles W Wilson was advertising Mason and Wilson's butchery in December 1889, a branch of his former employer's business in Rushworth.[5]

HERITAGE CITATION REPORT

Where these early butchers slaughtered is unclear, probably in the yards of their shops, but by 1898 Mason and Wilson also had a farm, from which they were marketing their wool clip: doubtless their slaughter yard was located there and not in town.[6]

At this time, and up until the late 1920s, slaughter yards were generally overseen for local Councils by Council's inspector of public nuisances, sometimes by an inspector solely of slaughter yards: low level health officers, these men were appointed by the municipality and reported to the health inspector. They could be, but were not always, a local constable or Senior Constable of police, for example, Constables Hehir and McGillicuddy were gazetted inspectors of slaughter yards at Tatura and Mooroopna respectively in 1892.[7]

Slaughter yards were a continuing issue, and a regular item at the monthly meetings of the Rodney Shire Council; the shire covered much of the current City of Shepparton area west of the Goulburn River. In early 1914 the issue of Tatura slaughter yards being too close to the town had arisen with the relocation of Messrs Cousens Bros' slaughter yard from the east of the town to the west end. Residents at the west end objected to the new yard; they raised a deputation, which included the local health officer Dr Ley, and took a petition to Rodney Council objecting to the relocation ('too close to the residences round about') and the 'bad smells'. Ley disagreed with Council's decision, and ridiculed it in a report also criticising Tatura's drains and the dumping of rubbish in the town; his appointment was abruptly terminated'. [8] Arising from a complaint by the residents to the Chief Commissioner of Police, the new slaughter yard was surveilled, and in June 1914, John Alexander Cousens, one of the brothers, was charged with feeding offal to pigs at the piggery near the yard, a practice Inspector Rees noted 'the Board was anxious to put down, but was fairly common in the country'. The Police Magistrate accepted that this was not a general practice of the business, but fined Cousens £3 with £2 costs. [9] Cousens Bros put their slaughterhouse, butcher's shop, land, steam engine, horses, carts and livestock on the market in September 1918, but retained a slaughter yard at the experimental farm into the early 1920s. [10]

In February 1915 all slaughter yard operators in the Shire were instructed by Council to 'provide fly proof hanging rooms for small carcasses and protect the killing pens from the visits of birds by erecting wire netting,' following advice from Inspector Rees. [11]

How many slaughter yards existed in the region, where and for what duration, is difficult to assess, but initially one would have existed in every small town or village. Beyond those above, S Duke was applying for a slaughtering licence at Tatura in 1921; [12] in January 1922 his new yard was described by the inspector as 'all in good order', with post and rail yards, and 'a good floor of concrete and cement'. [13] That year there were problems at two of Tatura's slaughter yards. Cousens still owned one of these, but claimed not to kill at it, and blamed the problems of disposal of blood and 'other objectionable waste' which arose in 1921 and 1922 on the users. Council was seemingly satisfied that the slaughter yard would be conducted by Reg Pretty from February 1922, and that he intended 'white-washing the yards and putting the same in order'. [14]

Another slaughter yard at this time was owned by the McColl family, who had a butcher's shop in Hogan Street, Tatura;

HERITAGE CITATION REPORT

they conducted their business contemporaneously with the Alexander family, who built the hanging room on Winter Road, and like Alexanders (and unlike many others who set up slaughter yards) were in business over a long period, a branch of the business moving to Shepparton in 1927, as McColl and Mclean. Their Tatura slaughter yard was outside the town, a mile west of Alexander's.[15] The McColls sailed close to the wind at times; in December 1921 they were found to have had an inadequate system for getting rid of blood 'and other objectionable matter', and the firm was fined for such offences as failing to keep the sausage machine clean (Donald McColl at Shepparton in June 1925), and for not keeping their new Shepparton slaughter yard in a clean and sanitary condition (October 1928: his slaughterman was the individual charged).[16]

In 1924 both Pretty and McColl, in applying for renewal of their slaughtering licences at Tatura, were asking Council for permission to keep pigs in connection with the yard (pigs were traditionally kept in conjunction with a slaughter yard, as the offal, cooked, could be fed to them).[17] Four years later, as attitudes to public health and amenity tightened, this practice was outlawed by the Health Act 1928.

By the mid 1930s private slaughter yards in the Goulburn Valley were under pressure. Shepparton Shire Council was leading the way in the reform of slaughtering practices, building a new and up-to-date municipal abattoir and saleyards in 1935, and on the way to establishing one of the so-called 'meat areas' progressively being rolled out across Victoria. Instigated by the Government as part of a move to upgrade procedures associated with the trade and tighten health regulations (especially in relation to carcasses affected by tuberculosis) and inspection regimes, the meat areas had as their main features municipal abattoirs and upgraded powers of continuous inspection by Meat Inspectors, along with the 'branding' of acceptable carcasses (certification). Mooroopna, within the Shire of Rodney, was pressurised to join the Shepparton meat area as a contiguous and large centre of population. At discussions, Dr Franklands of the Department of Public Health pointed out that the Department 'sought only the maintenance of a pure meat supply' and the killing of meat under supervision where possible, noting that there was no meat control system in any part of the North-East. Although Rodney's private killing yards 'were not by any means the worst in the State, the abattoirs in Shepparton were vastly better than the best of them'.[18] Butchers worried about increased costs and reduced autonomy. Mooroopna was finally forced to join, Tatura compromising by appointing a Shire-wide joint Health/Meat Inspector in mid-1937.[19] Finally in 1942, the Shire set up a meat area based in Tatura,[20] and despite shortages of materials and partly under the impetus of hopes of contracts with the internment and POW camps in the municipality,[21] built a municipal abattoir at Tatura at a cost of £8116,[22] the first killing taking place in mid-June 1942, although the facility was not officially opened until 12 August 1942.[23]

By the late 1940s private slaughter yards, now referred to as abattoirs, were a threatened species. By 1948, only four such slaughter yards remained in the Shire of Rodney, the Health Inspector reporting 'The four private slaughter houses situated at Undera, Merrigum, Kyabram and Toolamba have been inspected and the buildings, equipment, facilities and conditions generally were found to be of a low sanitary standard. I venture to state that it would be futile to attempt to bring these slaughter houses up to a reasonably sanitary standard in view of high costs and difficulty in procuring materials.'[24] That at Undera, run by Simms and Barker, and the Merrigum abattoir on Andrews Road, conducted by Merrigum butcher Gordon Young, were not re-registered by Rodney Shire Council for 1948, the Shire Health Inspector, A E Gillies, finding them 'in a bad state of repair and. far from the standards of cleanliness.' [25]

Arthur Knee, local historian and Rodney Shire engineer from 1950 to 1985, remembered having been told that horses

HERITAGE CITATION REPORT

which had died or were ill at the site of works on the wall of the Waranga Basin were brought to a slaughter yard in Tatura to be disposed of: it is believed by some that the 'anthrax trail', a linear area west of Tatura where anthrax surfaces irregularly, may be the route walked by the diseased animals.[26]

Hanging room, Winter Road, Tatura

The hanging room on Winter Road was built by Tatura butcher William J Alexander in September 1927 as part of his new slaughter yard complex. Alexanders, like many slaughtering and butchering businesses a family affair, seems to have commenced operations in June 1921, when son Donald Alexander applied for a licence to slaughter sheep, presumably for sale, although Council initially held over his application;[27] it is unclear whether this was at the site of the current hanging room. By 1927 the business had expanded.

William Alexander applied for the licence for his new slaughter yard at the monthly meeting of the Rodney Shire Council on 24 September 1927, the licence application being the sole topic of the Slaughter Yard's Inspector's report:

Mr. A. Leckie, inspector of slaughter yards, reported as follows:-Acting on instructions I inspected Mr. W. Alexander's new slaughter yards, situated in the parish of Toolamba West, about one mile north of Tatura township. The yard is built with post and sawn timber, and the killing pen is all concreted and lined with galvanised iron. I understand from Mr. Alexander that he only requires a license for killing sheep, calves and pigs, and as the yard is well adapted for that purpose, I would recommend a license being granted.[28]

The rectangular hanging room had, and has, a concrete floor, the lower sections of the walls being of flat galvanised iron, the upper sections of flywire for ventilation. The pyramidal roof of corrugated iron was built with a wide overhang to protect carcasses from extremes of weather. A timber holding yard and race were part of the complex, now replaced. When the business commenced butchering beef cattle, a windlass was erected to deal with the large heavy carcasses.

William Alexander's son Norman, who worked at the slaughter yard with his father and brothers for a number of years, described in 2016 how the slaughter yard had been laid out and managed. Sheep, calves, pigs and later beef cattle were purchased at the weekly stock sales in Tatura, driven to the slaughter yard along Rushworth and Winter Roads, and killed in the slaughterhouse (the 'killing pen' referred to in the 1927 Council report, now demolished), which was a gabled building with walls of flat galvanised iron and a corrugated iron roof. The animals were skinned (the heavy beef carcasses hanging on the windlass) and hung in the hanging room (the family referred to it as the 'meat house') overnight to 'set'; this was flyproof, with a tight-fitting door. In the morning the carcasses were taken to the weatherboard building, now demolished, that family called the 'shop' or the 'meat shop', to be boned, sliced, and cut up. Initially, cooling was provided by an ice-room, a small room with a compartment above it into which blocks of ice collected daily from the butter factory were placed: a refrigeration unit was installed in this room around 1938, powered at first by a diesel generator, and then by electricity from around 1949 or 1950, when SEC power was connected to the slaughter yard, though not to the family's house next door.

All tools were manual. Offal was cooked and then fed to pigs the next morning, the fat (tallow) having been drawn off and stored in 44 gallon drums: the tallow and skins were purchased by Ken and Jack Coulstock, wool and skin buyers of Shepparton. Bones were 'cooked up', the result being collected and transported to Melbourne to produce blood and bone

HERITAGE CITATION REPORT

fertiliser. Blood was buried 'near the swamp.' Orders were delivered from the 'shop', as unusually, the family had no butcher's shop in the town for many decades; meat was delivered to customers by horse and cart, with the next order being taken each visit. William Alexander had purchased a Chevrolet van for deliveries in 1928, but it was not suitable for the unmade roads and drives of the district, and the business reverted to horse and cart until just after World War 2, when the family bought a Land Rover with a box built on the back for deliveries.[29]

In the late 1950s or early 1960s Bryan and Donald Alexander, William's sons, ceased supplying meat to locals and converted the business into a knackery, collecting dead stock from farms and killing old or ill stock, boning the carcasses, and supplying Melbourne pet food manufacturers. (This date seems to contradict Rodney Shire Council's contention in 1948 that only four private slaughter yards remained in the municipality: it may be that Alexanders, now within the Tatura meat area, was not considered 'private', the word in this context possibly referring to slaughter yards outside meat areas, such as that at Merrigum, which had been excluded in 1942.[30])

In 1973 the Alexander family sold the business and the property, including the hanging room, to Maxwell Auld. Subsequently the hanging room was used only as a storeroom: the Auld family ran a knackery at the town of Stanhope, but did not use this property for that purpose. The hanging room was slightly damaged by fire in the 1990s.[31]

[1] *Ovens and Murray Advertiser*, 22 November 1877, p.2

[2] *Bendigo Advertiser*, 17 June 1885, p. 2,

[3] *Bendigo Advertiser*, 6 January 1886, p. 2

[4] *Kyabram Union*, 23 July 1883, p. 3

[5] WH Bossence, *Tatura and the Shire of Rodney*, Melbourne, 1969, p. 140

[6] *Age*, 26 September 1898

[7] *Kyabram Union*, 18 March 1892, p. 2

[8] *The Argus*, 24 March 1914, p. 4

[9] *Kyabram Guardian*, 5 June 1914, p. 2

[10] *Kyabram Free Press*, 6 September 1918, p. 2, 20 September 1918, p. 2

[11] *Shepparton News*, 25 February 1915, p. 1

[12] *Shepparton Advertiser*, 1 December 1921, p. 4

[13] *Shepparton Advertiser*, 26 January 1922, p.1

[14] *Shepparton Advertiser*, 26 January 1922, p.1

[15] Norman Alexander, personal communication, 2 September 2016

HERITAGE CITATION REPORT

- [16] *Shepparton Advertiser*, 4 June 1922, p.9, *Shepparton Advertiser*, 1 December 1921, p.4, *Argus*, 17 October 1928, p. 18
- [17] *Shepparton Advertiser*, 31 December 1924, p. 7
- [18] *Shepparton Advertiser*, 28 May 1935, page 2
- [19] *Riverine Herald*, 10 August 1937, page 2
- [20] *Shepparton Advertiser*, 27 February 1942, p. 1
- [21] *Goulburn Valley Stock and Property Journal*, 2 October 1940, p. 4
- [22] *Goulburn Valley Stock and Property Journal*, 1 October 1941, page 5
- [23] *Goulburn Valley Stock and Property Journal*, 24 June 1942, p. 6; *Shepparton Advertiser*, 14 August 1942, p. 8
- [24] *Shepparton Advertiser*, 1 July 1947, page 1
- [25] *Shepparton Advertiser*, 30 December 1948, page 7
- [26] Arthur Knee, Tatura, personal communication, 30 October 2014.
- [27] *Shepparton Advertiser*, 2 June 1921, p. 4
- [28] *Shepparton Advertiser*, 29 September 1927, p. 4
- [29] Norman Alexander, son of William and brother of Don, personal communications: 31 August 2016, 2 September 2016, 3 September 2016.
- [30] *Shepparton Advertiser*, 27 February 1942, p. 1
- [31] Tania Auld, personal communication, 4 September 2016.

Description

Physical Description

The hanging room is constructed from timber and has a square pyramidal roof clad with corrugated metal (painted red). The deep eaves are supported by timber struts. The walls are clad to a height of 1 metre with corrugated metal with the remaining wall area enclosed with flywire panels. Surrounding the hanging room are timber yards, with a race and ramp.

Statement of Significance

What is Significant?

HERITAGE CITATION REPORT

The slaughter house at 145 Winter Road, Tatura is significant.

How is it Significant?

The slaughter house is of local historic, aesthetic and technical cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The slaughter house is of historic significance as it provides tangible physical evidence of a rare surviving building type. Prior to the development of abattoirs there was an ad hoc slaughtering system, with a number of slaughter yards operating in the Shire, for the slaughtering and hanging of beasts and sheep. Alexander's slaughter house is one such example. It was built in 1927 and formed part of William J Alexander's butchery business. This slaughterhouse formed part of the licensed (1927) slaughter yards. HERCON criteria A & B

The slaughter house is of aesthetic significance for its contribution to the rural cultural landscape values. HERCON criterion D

The slaughter house and its remnant infrastructure is of technical significance for its ability to demonstrate how meat was processed in the early 20th century. HERCON criterion F

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

No

Fences & Outbuildings

Yes The yards, fencing and slaughter shed.

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name Tatura Cemetery
Address 155 Winter Road TATURA **Significance Level** B
Place Type Cemetery/Graveyard/Burial Ground
Citation Date 2004



Tatura Cemetery

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

Tatura Cemetery was one of the first public amenities to be established in the township. The Trustees of the Cemetery were gazetted in March 1876 - David Mactier, Thomas Hogan, Robert Currie, J Lee and O L Hunt - and rules and regulation were gazetted in June 1877. The oldest grave recorded in the registry is 1884; this is followed by an entry for 1888. Records became more comprehensive from 1900.

Registry details record that there were 207 burials before 1900. In 1904 there were 36 burials and only twelve in 1908. Many of Tatura's prominent citizens are buried in the Tatura Cemetery. A lawn cemetery was established in 1979.

References

William Bossence. *Tatura and the Shire of Rodney*, p. 21.

HERITAGE CITATION REPORT

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

14.0 Commemorating the Dead - Cemeteries and Memorials

Description

Physical Description

The Tatura Cemetery is a large fenced area of land with a landscaped roadside reserve on one side and farming land on all other sides. It also incorporates the German War cemetery in the north-west corner of the site (see HO 121). The cemetery is divided into four denomination sections, marked by timber signs including Roman Catholic, Anglican, Uniting, and Presbyterian. Graves date from 1884 to the present and are marked by various types of surrounds and headstones including marble, granite and stone headstones; stone, gravel or concrete surrounds and slabs; and cast and wrought iron railings.

Physical Condition

GOOD

Intactness

GOOD

Occupancy

Ownership

Crown Land

Australian Heritage Commission Criteria

HERITAGE CITATION REPORT

Australian Heritage Commission

9.6 Mourning the dead

9.7 Disposing of dead bodies

Statement of Significance

The Tatura Cemetery is of local historic significance. Gazetted in 1876, the cemetery is associated with the initial settlement of Tatura. It remains as a significant record of historical and genealogical information on the residents of the district from the earliest days of settlement to the current day. The cemetery also contains the graves of a number of prominent local residents and families.

Recommendations 2004

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Yes
No
No
No
No
-
No

Other Recommendations

. The cemetery should be maintained. Damaged or deteriorated graves should be conserved. . Those graves which no longer bear the names of their occupants should be re-marked.

HERITAGE CITATION REPORT

Name	180 Bitcon Road TOOLAMBA (Herdstown Villa)	
Address	180 Bitcon Road TOOLAMBA	Significance Level Local
Place Type	Homestead Complex	
Citation Date	2014	

Recommended Heritage Protection	VHR No HI No PS Yes
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History and Historical Context

Herdstown Villa was built by Toolamba selector James Bitcon in 1890.

The Toolamba district covered part of the lands of the Pangerang Aboriginal peoples on the north, and of the Ngurraillam to the south. The huge Toolamba or Innes pastoral station, of 87,801 acres [35,532 hectares], was established by David and Alexander Innes and gazetted in 1845. Taken over the next year by Henry and Patrick Stevenson, it was acquired in February 1868 by John, James and William Winter, who became the largest landowners in northern Victoria. James Winter, the sole leaseholder from 2 April 1867, forfeited in November 1877, having amassed over 26,000 acres [10,522 hectares] of freehold land. Winter created 'Dhurringile' (VHR H1554), his imposing brick Italianate mansion in 1876-77.

Selectors moved in on James Winter's pastoral run under Section 42 of the Amending Land Act 1865, which limited holdings to 160 acres. Most of the Toolamba area, however, was selected under the Land Act 1869, the 'selection before survey' Act, which came into operation in February 1870 and allowed for selections of up to 320 acres.

Early hotels, schools, churches, general stores and blacksmith's shops in the Toolamba-Tatura area were somewhat scattered, generally along main connecting roads. Within a few years the district had five hotels and several stores and smithies. In early 1874, seventy-two township allotments were surveyed, and for a short period the Toolamba township existed on a bend of the Goulburn River near Herdstown Villa. However the town moved to the junction of the Shepparton railway and the new Tatura line (soon extended to Echuca) after the coming of the latter in 1880.

The Goulburn River at Toolamba was bridged by road in October 1900. River transport was largely unsuccessful, and the coming of the railway removed any necessity.

The district was suitable for fruit trees and grape vines as well as for the initial wheat growing. Irrigation became widespread in the area in the 1890s. A small Village Settlement in 1893 was followed later by limited areas of Closer and Soldier Settlement. Sheep grazing was important until mid way through the twentieth century, but as the century progressed, dairying and fruit-growing became predominant. Orchards are located north and west of the township. Tomatoes have been a successful addition to agriculture.

The Toolamba railway station retained its importance for a century. With the closure of the branch line in 1981, the station was removed.

HERITAGE CITATION REPORT

Herdstown Villa

James Bitcon (1845-1918) had emigrated from Herdstown, Donaghadee, Co. Down in 1868 on the 'Great Britain'. He described himself as a blacksmith and wheelwright. It is believed that his cousin John McGill 'pegged out' the selection for him, Allotment 11, Parish of Toolamba, of 320 acres [130 hectares] in anticipation of Bitcon's arrival; although the allotment had been within the Agricultural Area of Waranga, one of the pre-surveyed areas under the 1865 Land Act, like most of this Agricultural Area, it had not been taken up. The location was centrally placed at a crossroads on the important Murchison to Mooroopna Road, now known as Toolamba Road.

Bitcon applied for his licence on 31 March 1870 under the 1869 Land Act, receiving it on 21 April 1870, and his lease 30 on June 1873. By this time he had built three dwellings, none of which remain: a substantial 'dwelling house' 30 ft [9.1 m] by 14 ft [4.3m], a men's hut, and his blacksmith and wheelwright's shop. All were of mud, not it seems the mud brick that in itself has been comparatively rare in the municipality; as described in his lease application, they were of 'plaster and sapling', no doubt a version of what was commonly known as 'wattle and daub' (foremost architectural historian of the vernacular, Professor Miles Lewis, prefers to refer to it as 'pole and pug'). Such construction was very uncommon in the region: in the near-neighbouring Parish of Girgarre East only 3.5% of selectors' first buildings as recorded on their lease applications were of sapling, buildings of 'log cabin' construction being the most common (47.5%). No trace of Bitcon's early buildings remains. Bitcon's blacksmith's and wheelwright's shop must have been a substantial building, as the valuation was equal to that of the dwelling, indicative of the importance of these trades in the time of horse-drawn vehicles and farm machinery.

DRAFT

Bitcon set up his smithy and wheelwright's business (the second business after the hotel) with his brother George, a carpenter, at the southeast corner of the selection. They advertised as 'J and G Bitcon, General Blacksmiths and Wheelwrights, Toolamba. Horses carefully shod. Wagons, drays and all sorts of agricultural implements made and repaired at shortest notice and on the Most Reasonable Terms.' The brothers built many of the early houses of Toolamba. George departed for Wunghnu in around 1880.

Stewart Morvell in his history of Toolamba notes that Bitcon was 'a valuable and interesting addition to the Toolamba community', and he has subsequently been regarded fondly as an important early pioneer of the locality. More the hardworking entrepreneur than community leader, with a number of employees, he was farmer, farrier, carpenter, carting contractor (carting wheat to Avenel before the coming of the local rail line, for example), undertaker, and employment agent, and the business supplied corn and hay, hardware and timber and veterinary services. Ledgers covering the Bitcon business activities from 1873 to 1875 reveal 120 clients, spread over a large area. Cobb and Co's Telegraph Line of mail coaches passed his selection on the route from Seymour to Mooroopna for a number of years before the coming of the railway, and at Herdstown Villa horses were changed, reshod if necessary, rested and made ready for the return journey.

James Bitcon received the Crown Grant for his 320 acres on 4 August 1880, and Herdstown Villa was constructed in 1890, doubtless by the capable James himself, possibly with help from his brother.

James Bitcon died in 1918, and his farm was taken over by his youngest child, second son William John ('Billy'), who converted the property to dairying in the 1940s. Billy Bitcon was active in many organizations, and a collector for the Mooroopna Hospital, for which he was awarded a Life Governorship. A lover of both horses and cars, he was also a keen historian, and not long before his death provided useful notes on the district's history to Bill Morvell, author of the only

HERITAGE CITATION REPORT

history of the district. Billy's daughter Noel Rea and her husband farmed the family property from the late 1950s, altering the house slightly to incorporate a kitchen on the north-west corner, the only change to the original construction. In 2009 the house, on one acre [0.4 hectare], was separated from the remainder of the property, which has been enlarged and is now a substantial dairy operation known as Herdstown and milking over 700 cows.

References:

Brian Williams, written notes and personal communications, 16 August 2016 et al

Stewart ('Bill') Morvell, *Heart of the Valley: Toolamba*, Shepparton, 1983.

Obituary for J Bitcon, *Kyabram Guardian*, 6 December 1918, p. 3

Anne Tyson, statistical survey of buildings listed in lease applications for all allotments in the Parish of Girgarre East, 2001

Selection file for James Bitcon, PROV

Titles: Vol 1266 Fol 24151; Vol 499 Fol 899721; Vol 8934 Fol 421

Shire of Rodney Rate Books 1886-1897

Description

Physical Description

The homestead has been constructed from timber and is clad with timber weatherboards. It has a gable roof, clad with corrugated metal and there is a straight profile verandah. The windows with the small-paned sashes contribute to its architectural character.

Statement of Significance

What is Significant?

Herdstown Villa at 180 Bitcon Road, Toolamba.

How is it Significant?

Herdstown Villa is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

Herdstown Villa is of historic significance as it provides tangible physical evidence of the character of rural and regional development during the late 19th and early 20th century. The scale and design of the homestead contributes to an understanding of the extent of economic growth and prosperity of the region during this period. It assists in demonstrating the impact of the consolidation of farming and agricultural industries on the prosperity of the region.

HERITAGE CITATION REPORT

As a group, homesteads, through their scale and design, contribute to an understanding of the extent of economic growth and success of particular agricultural districts. HERCON criterion A

Herdstown Villa is of aesthetic significance for its Victorian architecture. It is a fine exemplar of this period. HERCON criterion E

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name Road Bridge
Address Bridge Road TOOLAMBA **Significance Level** B
Place Type Road Bridge
Citation Date 2004



Road Bridge

Recommended Heritage Protection VHR No HI - PS Yes

History and Historical Context

This bridge dates from the c.1950s. The design is a modified version of a standard Country Roads Board timber and rolled steel joint bridge, a design that came into common use after the 1930s, before being superseded by concrete construction in the 1960s. Repairs and alterations were undertaken in October 1962, with successive maintenance works most recently occurring in 1996 and 1999.

References

David Moloney, pers comm.

Ron Sneddon, pers comm.

Rural Works Pty Ltd, *Bridge Assessment for the Greater Shepparton City Council for the Bridge Over the Goulburn River at Toolamba*, p. 1.

HERITAGE CITATION REPORT

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

6.1 Roads and bridges

Description

Physical Description

The bridge, over the Goulburn River, Toolamba, is a timber trestle bridge with a single-lane timber deck supported on steel girders. Extending along either side of the bridge deck is a modern steel crash barrier, fixed to timber posts. On the river bank, south of the bridge, is a remnant timber structure of unknown purpose.

Physical Condition

GOOD

Intactness

GOOD, FAIR

Australian Heritage Commission Criteria

Australian Heritage Commission

3.6 Establishing lines and networks of communication

3.7 Moving goods and people

Statement of Significance

HERITAGE CITATION REPORT

The bridge, over the Goulburn River, Toolamba, is of local historic and aesthetic significance.

Constructed during the c.1950s the bridge is unusual as a surviving example of a timber and rolled steel joint type bridge in the municipality. Aesthetically, its height and dramatic setting create a prominent feature on the river.

Recommendations 2004

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

Other Recommendations

. Retain and conserve . The remains of the adjacent timber structure could be interpreted.

DRAFT

HERITAGE CITATION REPORT

Name 13 Londregan Lane TOOLAMBA (Toolamba Railway Station, Water Tower and remnant railway archaeology)

Address 13 Londregan Lane TOOLAMBA **Significance Level** Local

Place Type Railway Water Tower/ Tank

Citation Date 2014



13 Londregan Lane, Toolamba (Railway Parade Toolamba Railway Station, Water Tower & other remnant railway archaeology)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

13 Londregan Lane TOOLAMBA (Toolamba Railway Station, Water Tower and remnant railway archaeology) 12 April 2014 08:40 AM
Hermes No 197600 Place Citation Report

History and Historical Context

A rare remnant of an integral part of the early transport heritage of the Goulburn Valley.

The coming of the railway in the staged construction of the Mangalore-Shepparton-Tocumwal and the Mangalore-Echuca lines, with Toolamba functioning as the important local hub, facilitated a great advance in local agriculture. Local rail enabled transportation of wheat (the initial agricultural product of the newly-settled region) from local stations, rather than from the more remote towns of Rochester or Avenel, previously the closest rail depots. Even more importantly, rail transportation was available from the very inception of the intensive primary industries of fruit-growing and dairying which, with the coming of irrigation, were to become the basis for the region's prosperity.

Toolamba railway station opened on 13 January 1880 as the important junction station of the two lines serving the western Goulburn Valley: the Shepparton line which diverged from the North East line (serving Wodonga and Albury) at Mangalore and reached Shepparton in 1880 and Tocumwal in 1908, and the slightly later Toolamba-Echuca line, built in two stages between 1880 and 1887. The station was thus an increasingly important hub up to the 1950s, with a large staff, signal box, a coal stage and numerous sidings and servicing tracks, goods sheds, and, at one stage, refreshment rooms.

The conversion of the Victorian Railways from steam to diesel-electric power during the 1950s and 1960s, with coal refuelling and water replenishment no longer necessary, reduced Toolamba's importance. In 1981 the Echuca line was closed, the last passenger service to the station from Echuca running on 2 March 1981. Losing its function as a junction station, Toolamba finally closed on 20 December 1987.

In the steam era, water tanks provided one of vital necessities of the railways:

Water was stored in elevated tanks during the steam era to maintain a high water pressure, and so enable the watering needs of the locomotive to be met rapidly, and minimise the time lost servicing the locomotive. Railway tanks were refilled by one of two methods:

(i) water was pumped up into the tank from a nearby river or railway dam

(ii) water was obtained from the local town supply, which usually had enough pressure to refill the tank without any additional pumping.

(From 'Remains of Servicing Facilities from the Steam Era in Victoria', *Newsrail*, November 1986.)

References:

Chris Banger, 'Remains of Servicing Facilities from the Steam Era in Victoria', *Newsrail* (Australian Railway Historical Society [Victorian Division] magazine), November 1986.

Bob Whitehead, 'Tocumwal Railway Centenary', 2008.

Sid Brown, 'Tracks Across the State', *Newsrail* (Australian Railway Historical Society [Victorian Division], March 1990.

Description

HERITAGE CITATION REPORT

Physical Description

A shallow, cylindrical, red-painted cast iron water tank of 20,000 gallon (90,920 litre) capacity mounted on ten cast iron legs. Designed to feed a water column. Situated south of the station site on the eastern side.

Statement of Significance

What is Significant?

The water tank and the remnant railway infrastructure at the Toolamba Railway Station precinct are of significance.

How is it Significant?

It is of local historic, technical and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic and technical significance as a surviving element of the Toolamba railway infrastructure. There is little tangible physical fabric retained from this period of transport heritage in Toolamba and region. HERCON criteria A, B, F

It is of aesthetic significance as it is a landmark feature in Toolamba. HERCON criterion D

Recommendations 2014

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

Yes Water tank and other remnant railway infrastructure

Prohibited Uses May Be Permitted

No

Incorporated Plan

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Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name	195 Pogue Road TOOLAMBA (Lissadell)	
Address	195 Pogue Road TOOLAMBA	Significance Level Local
Place Type	Homestead Complex	
Citation Date	2014	

Recommended Heritage Protection	VHR No HI No PS Yes
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History and Historical Context

Place History

All buildings were constructed by the Pogue family, who held this property for one hundred and fourteen years. The brick house was constructed in a number of different stages, the earliest being some time after 1879, as at 21 March 1879 the only buildings appearing on the Lands Department documents of selector George Pogue were two of log construction, thus also dating the extant log building to before that date. It is unclear when the men's huts or the farm buildings were constructed.

History - Toolamba

The Toolamba district covered part of the lands of the Bangerang Aboriginal peoples on the north, and of the Ngurrailam to the south. The huge Toolamba or Innes pastoral station, of 87,801 acres [35,532 hectares], was established by David and Alexander Innes and gazetted in 1845. Taken over the next year by Henry and Patrick Stevenson, it was acquired in February 1868 by John, James and William Winter, who became the largest landowners in northern Victoria. James Winter, the sole leaseholder from 2 April 1867, forfeited in November 1877, having amassed over 26,000 acres [10,522 hectares] of freehold land. Winter created Dhurringile (VHR H1554), his imposing brick Italianate mansion in 1876-77.

Selectors moved in on James Winter's pastoral run under Section 42 of the Amending Land Act 1865, which limited holdings to 160 acres. Most of the Toolamba area, however, was selected under the Land Act 1869, the 'selection before survey' Act, which came into operation in February 1870 and allowed for selections of up to 320 acres.

Early hotels, schools, churches, general stores and blacksmiths shops in the Toolamba-Tatura area were somewhat scattered, generally along main connecting roads. Within a few years the district had five hotels and several stores and smithies. In early 1874, seventy-two township allotments were surveyed, and for a short period the Toolamba township existed on a bend of the Goulburn River near Herdstown Villa. However the town moved to the junction of the Shepparton railway and the new Tatura line (soon extended to Echuca) after the coming of the latter in 1880.

The Goulburn River at Toolamba was bridged by road in October 1900. River transport was largely unsuccessful, and the coming of the railway removed any necessity.

The district was suitable for fruit trees and grape vines as well as for the initial wheat growing. Irrigation became widespread in the area in the 1890s. A small Village Settlement in 1893 was followed later by limited areas of Closer and Soldier Settlement. Sheep grazing was important until mid way through the twentieth century, but as the century progressed, dairying and fruit-growing became predominant. Orchards are located north and west of the township.

HERITAGE CITATION REPORT

Tomatoes have been a successful addition to agriculture.

The Toolamba railway station retained its importance for a century. With the closure of the branch line in 1981, the station was removed.

Lissadell

George Pogue (b. Co. Cavan, Ireland, 1829, d. Toolamba 1883) was one of a party of nine men from Drummond near Kyneton (an area from which many Goulburn Valley selectors emanated) who in 1869 travelled along the west bank of the Goulburn River from Murchison to McCoys Bridge in search of suitable land to select. An area of lush grass led them to chose Toolamba. Descendants of the party have erected a stone monument to the group at Pogue Road near the intersection with Rutherford Road, Toolamba; the inscription includes the words 'This marked the beginning of the Pogue generations at Toolamba'. The presumed site of the group's camp at Toolamba is listed on the Victorian Heritage Inventory (H7925-0011) as Toolamba Bark Hut Camp.

Pogue selected 160 acres [64.5 ha] close to the river, Allotment 38 in the Parish of Toolamba, County of Rodney. Applying for the licence under Section 42 of the Amending Land Act 1865 on 25 November 1869, he recorded that he was married, he had not already received any land under Section 42 licence, and he categorised himself as a farmer, possibly therefore being a farm labourer. On 21 March 1879, Pogue, now residing on adjoining allotment, applied to purchase the property, having obviously followed the normal conditions, that is, having paid it off in rents over the ten year period. He had 132 acres [53.5 ha] cultivated: 112 [45.5] to wheat, oats and barley, the rest to sown grass. Twenty-eight acres were not yet cleared, although they were rung (ringbarked to kill them). Some time during the ten years, probably in the initial three year licence period (when a certain level of improvements had to be achieved), Pogue constructed two log buildings, a barn measuring 30 ft [9.1m] by 16 ft [5.8m], although the careful measurement of the constable checking improvements on 30 April 1879 had it at 28 ft by 16 ft, and a shed of 40 ft [12.2m] by 20 ft [6.1m]. Both had roofs of straw; the relatively recent roof timbers and corrugated iron of the extant log building, the barn, accords with this.

Pogue received freehold title on 5 May 1880, somewhat delayed due to the excision of a north-south sliver of land for the Seymour to Shepparton railway line.

It is unclear when the first section of the brick house (the southern section, now much modified) was built, or when George Pogue and his family came to live on Lissadell from the neighbouring selection. The farm buildings also cannot be reliably dated. The men's hut is known for having been, from around 1930, the rent-free home for many decades of a local personality, fencer, labourer and ex World War 1 Digger Charlie Saunders, whom the Pogue family supported.

The Pogue family, from George the selector on, were staunch Anglicans, and played a prominent role in every facet of life in the Anglican Church at Toolamba for many decades, Bill Morvell notes. George donated land for St John's, Toolamba's first Anglican church; before this services were held at Lissadell. And in 1945, six brothers, grandchildren of George Pogue the selector, were elected Guardians of the church (trustees or elders); five Pogue women held the post of organist at different times.

After George Pogue's death in 1883, Lissadell was run by his wife Susan and eldest son Robert, then after Robert's marriage in 1894, when the young couple moved across the road to Bessbrook, by the second son, George. Following Susan's death in 1925, Robert and his sons managed all their properties, amounting to around 2,036 acres [824 ha] freehold and including Lissadell, as a company, R Pogue and Sons. R Pogue and Sons received prizes at the Royal Melbourne Show and at local shows for the quality of the wheat, lucerne, maize and oaten hay from their farms, including a championship at the Melbourne Show in 1927 for an array of three varieties of wheat, Minister, Major and Hard Federation grown at Lisadell and seen as one of the finest arrays shown for many years. He also received prizes for Southdown fleeces. Robert was heavily involved in community and wider affairs, being a Councillor of the Shire of

HERITAGE CITATION REPORT

Rodney for a monumental 31 years, including three years as President. An active member of the Country Party, he was also a JP, a member of the Board of Management of the Mooroopna Hospital, committee member and trustee of the Tatura Agricultural Society, and trustee of the first Toolamba Hall. At his death, all six sons received property.

His son, Robert Edwin Pogue, lived at Lissadell from his marriage in 1929, and had farmed the property in his own right from at least 1927, selling sheep under his own name from Lissadell that year, and in 1930 winning Shepparton Agricultural Society's crop and fallow competition for the property. It is likely that the appearance of the house dates partly from renovations by RE Pogue in the 1930s or 1940s. A progressive farmer, RE Pogue also planted what became a renowned avenue of poplars up to the house. His son Baden Lyle Pogue retained Lissadell from the 1960s, when he and his wife made further alterations to the house. BL Pogue cropped and ran cattle and four thousand sheep until 1983, when Baden Wheelhouse purchased the property, ending the 114 years of Pogue family custodianship. During Wheelhouse's ownership the house was damaged by fire and repaired. Wheelhouse retained it until approximately 2012.

The Pogues were large landowners and progressive farmers, a respected pioneering family of the district; descendants have remained in the area through the generations. The family has valued the log building as a relic of their early settlement in the locality, as have subsequent owners.

The property now includes a 27.8 hectare orchard planted to table grapes and a variety of stone and pome fruit (apples, peaches, plums).

References:

Stewart Morvell, *Heart of the Valley: Toolamba*, Shepparton, 1983.

Brian Williams, written notes and personal communications, 16 August 2016 et al

George Pogue, selection file, PROV

Shepparton News, obituary for Robert Pogue, 2 June 1941 and passim

Portland Guardian, 29 September 1927, p. 3

Australasian, 3 November 1928; 27 September 1930, p. 24; 3 November 1934, p. 33 and passim

Shepparton News, 25 July 1929, p. 8

Goulburn Valley Stock and Property Journal, 7 May 1930, p. 3 and passim

Monument Australia, <http://monumentaustralia.org.au/themes/landscape/settlement/display/105139-toolamba-pioneers->, accessed on 30/05/2016

Oral recollections: Valma Pogue, Elaine Cowley, Pauline Parks (21 August 2016)

WH Bossence, *Tatura and the Shire of Rodney*, Melbourne, 1969

Statement of Significance

What is Significant?

HERITAGE CITATION REPORT

Lissadell, the farmstead complex at 195 Pogue Road, Toolamba, is significant.

How is it Significant?

The complex is of local historic, aesthetic and technical cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The complex is of historic significance as a rare surviving example of a farmstead with buildings dating from the Land Selection period. HERCON criterion A

The log building is of technical significance as it demonstrates a building technique that was commonly employed in this district for early buildings. HERCON criteria B & F

The complex is of aesthetic significance as for its construction and design. HERCON criterion D

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees.

Fences & Outbuildings

Yes All outbuildings on this site.

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 490 Pogue Road TOOLAMBA (Roseneath)
Address 490 Pogue Road TOOLAMBA **Significance Level** Local
Place Type Homestead Complex
Citation Date 2014

Recommended Heritage Protection VHR Yes HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

CONTEXTUAL HISTORY

The Toolamba district covered part of the lands of the Pangerang Aboriginal peoples on the north, and of the Ngurraillam to the south. The huge Toolamba or Innes pastoral station, of 87,801 acres [35,532 hectares], was established by David and Alexander Innes and gazetted in 1845. Taken over the next year by Henry and Patrick Stevenson, it was acquired in February 1868 by John, James and William Winter, who became the largest landowners in northern Victoria. James Winter, the sole leaseholder from 2 April 1867, forfeited in November 1877, having amassed over 26,000 acres [10,522 hectares] of freehold land. Winter created 'Dhurringile' (VHR H1554), his imposing brick Italianate mansion, in 1876-77.

Selectors moved in on James Winter's pastoral run under Section 42 of the Amending Land Act 1865, which limited holdings to 160 acres. Most of the Toolamba area, however, was selected under the 1869 Land Act, the 'selection before survey' Act which, by counting rents paid towards the final payment, finally succeeded in the State's aim of 'putting the small man on the land'.

Early hotels, schools, churches, general stores and blacksmith's shops in the Toolamba-Tatura area were somewhat scattered, generally along main connecting roads. Within a few years the district had five hotels and several stores and smithies. In early 1874, seventy-two township allotments were surveyed on a bend of the Goulburn River, and for a short period the Toolamba township existed near Herdstown Villa, James Bitconn's early selection. However the town moved to the junction of the Shepparton railway and the new Tatura line (soon extended to Echuca) after the coming of the latter in 1880.

The Goulburn River at Toolamba was bridged by road in October 1900. River transport was largely unsuccessful, and the coming of the railway removed any necessity.

The district was suitable for fruit trees and grape vines as well as for the initial wheat growing. Irrigation became widespread in the area in the 1890s. A small Village Settlement in 1893 was followed later by limited areas of Closer and Soldier Settlement. Sheep grazing was important until mid way through the twentieth century, but as the century progressed, dairying and fruit-growing became predominant. Orchards are located north and west of the township. Tomatoes have been a successful addition to agriculture.

The Toolamba railway station retained its importance for a century. With the closure of the branchline in 1981, the station was removed.

HERITAGE CITATION REPORT

John Beech selected 160 acres [64.7 ha], Allotment 41, Parish of Toolamba, in February 1872. Although after three years of compliance with the 'improvements' conditions of the 1969 Land Act he had received the seven year lease (during which period selectors were to pay off the selection), by 1879 he was in arrears with his rents, remained so, and on 3 March 1882 John Thomas Burge took over the selection.[1]

John Burge built up the farm, including the purchase of 20 acres [8.1 ha] immediately to the west;[2] 30 acres [12.1 ha] of vineyard were established. The *Kyabram Union* reported late in 1891 that 'J Burge, of Toolamba, has a heavy crop of wheat, with little foreign grain; a very nice vineyard is being cultivated by this farmer'.[1] From their arrival a minority of local selectors had emulated the viticulture seen further south on the Goulburn at Nagambie, and grape-growing had extended north to Echuca, particularly at Ardmona and Toolamba. In March 1899, however, Burge's vineyard was the first in which was found the deadly phylloxera, the aphid-like insect that lives and feeds exclusively on the roots of grapevines and which has remained the scourge of vine growers.[2] Foundation historian of Mooroopna and environs, D McLennan, describing the visit to Burge's vines by experienced pioneer Ardmona viticulturalist, Croatian Trojano Darveniza of the Excelsior Vineyard, who had been called in to identify the pest, noted that 'his dread of carrying away the disease on his clothes was so great that he took off all his clothes on the spot and walked in nature's state to the fresh apparel left outside the vineyard'.[3] Government experts examined Toolamba vineyards in March 1899, noting that eight of the nine infected properties, although not Burge's, were on the block purchased by Mooroopna Irrigable Lands from Robert Coyle.[4]

Burge's was the largest of the vineyards affected, and all were compulsorily destroyed. In May 1899 Government tenders were announced for the 'eradication and destruction of vines, trenching and harrowing of the land and applying salt thereto,' the Department of Agriculture providing 'the compounds for the work'. The tenders were taken up by the owners themselves, and Burge received over £300 for costs and compensation.[1]

Despite the catastrophe of phylloxera Burge was a successful and enterprising farmer. The *Leader* had reported at the time that none of the affected growers intended to replant after the mandatory four years was up, but would 'either allow the land to go out of cultivation altogether or plant with fruit trees or lucerne'.[1] As was typical of the area, Burge had been growing wheat and oats, both before and after the coming of irrigation in 1885 (he received second prize for the best and cleanest crop of oats at the Tatura Show in 1891), which he continued, and he also raised crossbred and comeback sheep for both wool and meat, and Shorthorn cattle.[2]

JT Burge was highly involved in the local and wider community, being a member of the Mooroopna Hospital Committee of Management from 1895-1913 and President in 1901-1902; he was also a Commissioner of the Rodney Irrigation Trust.[3] Both were prestigious and responsible regional positions. A member of the Toolamba Cemetery Trust for 25 years, he was also on the committee of the school and a trustee of the Hendersyde Hall.[4]Burge is the builder of Roseneath, although it is unclear when the brick residence was constructed.

The subsequent additions are of interest. Both reflect the self-reliance of farmers, a can-do mentality, and an enjoyment of an accessible new technology. The rear extension is constructed from large blocks of a vermiculated appearance, with thick mortar. Australia's pre-eminent architectural historian, Professor Miles Lewis, has shown that such blocks were produced by a portable block-making machine, either the Midget Giant Block Making Machine marketed from 1906 by the Durable Cement Block Machine Co of Flinders Street, Melbourne, or the almost identical Emu block-making machine of 1909 from E H Jones and T W B Halliday, of the Emu Engineering Works. Both were marketed to farmers, the Midget Giant heavily advertised in the *Age* from September 1907, in the *Weekly Times*-with an illustration of the machine-from July 1908, and in some country newspapers, including those in Bendigo. It was also shown at the Melbourne Show. It was billed as 'the new Building Machine,' allowing users to produce 'their own Cement or Lime Bricks for Houses, Silos, Dairies, Cow Shed Floors, from sand, gravel &c, without skilled labour'.[1]

Miles Lewis further explains the machine and its products in 'Australian Building: A Cultural Investigation', his online history of building methods in Australia:

HERITAGE CITATION REPORT

The Midget Giant Block Making machine ... produced blocks of 12 x 6 x 6 inches [300 x 150 x 150 mm] in both a plain and a stylised rock finish. Each block had two elliptical hollow cores rising vertically through it. The machine consisted of a single block mould resting on a stand like a sewing machine base, but with a large lever at one side which caused the two core moulds to rise and fall as required. The four faces of the mould were all hinged to the edges of the base plate, and folded down separately. It appears that after they were raised into place, two roughly U-shaped bars swung up from either end to hold them together. It cost £12.10s, and was said to make serviceable blocks out of sand, gravel, tailings or other gritty material, and to be already in use by many farmers throughout Australia.[2]

From a photo of John and Ann Burge with their daughters in front of the extension, it can be dated to around 1908 or 1909.

The second addition, a gabled shed, is of smooth-faced blocks with bevelled or chamfered edges, but similar in size to those on the extension to the house. These blocks were possibly created by the same machine.

JT Burge sold the property, by now 485 acres [196.2 ha], to brothers John Henry Alexander and William Robert Alexander, Mooroopna farmers, on 10 May 1912. By the next year the property was being worked, possibly co-jointly, by Ernest Alexander.[1] It is the Alexander family who gave the name 'Roseneath' to the house and property, the first documented appearance of the name being in a birth notice for the daughter of Ernest and his wife Gladys in September 1917.[2] The Alexander family concentrated on sheep and cropping, Ernest Alexander acquiring the property himself in November 1939, followed in June 1946 by Harold Wright Pogue of the established and prolific Pogue family of Toolamba.[3] The property has remained in the Pogue family, whose major interest has been the production of fat lambs.

The house remains substantially unaltered, apart from the enclosing of the north-west and south-west corners of the verandah in brick to create sleepouts; it is in sound condition. A gabled weatherboard cottage, probably the first or second dwelling on the property, lies to the rear (north) of the house, in a semi-derelict state.

References:

[1] Sands and McDougall, *Directory of Victoria for 1913*, p. 1276

[2] *Argus*, 24 September 1917, p. 1

[3] Title: Vol 3594 Fol 718799

[1] *Age*, 22 May 1908, p.8

[2] Miles Lewis, personal communication 25 October 2016, and, 'Australian Building: A Cultural Investigation', 7.06: Blocks, accessed via request from milesbl@unimelb.edu.au

[1] *Leader*, 20 May 1899, p. 10

[2] *Leader*, 28 November 1891, p. 10; *Australasian*, 13 March 1886, p. 13; *Weekly Times*, 20 July 1895, p. 27; *Numurkah Leader*, 31 October 1902, p. 4

[3] G Nice, *Hospitals are People: The History of the Mooroopna & District Base Hospital* pp. 194, 206; *Riverine Herald*, 23 July 1897, p.3

[4] Stewart Morvell, *Heart of the Valley: Toolamba*, Shepparton, 1983, p. 46

HERITAGE CITATION REPORT

[1] *Age*, 6 June 1899, p. 6

[1] *Kyabram Union*, 20 November 1891, p. 2

[2] *Age*, 23 March 1899, p. 6

[3] DMMcLennan, *History of Mooroopna, Ardmona and District*, 1984 (facsimile of 1936 edition), Mooroopna, 1984, p. 107

[4] *Australasian*, 22 April 1899, p. 7

[1] Selection file for John Beech, Allotment 41, Parish of Toolamba

[2] Title: Vol 3594 Fol 718799

Description

Physical Description

Roseneath homestead demonstrates a typical Victorian vernacular character. This includes the symmetry of the facade with elaborate timber detailing to the front door (with side lights and highlights), timber-framed sash windows, and the scale and the proportions of the building. Also typical are the roof line, with the complete hip to the front that is divided into two smaller hips at the rear, the single bracket to the eave (on more elaborate buildings this is generally a double timber bracket), the brick chimneys with simple cornices, and the return verandah (straight profile) with timber posts.

The construction materials are also typical and they include face brickwork (pressed red bricks), the use of short sheets of galvanised corrugated metal as roof cladding, timber detailing and some decorative glass. The front fence and gate are later but contribute to the vernacular character of the building. This is found in the use of the Cyclone proprietary gates with their decorative wrought metal top and plain galvanised wire netting, and the galvanised pipe fence with metal netting.

At the rear of the house pressed cement bricks have been used. These were most likely made on site using one of two machines - the Midget Giant Block Making Machine or the Emu Block Making machine. These machines were used to create blocks that resembled flat or vermiculated stone finishes, here the latter. In this instance they have been used in a very stylish manner and have, by the use of contrasting colours and quoining at the openings and ends of the wall, created a polychromatic brickwork finish.

Statement of Significance

What is Significant?

Roseneath, at 490 Pogue Road, Toolamba, is significant.

The typical Victorian vernacular architecture of the homestead, and this includes the symmetrical facade and the architectural features associated with this style, contribute to its significance.

The later addition to the rear of the building, constructed from pressed cement bricks with vermiculate finish and the

HERITAGE CITATION REPORT

quoining with the contrasting colour, is also significant.

The setting provided by the immediate surrounds contributes to its significance.

The garden fence and gates are sympathetic but are not significant.

How is it Significant?

Roseneath is of local historic, aesthetic and technical cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

Roseneath is of historic significance for its association with the development of the Toolamba district.

The property is of historic significance for its association with establishment of the 19th century viticultural industry century prior to the devastating effects of phylloxera. Viticulture was one of the many agricultural enterprises that were established in the region in response to the availability of irrigation and to increase the economic diversity of the relatively small selection blocks.

Roseneath is a good representative example of the type of homestead that was built during the latter part of the 19th century as a consequence of a successful Land Selection. These homesteads are testimony to hard work and enterprise under what were the relatively onerous conditions of selection policies. HERCON criterion A

Roseneath is of aesthetic significance as a good representative example of a Victorian era vernacular homestead. It demonstrates the typical architectural features associated with this period. Its intactness and integrity contribute to its significance. HERCON criterion D

The polychromatic pressed cement block rear facade is of aesthetic significance. It demonstrates an unusual stylishness that is not always associated with this form of utilitarian block construction. HERCON criteria E & B

The use of pressed cement blocks that were manufactured using the readily available blockmaking machines from this period is of technical significance. HERCON criterion F

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 1270 River Road TOOLAMBA (Rosyth)
Address 1270 River Road TOOLAMBA **Significance Level** Local
Place Type Homestead Complex
Citation Date 2014



1270 River Road, Toolamba (Rosyth)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

The huge Toolamba or Innes pastoral station, of 87,801 acres [35,532 hectares], which was gazetted in 1845, covered part of the lands of the Bangerang Aboriginal peoples on the north, and of the Ngurraillam to the south. It had been established by David and Alexander Innes. Taken over the next year by Henry and Patrick Stevenson, it was acquired in February 1868 by John, James and William Winter, who had become the largest landowners in northern Victoria. James Winter, the sole leaseholder from 2 April 1870, forfeited in November 1877, having amassed just under 26,000 acres [10,522 hectares] of freehold land. Winter created 'Dhurringile', his imposing Italianate mansion, in 1876-77.

Selectors moved in on James Winter's pastoral run under Section 42 of the Amending Land Act 1865, which limited holdings to 160 acres, although most of the Toolamba area was selected under the Land Act 1869, the 'selection before survey' Act, which came into operation in February 1870 and allowed for selections of up to 320 acres; it was the more generous terms of this Act that finally succeeded in achieving the Government's aims of 'putting the small man on the land.'

S Bondige obtained freehold of the 100 acres [40.5 ha] of Allotment 210, Parish of Murchison North, County of Rodney, adjacent to the Goulburn River, on 8 February 1873.[1] By 1914, Thomas Hastie had acquired the property,[2] and the

1270 River Road TOOLAMBA (Rosyth)
Hermes No 200475 Place Citation Report

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HERITAGE CITATION REPORT

house probably dates from this time.

Before arriving in the Goulburn Valley in 1897, Hastie had been the overseer of Werribee Park, the Chirnside estate at Werribee, and his farewells from that district had been effulgent, including the publication of an eight-stanza poem on the front page of the local paper lauding his achievements.[3] James Winter of Dhurringile, who had known Hastie and clearly held him in high esteem, had in fact appointed him executor of his estate, along with brother John Irving Winter,[4] and from July 1897 Hastie was the manager for the Dhurringile Estate Company[5], which managed Winter's extensive properties (then 24,789 acres or 10,032 ha) after the latter's early death in 1885, in the interests of James' widow Caroline (nee Pettett) and children. During some of this time Hastie had lived at Toolamba House, now known as Binda Vale (1350 River Road, Toolamba),[6] on the former Pre-Emptive Right of the Toolamba run immediately to the north: that house had been James' Winter's home for some period before the completion of his mansion.

Hastie was well-known and respected on a broader stage than Werribee or the Goulburn Valley. In February 1910, 'with a wide knowledge of agriculture, dairying and pastoral pursuits',[7] and 'having a keen knowledge of the value of Goulburn Valley land', as his obituary later noted, he was appointed to the revamped three member Closer Settlement Board, on a yearly salary of £700. His obituary later explained: 'Few men knew this State better than the deceased, who realised its great possibilities with the subdividing of large holdings. Of a kindly disposition, the late Mr. Hastie was keenly interested in the welfare of the early closer settlers. '[8] He was described by William Baillieu, Minister for Public Works, as 'a very hard-headed, practical Scotch-man. '[9] Possibly he, with the others, proved less hard-headed and more generous to settlers than expected, and Hastie retired from the position in 1915 after yet another inquiry into Closer Settlement, his occupation now listed in the electoral rolls from 1916 as farmer.

On his appointment to the Board Hastie had resigned as a representative of the Tatura Riding of the Rodney Shire Council and as a member of the Tatura Waterworks Trust. He was also connected with the Tatura Agricultural Society and a number of other organisations.

Thomas Hastie, with his sons, ran the property, which the family had christened Rosyth, until his death in February 1932, concentrating on sheep and fat lambs.

Thomas' son Clive continued on the farm. The family sold in February 1939, by which time it comprised 361 acres [146 ha] of freehold land and 90 acres [36.5ha] of leasehold.[10]

The property was then operated by a succession of farmers, including Ray Tweddle and D Hogan. None altered the simple rectangular plan of the house, and the dwelling has been carefully restored and conserved by the current owners.

[1] Plan, Parish of Murchison North, 1880

[2] Stewart Morvell, *Heart of the Valley: Toolamba*, Shepparton, 1983, p. 107

[3] *Bacchus Marsh Express*, 14 August 1897, p. 1

[4] *Argus*, 18 February 1907, p. 10

HERITAGE CITATION REPORT

[5] Stewart Morvell op. cit.

[6] Ibid.

[7] *Shepparton Advertiser*, 11 February 1932, p. 5

[8] Ibid.

[9] *Bendigo Advertiser*, 16 Feb 1910, p. 3

[10] *Goulburn Valley Stock and Property Journal*, 25 January 1939, p. 2

Description

Physical Condition

The late Victorian homestead demonstrates most of the architectural features associated with this style.

Statement of Significance

What is Significant?

The house known as the former Hastie house at 1270 River Road, Toolamba is significant.

How is it Significant?

The house is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic significance for its association with the development of the Toolamba District during the early 20th century.

It is of historic significance for its association with Thomas Hastie. Hastie was the manager of Dhurringhile for some time and during this period he held a number of local positions; he was a representative for the Tatura Riding of the Rodney Shire Council and a member of the Tatura Waterworks Trust. He was also connected with the Tatura Agricultural Society and a number of other organisations. However, it was his membership of the three member Closer Settlement Board where he made the greatest contribution to public life. HERCON criterion A

It is of aesthetic significance as for its representative architecture. It has retained its integrity and is relatively intact. HERCON criterion E

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name 1350 River Road TOOLAMBA (Binda Vale)
Address 1350 River Road TOOLAMBA **Significance Level** State
Place Type Homestead Complex
Citation Date 2014



1350 River Road, Toolamba (Binda Vale)

Recommended Heritage Protection VHR Yes HI No PS Yes

Architectural Style Victorian Period (1851-1901)
Vernacular,
Federation/Edwardian Period (1902-c.1918)

History and Historical Context

The genesis of Binda Vale, previously known as Toolamba House, is somewhat obscure, but it is clear that the original rectangular brick section was built, probably in the late 1860s or early 1870s, by James Winter, the last squatter of the Toolamba Run and builder of Dhurringile mansion.

The Toolamba district covered part of the lands of the Bangerang Aboriginal peoples on the north, and of the Ngurraillam to the south. The huge Toolamba or Innes pastoral station, of 87,801 acres [35,532 hectares], was

HERITAGE CITATION REPORT

established by David and Alexander Innes and gazetted in 1845. Taken over the next year by Henry and Patrick Stevenson, it was acquired in February 1868 by John, James and William Winter, who with their brother Irving had become the largest landholders in northern Victoria. James Winter became the sole leaseholder on 2 April 1870 after the mutually-agreed dissolution of the Winter Brothers' partnership.

The Pre-Emptive Right of the run (Crown Section A, parish of Murchison North, County of Rodney) was originally centred on a house on the eastern part of the Pre-Emptive Right set back from the bank of the Goulburn River. It has been variously described as being built partially or totally of mud brick, or of brick, or even of weatherboard: local sources and stories vary. This building may have dated from Patrick Stevenson's occupation of the run. Some local historians describe it as 'castle-like'[1] and believe Winter built and lived in this house for a time. Warwick Finlay and Stewart Morvell cite large poplars and gums as identifying the location; a pair of brick pillars or gate-posts, the entrance to the house and garden, were visible within living memory, suggesting a building and grounds of substance.[2] Most local historians agree that the floods of 1869 and 1870 rendered this building and site unlivable.[3] Toolamba House/Binda Vale is also located on the old Pre-Emptive Right of the Toolamba station, but in a less flood-prone location west of the earlier site.

Listings for James Winter's purchased lands in the Waranga Shire rate books are inconclusive in dating or understanding his residences before Dhurringile (Winter successfully acquired a total of around 26,000 acres [10,522 ha] of freehold land during the selection period). Entries for the years 1865 to 1869 list a residence on the 640 acres of the Pre-Emptive Right at Toolamba: this is likely to be the house closer to the river. However the rate collector of 1870 and 1871 lists no residences for any ratepayers outside the towns; the 1872 and 1873 entries for James Winter record only 'Pre-Emptive Right and improvements' for the block, and from then to 1877 again no residences are listed for those outside the towns. In 1878 he is shown for the first time as being at 'Turringile' (as Dhurringile was being referred to at this time), his purchased lands at this time amounting to 23,532 acres [9,523 ha] with 'residence & etc.'

Winter certainly resided locally between 1870 and the completion of the Dhurringile mansion in late 1877 for some periods, if not consistently (most squatters had a Melbourne house), and it does seem clear that he lived in the original section of Binda Vale during 1873-74 at least. A newspaper article looking back on the life of Murchison's first Presbyterian minister, Rev TB Swift, who came to the town in 1873, narrates (presumably from Swift's recollections) how Winter invited the clergyman to visit him and his wife (Winter had married in April 1871) at Toolamba House, and 'many friendly visits were interchanged.'[5] Further, Morvell quotes an unnamed newspaper source noting that two Cabinet Ministers attending the laying of the foundation stone of the Murchison Mechanics' Institute on 19 October 1874 were taken by Winter home to his 'hospitable roost', which Morvell says is most likely Binda Vale (Morvell is here using the name by which Toolamba House/Binda Vale had come to be known at the time of his writing).[4]

The first section of the house at the 1350 River Road may have been initially constructed to house a manager of his run, or Winter himself, and may even date to the late 1860s. Morvell cites an undated newspaper report 'of the 1860s' which noted that 'a house, woolshed and huts, store and improvements were located on the pre-emptive right'.[6] He believes this was at the original site closer to the river bank, but it may be that it was at Toolamba House/Binda Vale. Whatever the truth, certainly by 1878 a considerable establishment was in existence at Toolamba Station, as is shown in an advertisement of 26 January in which James Winter, now ensconced at Dhurringile, is selling, 'in consequence of his contemplated visit to Europe', ten buildings for removal (along with three properties, furniture, farming implements, and stock). All but the first of the buildings (which was at 'Turringile,') were 'at Toolamba', clearly not at the original site, which all local historians agree had been sidelined. The buildings were: 'Building No. 2, at Toolamba: Six-roomed brick

HERITAGE CITATION REPORT

house, iron roof, formerly occupied by acting overseer. Building No. 4: Brick building, 70 ft, x 22 ft, iron roof, with loft and other fittings. Building No. 5: Softwood, weatherboard. Also, about five other buildings at Toolamba House.[7] If either of the brick buildings in the advertisement was the first section of Toolamba House/Binda Vale, the attempt at disposal must have failed.

Interestingly, a further newspaper report, a very careful and detailed account of the first journey of the newly-built paddle-steamer *Emily Jane* on the Goulburn River in September 1875 by the editor of the *Goulburn Advertiser*, notes that 'Toolamba Station was passed in daylight, but we know that Mr James Winter has removed to Turringile, and we do not pause'.[8] If this is so, and the report is extremely precise in all other respects, it is possible that Winter was temporarily living by then in part of the 'fine brick quadrangle' at Dhurringile, which contained servant's quarters, offices, stables, 'the whole on a scale which shows the importance of the property.'[9] These buildings had preceded the mansion, preparations for which Winter was possibly overseeing. If Winter was residing at 'Turringile' by mid 1875, it is likely that his overseer would then be moved into the house at Toolamba Station vacated by the move, implying that 'Building No 2' in Winter's advertisement of 1878 is the original section of Toolamba House/Binda Vale, which does consist of six rooms.

Taken together, the various newspaper reports and other evidence would imply that it is most likely that Winter did live in the first section of Toolamba House/Binda Vale, but only for a short time between 1870 and mid 1875, certainly for some period in 1873 and 1874, possibly alternating with stays in the city.

Physical investigation of this building might aid in determining its origins and morphology more securely.

Between 1870 and 1872 James Winter had added to the 640 acre [259 ha] Pre-Emptive Right the 561 acres of Allotments 224, 225, 226 and 227 PR, which were contiguous on the north; this was under the auction system, which favoured pastoral tenants with their greater financial resources.[10]

The next occupant of Toolamba House/Binda Vale was Thomas Hastie, the manager from July 1897 of the Winter lands for the Dhurringile Estate Company Pty Ltd, set up after James Winter's early death in 1885 to manage his properties in the interests of his widow Caroline (nee Pettett) and children.[11] Hastie, known to and clearly esteemed by James Winter, was in fact one of Winter's executors, along with the latter's brother John.[12] Hastie ultimately became well-known and respected on a broader stage than the Goulburn Valley or Werribee, where he had previously been manager of the Chirnside estates: in February 1910, he was appointed to the revamped three member Closer Settlement Board, a prestigious and important role. Following his appointment, Hastie had lived for a time at the Dhurringile mansion, then moved into Toolamba House/Binda Vale: for how long is unclear, but he had purchased his own property immediately to the south of the Pre-emptive Right around 1908, and from 1915, when he left the CSB, he devoted himself to farming his property, Rosyth, with his sons. Morvell notes that members of the Hastie family have had a long association with the life of the district, 'in sporting, social and working activities.'[13]

The extensive weatherboard addition to the original long rectangular brick building must have been constructed at the turn of the century or just after. The new section consisted of six high-ceilinged rooms on the east accessed from a new

HERITAGE CITATION REPORT

central front door on that facade, with an L-shaped hall, and one internal, centrally-placed door giving access from the new section to the original wing via a small hall in that building. Verandahs were built on the north and east faces.

Samuel Howell and John Harding purchased the property in 1919, operating in a partnership under the name of Howell and Harding. Harding brought with him his high-quality Shorthorn stud;[14] he had earlier been the manager at Mackay's Station, Wycheproof.

On 14 December 1933, the property, now augmented to comprise 1306 acres [528.5 ha], was purchased by Frank Pilkington Brett, a well-known Melbourne solicitor.[15] It was managed as a grazing property by Charles Edward Smith; his son Arthur later also developed a dairy herd on the property. The four allotments north of the PR were (and are) uncleared, and like many locals in the history of the Murchison and Toolamba areas, Smith and his four sons went into the business of timber-getting, supplying wood in all lengths and sizes. Wood was delivered to local customers by truck, and to Melbourne clients by rail. Mill logs were transported to the Toolamba railway station by bullock team until 1937-38. Large quantities of 5 feet [1.5m] billets were supplied to the Shepparton Butter Factory, and smaller amounts to the local butter factory (Ludlow's), the Tatura bakery and the Mooroopna Hospital. During World War 2, thousands of tons of one-foot blocks were supplied to the Prisoner of War and internment camps, contracts being for 2000 tons at a time, at fifteen shillings per ton, with the Army collecting it from the stacks at Binda Vale.[16]

Frank Brett died in late January 1938, and in November that year some 'outlying paddocks' of Binda Vale were advertised for sale, along with the homestead's stock, including a team of eight working bullocks, beef cattle, and 550 sheep.[17] The land did not sell. In January 1939, 'horses, hay and grain, implements and milking plant, sundries' were disposed of at a clearing sale.[18] The large dairy herd was sold in October 1939,[19] and in January 1940 the 1242 acres [503 ha] then comprising the property was advertised for sale in two sections, 161 acres [65 ha] west of River Road and the homestead block of 1081 acres [437 ha] on the east side of River Road. Six hundred acres of the homestead block were claimed to be of a 'very rich loam [that] fattens anything that stands on four legs.' The house was described as 'a substantial wooden and part brick Homestead of 11 rooms-water laid on', with 'exceptionally good outbuildings needed to work the property.'[20] The property did not sell then, and the Smith family continued on the property as lessees.[21]

On 25 August 1947, the 1081 acre homestead section of the property was purchased by Jack Vernon Edgar.[22] Edgar, a keen polo player, ran Binda Vale as a cattle grazing property; he also raised polo ponies, and constructed a saucer-shaped polo practice pit, the remains of which could still be seen in the 1990s.

Edgar sold to Captain Felix Edge on 18 November 1952.[23] The Edge family soon concentrated on raising Aberdeen Angus cattle, but later under son Derek farming activities were extended to include cropping and lucerne production. From 1952 until 2007, timber was cut, now under strict regulations, from the northern section, including redgum sleepers for the Puffing Billy tourist railway. The family, who retained the property for 59 years, made a few minor changes to the exterior: a small hexagonal sunroom protruding from under the verandah on the north-east corner, a porch on the doorway at the northern end of the original brick section, and the closing-in of the south end of the verandah of the original section to create a bootroom.[24]

The Edge family sold to Craig Kefford in June 2007. The property was purchased by Alex Arena in 2010, and it is run as part of his Holstein stud breeding operation. The house has been repaired and repainted, and the stable altered, with new lining to the stalls, and timber cladding, although the original redgum poles still support the roof.

[1] Finlay, Warwick, *Winter-Irving*, Murchison, 2016 (2008), p. 7

HERITAGE CITATION REPORT

- [2] Finlay, Warwick, op. cit.; Stewart Morvell, *Heart of the Valley: Toolamba*, Shepparton, 1983, p. 23
- [3] Warwick Finlay, *The Doctor, the Captain, the Poet and others: commemorating 150 years of Murchison Township*, Shepparton, 2005 (2004), p. 39
- [4] Morvell, op. cit., p. 71
- [5] *Alexandra and Yea Standard, Gobur, Thornton and Acheron Express*, 30 September 1892, p. 2
- [6] Stewart Morvell, op. cit.
- [7] *Leader*, 26 January 1878, p. 3
- [8] *Goulburn Advertiser*, 11 November 1875, in WH Bossence, *Murchison*, Hawthorn 1965, p. 95
- [9] *Argus*, 3 July 1876, p. 5
- [10] Plan, Parish of Murchison North; *Riverine Herald*, 6 April 1872, p. 2
- [11] Morvell, op. cit., p. 107
- [12] *Argus*, 18 February 1907, p. 10
- [13] Morvell, op. cit., p. 107
- [14] Obituary for John Harding, *Australasian*, 20 September 1930, p. 37
- [15] Title: Vol 5880 Fol 953
- [16] All information on the Smith's timber-getting is from Morvell, op. cit., p. 108.
- [17] *Goulburn Valley Stock and Property Journal*, 23 November 1938, p. 2
- [18] *Goulburn Valley Stock and Property Journal*, 18 January 1939, p. 7
- [19] *Goulburn Valley Stock and Property Journal*, 11 October 1939, p. 8
- [20] *Goulburn Valley Stock and Property Journal*, 17 January 1940, p. 2
- [21] *Goulburn Valley Stock and Property Journal*, 20 November 1940, p. 4
- [22] Title: Vol 7096 Fol 064
- [23] Derek Edge, personal communication, 17 March 2017
- [24] Derek Edge, op. cit.

Description

HERITAGE CITATION REPORT

Physical Description

The homestead has been developed over two periods/three periods with some minor later additions.

According to the history it is likely that the brick gable roofed section was constructed c.1860s-1870s with a later timber section constructed to the east of the original building in c.1900.

The gable roofed section is constructed from brick, now painted. There is a straight profile verandah to the west with timber posts and simple timber brackets, windows and doors. The roof retains its short sheets of corrugated metal roofing, now painted green.

The plan shows this six room building as having no internal access between the rooms. This was not uncommon and there are records describing this type of design. The first house at Bontharambo (Wangaratta) was described as being of this design. Access was gained from the verandahs. It is possible that what is described as the lounge and dining area (attached to both main sections) was constructed during the same period as the gable roofed building. This could have been the store or a detached kitchen.

Internally the timber trusses are exposed with a mansard profile ceiling lined with timber boards. The ledged and braced timber door survives.

The 20th century section is constructed from timber and clad with timber weatherboards. It has a hipped roof clad with slate tiles, brick chimneys, and a verandah to the north and east. This section has six high-ceilinged rooms on the east entered from a new central front door and with access from the new section to the original wing via a small hall in the latter building. Typically for the period there are elaborated pressed metal ceilings and cornices.

During the mid 20th century a number of small alterations occurred with the construction of a small hexagonal sunroom protruding from under the verandah on the north-east corner, a porch on the doorway at the northern end of the original brick section, and the closing-in of the south end of the verandah of the original section to create a bootroom.

Statement of Significance

What is Significant?

The homestead and its garden setting.

This includes the architectural features associated with the earliest section (c.1860s) and the architectural features associated with c.1900 section (the internal wall and ceiling finishes, the latter largely relating to the pressed metal ceilings and cornices). The mid 20th century alterations contribute to the significance of the building.

HERITAGE CITATION REPORT

The stable building, albeit altered, contributes to the significance of the place.

How is it Significant?

Binda Vale is significant to the State of Victoria and has local historic and aesthetic cultural heritage significance.

Why is it Significant?

Binda Vale is of historic significance as a rare surviving example of an early squatter's homestead and one that predates the more typical squatting mansions.

It is of historic significance for its association with James Winter, the last squatter of the Toolamba Run and builder of Dhurringile mansion.

It is of historic significance for its association with the early pastoral development of the region and its continuing association with agricultural development of the area. HERCON criterion A

Binda Vale is of aesthetic significance for its architecture, both the c.1860-1870 and the c.1900 sections. The earliest section is a rare surviving example of an early type of homestead design and one that consisted of a series of contiguous rooms that had no internal connections and where access was gained from the verandah. Its design and proportions are typical for its relatively early period of development. HERCON criteria B & E

Recommendations 2014

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Yes
Yes
Yes All mature trees
Yes The stable building is of significance albeit altered
Yes
Greater Shepparton Heritage Incorporated Plan
No

HERITAGE CITATION REPORT

Name 1620 River Road TOOLAMBA (Toolamba Cemetery)
Address 1620 River Road TOOLAMBA **Significance Level** Local
Place Type Cemetery/Graveyard/Burial Ground
Citation Date 2014



1620 River Road, Toolamba (Toolamba Cemetery)

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

On 23 March 1874, eight acres in the Parish of Toolamba, County of Rodney, were reserved for a cemetery. John Lewis, Frank Knight, John Menzies, James Grant, and Michael McNamara were gazetted as the inaugural Trustees on 10 May 1875.

HERITAGE CITATION REPORT

The first three trustees resigned two years later and were replaced in January 1877 by James Teese, Richard Wilcox and William Knight. Teese and Wilcox were members of the party of nine men from Drummond near Kyneton (an area from which many Goulburn Valley selectors emanated) who in 1869 travelled along the west bank of the Goulburn River from Murchison to McCoy's Bridge in search of suitable land to select. Lush grass led them to choose Toolamba. Descendants of the party have erected a stone monument to the group at Pogue Road near the intersection with Rutherford Road, Toolamba; the inscription includes the words 'This marked the beginning of the Pogue generations at Toolamba'. The presumed site of the group's camp at Toolamba is listed on the Victorian Heritage Inventory (H7925-0011) as 'Toolamba Bark Hut Camp'.

The first Minutes, dated 8 July 1878, show Lewis, Teese, Wilcox and John McGill as in attendance; the latter, having arrived in 1869, was one of the few selectors who had chosen land here under the 1865 Land Act and is believed to be the first selector in the area. Early meetings were held at Knight's Hotel, then at Hazlett's in what is now Old Toolamba.

The initial cemetery fees included: Sinking of a 6 ft grave: £1; Adult interment: £1.10.0; Sinking of a grave under 12 years: 12/6; Under 12 years of age interment: £1; Still-born grave: 12/6; Still-born interment: 10/-.

At this time in Victoria, as now, it was acknowledged that small cemetery trusts were often unable to generate sufficient funds to maintain or improve their facilities, and government grants in aid were available, Toolamba cemetery receiving an average of £20 annually in these early years.

In 1878 trees still needed to be grubbed out and the site cleared; interestingly the trustees put out a tender for this-'seven acres more or less' at 3 shillings per acre-rather than organising a working bee among themselves, this latter a common practice among most cemetery trusts at this time. Finances were a problem, although some funds had been made available to the Trust by subscriptions, and volunteer collectors were going around the district soliciting donations. The Trustees decided to resort to a loan from the Commercial Bank at Murchison, receiving £85.

From 1882 until 1919 meetings were held at John McGill's house. By March 1880 W Knight had died and J Lewis had left the district. George Pogue, William Patterson and John McLeod were appointed. Pogue died in 1885, Patrick McNamara, John Burge and Hill Chestnut being appointed.

A picket fence and gates were erected in late 1881, with fencing incomplete.

Initially the separate burial areas at the cemetery were defined as Roman Catholic and Protestant, but in 1884 compartments were set up for Presbyterian, Roman Catholic, Episcopalian, and Methodist, surveyed by a local contract surveyor at a cost of £10. Now Trustees were to represent denominations, leading in May 1884 to the election of a Methodist representative and a Catholic to replace George Pogue.

HERITAGE CITATION REPORT

At some time in the first half of 1885 one hundred ornamental trees were planted. In September 1888 it was reported that the cost of watering the trees, digging around them and mulching was £3 annually. Keeping the grass down was always a problem: at this meeting the Secretary was deputed to achieve this 'by sheep or otherwise'.

By October 1888, J McNamara, J Burgess and Hill Chestnut were Trustees, Robert Pogue joining them in 1889. Such replacements were made at public meetings called by the President of the Shire of Waranga when requested by the Trust. A yearly financial report was required by the Board of Health, the so-called 'abstract of accounts'. At this time Trust meetings were somewhat sporadic: on 28 February 1902 it was reported that the abstracts for the period January 1896 to 31 December 1901 were ready for the Trustees' signatures.

Maintenance took place in bursts. In 1890 the Trust employed a man to 'dig about and mulch the trees, to procure a quantity of wire netting and have it erected around the trees and graves for protection, and get the Cemetery cleared of grass and rubbish'. In 1895 the cemetery was 'cleared of rubbish, saplings trimmed out and the remainder lopped; painting and repairing done to gates,' at a cost £5.10.0.

New fences and gates were erected in 1902, Goulburn Valley Sawmills providing the posts. Cast metal numbered pegs (grave markers) were obtained from Furphy and Sons, implement makers of Shepparton, for £9.18.6. In April 1903 more ornamental trees were ordered, and that year defaulters on fees were to be threatened by legal action.

In May 1906 damage to grave railings and destruction of decorative glass domes saw the Trust offering a £5 reward for information leading to the conviction of the perpetrators. The culprits had been found by July, but 'on account of the youth of the offenders' the Trustees agreed to 'write to the parents a Warning to control them in the future.' Three hundred pickets had been obtained from the Warring Saw Mill, and thus presumably a picket fence distinguished part of the cemetery at this time.

John McGill, early Trustee, had permission to graze the cemetery from November 1903 to November 1907 at ten shillings per year: this helped with weed control.

In 1908 the Trustees attempted to reserve more land when a portion of the Township Reserve was to be sold, requesting the Secretary for Lands on 18 August 1908 that 'a portion of the land on the North and East sides of the said Cemetery [sic] be left unsold for public convenience and future use for Cemetery purposes'. This did not eventuate, however.

In September 1914 plans were drawn up for six sections in the cemetery. New tools were purchased, along with new

HERITAGE CITATION REPORT

webbing straps and a frame for grave marking.

Weeds continued to be a problem, and in April 1918 the Trustees wrote to the Curator of the Botanical Gardens for information on poisoning such species. Salt was used in 1940; decades later, in March 1979, the Trust was again asking for advice on the control of weeds, this time from the Lands Department.

In 1920 it was decided to issue certificates of title to purchasers of graves. The Secretary was asked to look at fees at neighbouring cemeteries and 'fall in with any advance in charges for such work.' Tatura's scale of fees was adopted the next year. A sexton, A Morgan of Tatura, was appointed, although he resigned two years later, replaced by H Fitt.

In February 1924 the Trustees decided that soldiers who had fought in the Great War should be granted a free title, and that any purchase money already paid for such a soldier's grave be refunded; the War Graves Commission was to be informed of this and asked for information about erecting soldiers' tombstones. A year later however, in April 1925, the Trustees were warning the Commission that 'the Trust will not undertake the perpetual maintenance of War Graves in Toolamba Cemetery free of cost to the Commonwealth.' In 1947 a maintenance agreement was entered into with the Commonwealth War Graves Commission.

Fences were a perennial issue. In 1923 a new fence for the eastern and southern boundaries was 'to consist of 4 posts to the chain with 3 droppers between, 2 barbed wires on top and 6 plain wires, Mr Fitts to quote, and also be asked for a price for day labor for cleaning up the cemetery'. Whether this was built is unclear. In August 1925 the fences again needed attention. The Cyclone Gate and Fence Company had been written to regarding costs and design of Cyclone fencing; the necessary number of posts were ordered from Mr Thorne, and small railings and pebbles costed. Some works were completed early in 1927, but fences are continually referred to from 1925 to 1929. In mid 1929 the fences were wire-netted. There were also ongoing issues with the joint fence on the east.

Working bees were a fact of life for the trustees of most country cemeteries, but the first mention of such at Toolamba is the call for one in the Minutes of 6 July 1929, and they are referred to sporadically from then, although at times the Trustees were engaging labor, and were advertising in February 1933 for other volunteers to help. By the late 1930s, however, working bees were an annual occurrence, right up until the 1960s.

Much devolved on the secretary of these small voluntary committees: the Minutes are replete with such comments as 'the secretary be instructed to procure necessary material required in effecting the necessary repairs & improvements to Cemetery, also be empowered to secure labour to have work done' (Minutes, 2 March 1939).

Ornamental trees were again planted in March 1941, along the front of the cemetery, at a working bee of Trust members. The Trust loyally decided to invest £30 in the Liberty (War) Loan, which had just been announced, at the meeting of 4

HERITAGE CITATION REPORT

March 1942.

Charges were increased in 1945: Sinking of a 6 ft grave: 35 shillings; Reopening a 6 ft grave: 30 shillings; Sinking a 7ft 6 in grave: £2.5.0; Sinking or reopening child's grave under 12 years: £1; With an extra charge 'if conditions are not normal'. They were soon revised yet further upwards.

In 1952 the gates were repaired. For some time prior to 1957 R Barron had been leasing the unused portion of the cemetery; from that year it was leased to J Cross for grazing, with the application of superphosphate allowed.

Maintenance was continual: caring for grave sites, control of grass, scrub cutting, grass chipping around graves, attending to trees (including lopping the large pine trees, for example in 1958) and fallen timber, pegging out new sites. A toilet was built and the fence painted in 1959. Fencing and gate repairs in were again undertaken in 1963 and 1964, including the erecting of new boundary fences. In 1966 Tatura Apex obliged the Trust's request to paint the front fence.

The internment fee for all burials was now 30 shillings. The Trust's financial position through the second half of the twentieth century seems to have been, in contrast to that of many other small cemeteries, generally robust, with investments in Commonwealth Treasury Bonds. Bank credit at 31 December 1963 was a healthy £112. 3.8, although this was unusually high, and some soon went on fencing.

The current front fence was erected in August 1977 by members of Tatura Apex Club: it consists of 'concrete posts, plain wire (high tensile) and steel droppers'. The entrance sign was replaced, and the six large pine trees along the fence line removed. From 1979 for a number of years the Toolamba Fire Brigade was called on to conduct an annual burn off: the next year the Toolamba Community Group assisted at a working bee.

In 1982, the Trust made available the Trust minutes to local historian Stuart Morvell for his history of Toolamba (*Heart of the Valley: Toolamba*, Shepparton, 1983). By this time a grave site cost \$20 and the internment fee was \$10. Mrs Bowman was welcome, after erecting a back fence, to graze the back paddock at an annual fee of \$1 in early 1984.

The 1980s and onwards brought a new level of bureaucracy to the hitherto very independent cemetery trusts, a plethora of new regulations, directions, and forms. For instance authorised Trust members could now authorise burials only after the appropriate documentation. Health Department circulars were regular.

In 1989 new trees were planted by Beryl Crow. Alan Cross began a Cross family tradition of slashing the cemetery to keep the grass down, and later Ray Luscombe commenced his decades of spraying for weeds.

HERITAGE CITATION REPORT

The Trust was incorporated in 1996, and trustees appointed for the first of the new five- year fixed terms.

In 1997, with a Department of Human Services review of the 1958 Cemeteries Act, Shepparton City Council was looking for amalgamations of local cemeteries, but in local consultations, Toolamba Trust rejected amalgamation, as did most local cemeteries, only Shepparton and Pine Lodge being in favour. The Trust joined the Cemeteries and Crematoria Association of Victoria in 2000.

Fees for grave sites and internments rose abruptly at this time. In 1994, the cost of a plot was \$60, internment \$20; by 2002, these fees had risen to \$140 and \$65 respectively. Numbers of burial were declining, with 3 in 2002 and 2 in 2003, with three plots sold that year. Five internments took place in 2005. New regulations from July 2005 meant the cost of plots was to be indexed to the CPI.

In 2004 the Trust considered whether to install a gravel 'lawn' section like Tongala but it was felt there would not be enough demand. A pepper tree near the gate was removed and a general cleanup undertaken. In 2005, the remaining pine trees, which were dropping branches, were 'cut back to stumps' by Powercor, and have subsequently been replaced by natives. A commemorative 'Lone Pine' was planted at the Centenary of Anzac in 2015.

The first woman member, Lynda Pogue, was elected to the Trust in 2005 and is the current Secretary.

Tenure on the Trust has generally been long. R Barron retired due to ill-health in 1954 after 40 years, many as Secretary. W Daunt had completed 51 years as a Trustee at his death in 1965. A Crawford served on the trust for 50 years, including holding the position of Chairman from 1945 to 1975; T Boch served 30 years from 1949 to 1979, K Luscombe 31 years until his resignation in 1993, and G Cross at his resignation in 1983 had served 38 years. At his resignation in 1996 L Flynn had been a Trustee for 28 years and Chairman for 21. Generations of the prolific Pogue family were Trustees: WG Pogue had served 24 years when he died in 1969, R Pogue from 1972 to 1999, his father from 1954 to 1971. David Rae was a Trustee for 55 years.

Public cemeteries in Victoria are still governed by cemetery trusts. Members of cemetery trusts are appointed by the Governor in Council, upon recommendation of the Minister for Health (the Minister).

References:

Minute Book of Toolamba Cemetery Trust

Register of Cemetery Gazettals: 1925. 2546; 1942. 4114; 1944. 3056; 1948. 3876; 1948. 6669.

HERITAGE CITATION REPORT

Government Gazette, 19 January 1877, p. 84

Riverine Herald, 19 March 1878, p. 2

Government Gazette, 5 March 1880, p. 529

Government Gazette, 23 October 1885, p. 2911

Kyabram Union, 23 August 1889, p. 2

Description

Physical Description

The Toolamba cemetery is situated on a rectangular piece of level land covering 3.2 hectares (8 acres) to the west of the Goulburn River on the southern border of what was the original location of the township of Toolamba, now known as Old Toolamba. The entry is located near the north-west corner, with a painted sign announcing 'Toolamba Cemetery' and a mesh farm gate; a similar but subsidiary entrance is to be found further along River Road. Boundary fences are post and wire, sections close to the entrance having concrete posts.

Graves are distributed throughout the north-eastern section in denominational areas, Church of England, Presbyterian, Catholic, Others, while bush regrowth covers more than half the site. Young native trees and bushes line the perimeter fence on the northern and western boundaries. There are no made paths, drives are of gravel, and the site is in rough mown grass. A green Colorbond garden shed includes a toilet.

The Toolamba cemetery contains around two hundred and forty burials. Graves are all east-facing, with the graves of some long-established farming families prominent. There is no section for lawn burials, and the lack of availability of water means the appearance of the cemetery reflects the season. The cemetery is well maintained.

Statement of Significance

What is Significant?

The Toolamba Cemetery at 1620 River Road, Toolamba. This includes the burial sites, the memorials, and denominational layout of the graves.

The fences, Colorbond shed/toilets and shrubby re-growth are not of significance.

How is it Significant?

The Toolamba Cemetery is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

HERITAGE CITATION REPORT

The Toolamba Cemetery is of historic and social significance for its association with the development of Toolamba. The cemetery contains the graves of most of the early settlers and community leaders. HERCON criteria A & G

The Toolamba Cemetery is of aesthetic significance for its surviving memorials, headstones, markers and its clearly identifiable denominational layout. HERCON criterion D

Recommendations 2014

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name St Johns Anglican Church
Address 130 Rutherford Road TOOLAMBA **Significance Level** B
Place Type Church
Citation Date 2004



St Johns Anglican Church

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

The first Church of England service held at Toolamba was conducted in a local hotel in 1876, before being moved to the State School No. 1455, where they continued until 1909. For the next few years services were held in a building at the farm of George Pogue who, in 1913, donated land for a new church. The foundation stone for St John's Anglican Church was laid by Reverend J D Langley on 26 November 1913; the completed Church building was consecrated by Reverend John Carrington, on 15 February, 1914. The total cost for the construction of the church was £446/17/-, with the furniture costing £24/13/-. Bishop Baker consecrated the church on 9 October 1927. A memorial gateway was built in honour of former parish chaplain, Charles H Patmore, who died as a prisoner-of-war during World War Two in 1943. In August 1953 a new stained glass window was unveiled in memory of Robert and Ellen Pogue. A new Sunday School building was erected in 1974.

References

Keith Cole, *A History of the Diocese of Bendigo 1902-1976*, p. 222.

HERITAGE CITATION REPORT

Stewart Morvell, *Heart of the Valley Toolamba 1840-1983*, pp 95-97.

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

10.0 Worshipping

Description

Physical Description

DRAFT

St John's Anglican Church, Rutherwood Road, Toolamba, is a red-brick Gothic revival Church comprising a projecting front entry porch, nave, sanctuary and vestry to the rear. Each section has a parapeted gabled roof with corrugated galvanised steel cladding and unpainted rendered parapet copings.

The parapets to the nave and entry porch are surmounted by pre-cast cement finials and the gable ends contain lancet windows with rendered hoods and leadlight glazing. The nave walls are buttressed and contain regular and repetitive fenestration of lancet arched windows with over-painted rendered hood mouldings and leadlight glazing. The memorial gateway at the front boundary has wrought iron gates with red-brick piers. A Canary Island Date Palm (*Phoenix canariensis*) is located to the front of the church and Pepper trees (*Schinus molle*) grow along the boundaries. At the rear of the church are two brick outhouses, both in poor condition. A prefabricated shed is located near the north-west corner of church yard.

Physical Condition

FAIR

Intactness

GOOD

Occupancy

HERITAGE CITATION REPORT

Ownership Church of England

Australian Heritage Commission Criteria

Australian Heritage Commission

8.4 Worshipping

8.8 Remembering the fallen

9.6 Mourning the dead

Statement of Significance

St John's Anglican Church is of local historic, social and aesthetic significance. Erected in 1914, it continues to serve as the focus of religious activities for the local Anglican community. Aesthetically the building is a substantially intact example of a rural church in the Gothic Revival style, of which there are numerous examples in the municipality.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

Yes All mature trees

Fences & Outbuildings

Yes The memorial gateway

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. Rust treat or replace deteriorated roof cladding . Retain Canary Island date palm and Pepper trees. Aborculturalist to inspect on a 1-2 year basis. . Retain original unpainted finish to brickwork of building and otherwise investigate original external paint colours.

HERITAGE CITATION REPORT

Name 190 Toolamba-Rushworth Road TOOLAMBA
Address 190 Toolamba-Rushworth Road TOOLAMBA **Significance Level** Local
Place Type Homestead Complex, Woolshed/Shearing Shed
Citation Date 2014

Recommended Heritage Protection VHR No HI No PS Yes

Description

Physical Description

House

The brick homestead is representative of a debased/simplified version of 'Old English' 20th century domestic architecture. The architectural features such as the Tudor-inspired arch to the entrance, the face red brick with decorative elements such as the soldier coursing and header bricks, and the paired timber-framed windows all contribute to the 'Old English' styling of this house.

DRAFT

Shearing Shed

The structure of this shed is predicated on using minimal timber and a minimal section (size of timber). The timber framing is lightweight, as evident in the gable end with its small squared timber-framed areas. The framing has been designed to take the flattened metal containers. The recycling of flattened metal containers was relatively common during the Depression era and during periods of economic necessity.

The internal layout is typical of many smaller shearing sheds of the 20th century. This includes the timber slatted floors and the timber holding pens.

Statement of Significance

What is Significant?

The farmstead at 190 Toolamba-Rushworth Road, Toolamba is significant.

This includes the house, the shearing shed and outbuilding.

How is it Significant?

HERITAGE CITATION REPORT

The farmstead is of local historic, aesthetic and technical cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic significance for its contribution to an understanding of relatively small scale farming in the region during the early 20th century. The scale of farming is typical for the period when larger properties were broken up to provide an opportunity for a greater intensification of farming. HERCON criterion A

The brick homestead is of aesthetic significance for its representative 20th century domestic architecture. The architectural features such as the Tudor-inspired arch to the entrance, the face red brick with decorative elements such as the soldier coursing and header bricks, and the paired timber-framed windows all contribute to the 'Old English' styling of this house. HERCON criterion D

The shearing shed is of technical significance for its use of flattened metal sheeting and its associated atypical, relatively lightweight timber framing. The timber framing is partially in response to the dimensions of the metal cladding and also the possible shortage and/or expense of larger sections of timber. The recycling of flattened metal containers was relatively common during the Depression era and during periods of economic necessity. HERCON criterion F

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	Yes All mature trees.
Fences & Outbuildings	Yes The shearing shed and outbuilding.
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

Other Recommendations

Internal controls only apply to the shearing shed and outbuilding.

HERITAGE CITATION REPORT

Name 825 Toolamba Road TOOLAMBA (Osborne House)
Address 825 Toolamba Road TOOLAMBA **Significance Level** Local
Place Type Homestead Complex
Citation Date 2014



825 Toolamba Road, Toolamba (Osborne House)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)
Vernacular

History and Historical Context

The Toolamba district constituted part of the lands of the Bangerang Aboriginal peoples on the north, and of the Ngurrailam to the south. The huge Toolamba or Innes pastoral station, of 87,801 acres [35,532 hectares], was established by David and Alexander Innes and gazetted in 1845. Taken over the next year by Henry and Patrick Stevenson, it was acquired in February 1868 by John, James and William Winter, who became the largest landowners in northern Victoria. James Winter, the sole leaseholder from 2 April 1867, forfeited in November 1877, having amassed over 26,000 acres [10,522 hectares] of freehold land. Winter created 'Dhurringile', his imposing Italianate mansion, in 1876-77.

Selectors moved in on James Winter's pastoral run under Section 42 of the Amending Land Act 1865, which limited holdings to 160 acres. Most of the Toolamba area, however, was selected under the Land Act 1869, the 'selection before survey' Act, which came into operation in February 1870 and allowed for selections of up to 320 acres; it was the more generous terms of this Act that finally succeeded in achieving the Government's aims of 'putting the small man on the land.'

HERITAGE CITATION REPORT

The initial agriculture was grain-growing. Limited irrigation water was first made available to the western Goulburn Valley in May 1886. Initially this was from a pumping station on the Goulburn River south of Murchison while the Goulburn Weir was being constructed, then from the Weir in 1891. Irrigation made possible successful dairying and fruit-growing in this district and across the wider Goulburn Valley.

Ann Farrell, farmer and owner of the Coach and Horses Hotel in Mooropna, selected the 245 acres [129.5 ha] of Allotment 22, Parish of Toolamba, County of Rodney, the land on which Osborne House is located, in 1870, obtaining freehold on 23 October 1880.[1] Her son David John Farrell was by October 1894 living with his family at Osborne House; a report of the wedding of his stepdaughter refers to 'Osborne House, the residence of the bride's parents'.[2] The wedding breakfast was 'laid out in the large dining-hall, and fully fifty people sat down'.[3]

Thus it is clear that Osborne House was built by October 1894, probably by David Farrell and his wife Ellen Elizabeth 'Nellie' Farrell sometime after they married in 1878, perhaps with the considerable funds his wife had inherited after the death of her first husband;[4] there may be a slight possibility that the dwelling had been constructed by David's mother Ann.

David Farrell died at St Kilda on 3 January 1913, and the property was left to his wife, for her lifetime.[5] It was probably farmed by eldest son Edwin John Farrell (it is clear from electoral rolls that the other sons had moved away): sales reports indicate Edwin Farrell was selling fat lambs from Toolamba.[6] Or the property may have been leased out for long periods, as Ellen was doing in 1921 with a 160 acre [64.5 ha] property at Toolamba in March 1921.[7]

Ellen Farrell died on 5 May 1951 at 94. It is unclear when the Farrell family ceased their connection with Osborne House. Historian of Toolamba Stewart 'Bill' Morvell writes that Osborne House was purchased by Robert and Alexa Kerr in 1939; the couple ran a dairy farm, hand-milking and supplying Ludlow's, the local butter factory. [8] Morvell notes that the bathroom and laundry were detached from the house: this building is still extant. 'Good water' was available from a 90 feet bore in the back yard.[9]

Subsequently Don and Wendy Stephens share-farmed the holding for Felix Edge from 1958 to 1974, when they purchased the property.[10]

The house in good condition.

[1] Stewart Morvell, *Heart of the Valley: Toolamba*, Shepparton, 1983, p. 46; Plan: Parish of Toolamba, County of Rodney

[2] *Kyabram Union and Rodney Shire Advocate*, 12 October 1894, p. 5

[3] *Ibid.*

[4] Stewart Morvell, *Heart of the Valley: Toolamba*, Shepparton, 1983, p. 81

[5] Will of David Farrell, accessed on 16 April 2017

<http://access.prov.vic.gov.au/public/veo-download?objectId=090fe2738036d784&format=pdf&docTitle=07591P00020004882470pdf&encodingId=Revision-2-Document-1-Encoding-1-DocumentData>

[6] For example, *Argus*, 18 March 1938, p. 7

HERITAGE CITATION REPORT

[7] *Goulburn Valley Stock and Property Journal*, 23 March 1921, p. 3

[8] Stewart Morvell, *Heart of the Valley: Toolamba*, Shepparton, 1983, p. 118

[9] *Ibid.*

[10] Stewart Morvell, *Heart of the Valley: Toolamba*, Shepparton, 1983, p.189

Description

Physical Description

The farmhouse is a typical mid to late Victorian building. It is defined by its symmetry with a central door flanked on either side by timber double-hung sash windows. It is constructed from timber weatherboards with a return straight profile verandah. The verandah posts have been modernised in the mid 20th century. The semi-detached washhouse is a small timber weatherboard building with a brick chimney.

Statement of Significance

What is Significant?

The farmstead known as Osborne House at 825 Toolamba Road, Toolamba is significant.

The semi-detached outbuilding with the brick chimney contributes to its significance.

How is it Significant?

Osborne House is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

Osborne House is of historic significance as it provides tangible physical evidence of the character of rural and regional development during the late 19th and early 20th century. The scale and design of the homestead contributes to an understanding of the extent of economic growth and prosperity of the region during this period. It assists in demonstrating the impact of the consolidation of farming and agricultural industries on the prosperity of the region.

As a group, homesteads, through their scale and design, contribute to an understanding of the extent of economic growth and success of particular agricultural districts. HERCON criterion A

Osborne House is of aesthetic significance for its mid to late Victorian architecture. HERCON criterion D

The detached outbuilding is of historic and aesthetic significance. HERCON criteria A & D

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	Yes The semi-detached washhouse
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 1310 Toolamba Road, TOOLAMBA (Scotch kiln)
Address 1310 Toolamba Road TOOLAMBA **Significance Level** State
Place Type Kiln Brick/ brickworks
Citation Date 2004



Side Wall of the Scotch Kiln

Recommended Heritage Protection VHR Yes HI No PS Yes

Integrity

The integrity is high.

History and Historical Context

Toolamba is a rural district with a small settlement at the junction of the railway lines to Shepparton and Echuca. It was one of the early areas in the Goulburn Valley which came under irrigation.

Toolamba was named after a pastoral station (1845), and it is thought to be derived from an Aboriginal word meaning a lagoon with paperbarks.

In 1874, shortly after pastoral runs were subdivided for farm selections, the town of Toolamba was surveyed on the west bank of the Goulburn River. Within a few years the town and its district had five hotels and several stores. The northwards extension of the railway network in 1880, resulted in the line passing a few kilometres west of the township, with the result that a new centre formed around the rail junction. Some buildings were transferred from the old to the new

HERITAGE CITATION REPORT

centre.

The Toolamba district was good for wheat growing as well as fruit trees and viticulture. A fruit cannery was built at Toolamba in the 1880s. The district was relatively densely settled, having two primary school by 1876 and five by 1890. Sheep grazing had existed since the first pastoral run, and increased to over 40,000 head in 1923 when the shire council provided a dipping facility.

The introduction of farm irrigation by the local waterworks trust (1895) came approximately 8 years after the first regional irrigation project at Ardmona. Additional irrigation waters came with the completion of the Waranga Basin (1909) by the State Rivers and Water Supply Commission.

Toolamba's railway junction had a large grain shed and served as a distribution point for agricultural supplies. The hotel dispensed refreshments to rail passengers while freight was loaded.

After World War II addition Closer Settlement farms were taken up. Orchards were established to the north and the west of the township.

W H Bossence, *Tatura and the Shire of Rodney*, Melbourne 1969.

Description

Physical Description

Brick Kilns

Urban areas became mechanised much earlier than the relatively remote rural areas. By about 1880, steam had transformed the manufacture of bricks from an industry dominated by hand labour - where a moulder would make approximately 1000 bricks per day - to an industry where machines made 1000 - 2000 bricks an hour.

Rural areas were much slower in developing a central manufacturing base for the production of bricks. This was primarily due to the sparse population (and a lack of demand), and a tendency for early settlers and selectors to use readily 'found' building materials - such as timber.

Up until the early twentieth century, it was cheaper to open a yard and burn bricks near to areas that were becoming settled than it was to haul them long distances by horse and dray. Early brick firing was in either a clamp or a kiln.

A clamp is an open heap of carefully stacked bricks. The stack of bricks was thoroughly riddled with a system of open flues to allow for a good draught. Fireholes were left in the stack and these were filled with firewood and ashes. Clamp burnt bricks were of a good colour although they often had a striped effect. However, only about twothirds were adequately fired. This method was not fuel efficient and required the bricks to be well dried prior to burning.

The Scotch kiln or open kiln was similar to the clamp but it had two permanent walls. During firing a temporary top of bricks and tiles was constructed. While the Scotch kiln was more economical in its use of fuel the quality of the resultant batch of bricks was generally variable.

It is unusual to find the physical remains of a Scotch kilns. Most were only used for a brief period and then were dismantled. The kiln at Toolamba is therefore of considerable interest and the owner should be encouraged to retain this industrial artefact.

HERITAGE CITATION REPORT

Physical Condition

The condition of the kiln is fair to good

Site Context

Description of site generally

The kiln is located to the rear of a house. The site is located in a low density rural housing area in the Toolamba district

Statement of Significance

What is Significant?

The brick Scotch kiln at 1310 Toolamba Road, Toolamba is significant.

How is it Significant?

The brick Scotch kiln is of historic and technical significance to the City of Greater Shepparton.

Why is it Significant?

The Scotch kiln is of historic significance as it provides tangible physical evidence of the type of small scale kilns that were once historically common. Kilns such as these were found in many small settlements where there was limited access to a more industrialised manufacture of clay bricks.

This Scotch kiln is of historic significance as the bricks that were manufactured on this site aided the development of Toolamba and district. HERCON criterion A

The Scotch kiln is of technical significance as it provides tangible evidence of how kilns such as these functioned and were used. HERCON criterion F

These types of industrial kilns are rare and few survive in Victoria. The intactness of this kiln is of note. HERCON criterion B

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	No
Fences & Outbuildings	Yes Kiln
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

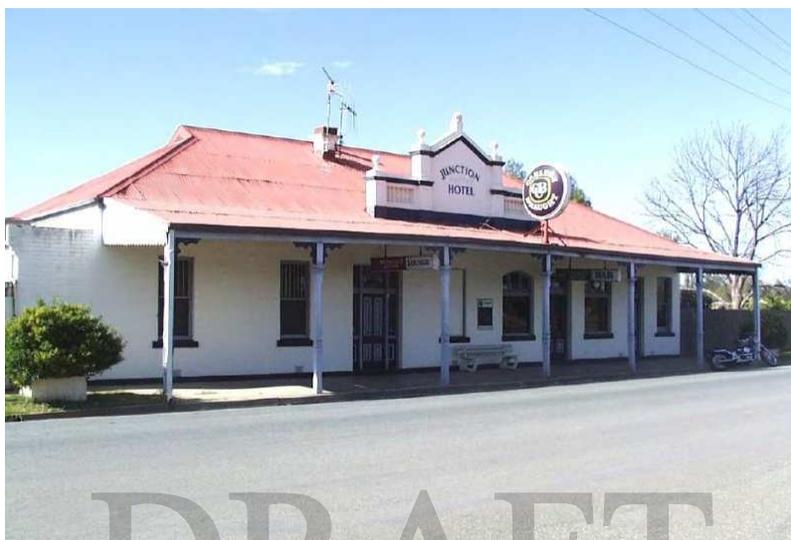
Other Recommendations

Nominate the Scotch Kiln for inclusion on the State Heritage Register of Victoria. Research the history of the kiln

DRAFT

HERITAGE CITATION REPORT

Name 24 Wren Street, TOOLAMBA (Junction Hotel)
Address 24 Wren Street TOOLAMBA **Significance Level** B
Place Type Hotel
Citation Date 2004



Junction Hotel, 24 Wren Street, Toolamba

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

In 1874 the small township of Toolamba and its surrounds were serviced by a large number of hotels and stores including Sutherland's Hotel and Store, L McFadgen's All Nations Hotel, Walter Cryer's Commercial Hotel, Thompson's Hotel and General Store and Con Ryan's Hotel and Store. Many of these were short-lived businesses established along the roadside by farmers eager to subsidise their earnings. The Junction Hotel had been established by 1886, before the land was surveyed. It formed part of Allotment No. 66, owned by Michael McNamara. When it is listed in the ratebooks in 1886 it was owned and occupied by Mrs Mary Taylor and valued at £40. Kate Ware (nee Dowling) had taken over as hotelkeeper by 1892. The Ware family became well-known in hotel and farming circles, and at one time owned the Union Hotel, later known as the Hotel Australia and the Goulburn Valley Hotel. Later publicans included Clement Taylor, Donald Cameron and Mary McKay Bazley. The original hotel and store were burnt down in March 1912 and rebuilt in the same year, the new building was valued at £100.

Mary McKay Bazley purchased the hotel from Taylor around 1926.

References

William Bossence. *Tatura and the Shire of Rodney*.

HERITAGE CITATION REPORT

Stewart Morvell. *Heart of the Valley: Toolamba 1840-1983*, p. 73.

Shire of Rodney Ratebooks

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

11.1 Eating, Drinking and More: the role of the country 'pub

Description

Physical Description

The Junction Hotel, 24 Wren Street, Toolamba, comprises a single-storey face brick (now over-painted) building with gambrel roof clad with corrugated galvanised steel. The roofline contains brick chimneys and a parapeted pediment which projects above the main entrance. The pediment features the 'JUNCTION HOTEL' in pressed cement lettering, similar pressed cement orbs and balustrade motif. A verandah is supported by stop-chamfered timber posts with carved timber brackets and scalloped gable ends. The asymmetrical facade has an off-centre entrance with 4-panelled timber door with matching sidelights and fanlight which is flanked by two rectangular window openings to the west and one to the east which has been boarded over, all of which contain timber-framed double-hung sash windows.

Further east are two additional entrances, both with a pair of half-glazed panelled timber doors flanked by three windows, two of which contain timber-framed fixed sash windows with segmented arch heads and three-light fanlights. To the west of the main building is a modern brick toilet block building.

Physical Condition

GOOD

Intactness

GOOD

Australian Heritage Commission Criteria

Australian Heritage Commission

4.5 Making towns to serve rural Australia

HERITAGE CITATION REPORT

8.4 Eating and drinking

Statement of Significance

What is Significant?

The Junction Hotel at 24 Wren Street, Toolamba is significant.

How is it Significant?

The Junction Hotel at 24 Wren Street Toolamba, is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic and social significance as it provides tangible physical evidence of the development of Toolamba. The hotel has survived as a business and served the community since it was established in 1886. The original hotel burnt down in March 1912 and was rebuilt in the same year. HERCON criteria A & G

It is of aesthetic and architectural significance for its Interwar architecture. Its architecture is predicated on its low slung single storey layout with a gambrel roof and parapeted pediment which projects above the main entrance and timber posted verandah. The asymmetrical facade contributes to this stylistic expression. HERCON criterion D

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. Demolition of the intrusive public toilet block at the western end of the building would assist in the presentation of the hotel . Remove paint from brickwork using non-abrasive method and otherwise investigate original external paint colours . Restrict signage to existing quantity

HERITAGE CITATION REPORT

Name 33 Wren Street, Toolamba (Wrens General Store)

Address 33 Wren Street TOOLAMBA

Significance Level B

Place Type Shop

Citation Date 2004



Wrens General Store

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Toolamba was named after a pastoral station, and is thought to be derived from an Aboriginal word meaning a lagoon with paperbarks. The selection era, beginning in the 1860s, saw pastoral runs subdivided for farm selection and the town on the west bank of the Goulburn River was surveyed. The town quickly developed, and by the mid-1870s, had five hotels and several stores. The northward extension of the railway network in 1880 resulted in the line passing a few kilometres west of the township, and a new centre was formed around the railway junction.

Ralph Longstaff, father of the portrait artist John (later Sir) Longstaff, the store-keeper of Shepparton, Mooroopna and Mundoona, purchased allotment No. 1 on the eastern section of the township in 1891. In 1901, Peter Alex Sinclair, storekeeper, purchased the property from Longstaff. It was owned by the Green's and the Pittocks before being sold to the Wren's in 1946. It has remained in the Wren family since that time.

References

HERITAGE CITATION REPORT

Stewart Morvell. *Heart of the Valley: Toolamba 1840-1983*.

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

15.2 Small Townships and Localities

Description

Physical Description

DRAFT

Wren's General Store, Wren Street, Toolamba, is a single-storey, double-fronted weatherboard shop building with hipped roof clad in corrugated galvanised steel and penetrated by a corbelled brick (overpainted) chimney. The facade is screened by a skillion-roofed verandah (presumably non-original) supported on brick piers with a fibro-cement sheet parapet. The western half of the facade comprises a shop front with a timber-framed glazed double-leaf door flanked by multi-pane fixed sash windows. The eastern half of the facade contains a panelled timber door flanked by timber-framed double-hung sash windows. Extending across the rear elevation is a skillion roofed wing, possibly a later addition. At the rear of the building is a small weatherboard cottage, with a gabled main roof and skillion to the rear. It is connected to the shop by a brick infill link

Physical Condition

FAIR

Intactness

FAIR

Australian Heritage Commission Criteria

Australian Heritage Commission

HERITAGE CITATION REPORT

3.18 Marketing and retailing

Statement of Significance

What is Significant?

Wren's General Store, 33 Wren Street, Toolamba is significant.

The brick piers to the verandah are not significant.

How is it Significant?

Wren's General Store, 33 Wren Street, Toolamba is of local historic, social and aesthetic cultural significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic and social significance as it provides tangible physical evidence of the development of Toolamba. It has operated as a store since the late 19th century. HERCON criteria A & G

It is of aesthetic significance for its typical late Victorian styling. This includes the weatherboard clad building with a hipped roof, verandah (not the brick piers) and corbelled chimney. HERCON criterion D

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. The presentation of the building would be improved by reconstruction of the original verandah. . Investigate original external paint colours

HERITAGE CITATION REPORT

Name	760 Bayunga Road TOOLAMBA WEST (Woodlands)	
Address	760 Bayunga Road TOOLAMBA WEST	Significance Level Local
Place Type	Homestead Complex	
Citation Date	2014	

Recommended Heritage Protection	VHR No HI No PS Yes
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Architectural Style	Victorian Period (1851-1901)
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History and Historical Context

Woodlands was built by Andrew Crawford, a successful selector, in the 1890s. James Crawford, a great-nephew, states that the house was built in 1896 by Alex Miles. Miles was a prolific local builder who constructed most of the substantial early public and commercial buildings in Tatura; he was also related to the family. The years 1894 and 1900 have also been suggested as possible construction dates. A large extension on the rear with a prominent bay window on the north is likely to date to the 1930s. A kitchen of log cabin construction, probably the first temporary dwelling constructed on the site, was demolished in 1972. The house was originally surrounded by a picket fence.

Andrew Crawford (1846-1917) was born at Tullintan, County Donegal, Ireland, and emigrated to Australia in 1862 at the age of 16 with his cousin James, who also became a successful selector. Family lore has it that Andrew departed against his parents' wishes, using the ticket of an elder brother who had been murdered, not wishing to see the ticket wasted. His brother John had already migrated to Australia and had settled at Murchison East. Andrew Crawford and his cousin James worked for two or three years digging potatoes at Lancefield, followed by a period driving a bullock wagon, carting wool in the Riverina.

The cousins selected land in the Toolamba Parish, County of Rodney, previously part of the huge Toolamba pastoral run held by James Winter. Settlement following the Land Act of 1869 was moving north from Murchison along, and outwards from, the Goulburn River. The Winter brothers had become the largest landholders in northern Victoria by the late 1860s and early 1870s, controlling pastoral runs totalling almost 400,000 acres, over half the land in the western Goulburn Valley. By the time Andrew and James Crawford each selected their 320 acres in 1871, James Winter was well on his way to purchasing, by diverse methods, the 26,000 acres he came to own. Winter was completing his transition from squatter-king to local squire and civic leader, and his 68 room mansion 'Dhurringle' would rise on a sandhill a few miles to the south-west of Andrew's property in 1877.

A notice in the *Waranga Chronicle* of 14 November 1872 stated that 'land has been granted to James and Andrew Crawford'. Andrew named his selection 'Woodlands'; it was Allotment 64, Parish of Toolamba, County of Rodney, of 320 acres, 3 rood and 18 perches. James chose the name 'Lynwood' for his 320 acres across the road (Allotments 53 and 54). Andrew Crawford gained freehold of his property on 20 September 1881.

Andrew Crawford and his wife Rebecca were integral to the development of the Presbyterian faith locally, his wife being Presbyterian, although Andrew was an Episcopalian. Early services were held in the kitchen at Woodlands. Much later, in the early 1930s, all office-bearers in the Toolamba Presbyterian (now Uniting) Church were Crawfords.

Crawford was one of the managers of the Toolamba Common, a responsible position.

HERITAGE CITATION REPORT

Andrew Crawford was 'strong and determined in his outlook', Stewart Morvell, historian of Toolamba, tells us, yet kind to neighbours in times of need. He slowly amassed land, having 840 acres by mid 1886, and 1300 by mid 1894. Determined to set his sons up, he gave each 320 acres of land. George received 'Fenton Hall' at Harston, Andrew 'Woodlands', and the other sons properties at Harston, Tatura and Hendersyde. At least two of his daughters also received land.

Andrew Crawford the selector died in 1917, his son Andrew taking over the property when he returned from service in World War One, having survived the charge at the Nek at Gallipoli. He later rose to the rank of Lieutenant-Colonel. He was Secretary of the Toolamba Presbyterian church from 1931 to 1971.

He was succeeded at Woodlands by his son, a third Andrew Crawford. All three Andrew Crawfords held the position of Shire President at some time.

Woodlands has largely been a mixed farm. Wheat was grown originally, then the property moved to lucerne and sheep, initially Merinos for wool, succeeded by fat lamb production. In the mid twentieth century, tomatoes were also grown for a time with an Italian share farmer.

Woodlands homestead is still in the Crawford family, on a small residential block carved out of the 320 acre property. It has been carefully and remarkably conserved.

References:

Stewart Morvell, *Heart of the Valley: Toolamba*, Shepparton, 1983

WH Bossence, *Tatura*, Melbourne, 1969.

Anne Tyson, 'The Log Buildings of Merrigum', Public History Research Project completed in 2001 as part of a Master of Arts in History at Monash University

Plan of Part of the Echuca District the property of Messrs. Winter Brothers, 1863, PROV: (Pastoral Run Plan No. 1124)

Plan, Parish of Toolamba

Shire of Waranga Rate Books

James G Crawford, 'My Life', n.d., held by Tatura Historical Society

John Lawry, *The 'Fenton Hall' Story 1903-2003*, Shepparton 2007

Bev Clement, 'Life History of Rebecca Crawford', 1994, held by Tatura Historical Society

Brian Williams, personal communication, 15 September 2015

Description

Physical Description

Woodlands is a typical house of the late Victorian period. It has a hipped corrugated metal roof with decorative brick chimneys with brick cornices. The eaves have a single bracket. The return verandah has a straight profile with timber

HERITAGE CITATION REPORT

verandah posts. The verandah is distinguished by a shallow cast iron frieze with cast iron brackets to the posts. The face brickwork appears to have had a polychromatic brick pattern (the bricks are now painted to replicate the brick patterning).

The facade is symmetrical with a central timber panel door with side lights and transom lights. There are windows on either side of the central door.

Statement of Significance

What is Significant?

The homestead known as Woodlands at 760 Bayunga Road, Toolamba West is significant.

The immediate setting of the house is of significance.

How is it Significant?

Woodlands at 760 Bayunga Road, Toolamba West is of local historic and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic significance as it provides tangible physical evidence of the early development of the Tatura region during the selection period. It was selected by Andrew Crawford in 1872 (he gained freehold of his property on 20 September 1881). Andrew Crawford and his wife Rebecca were integral to the development of the Presbyterian faith and the early services were held in the kitchen at Woodlands. The Crawford family were well-known and respected community members. Woodlands is still in the hands of the Crawford family. HERCON criterion A

It is of aesthetic significance for its representative late Victorian styled architecture. HERCON criterion D

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 740 Craven Road TOOLAMBA WEST (Linton Grange)
Address 740 Craven Road TOOLAMBA WEST **Significance Level** Local
Place Type Homestead Complex
Citation Date 2014



740 Craven Road, Toolamba West (Linton Grange)

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The Toolamba district was within the lands of the Bangerang Aboriginal peoples.

The huge Toolamba or Innes pastoral station, of 87,801 acres [35,532 hectares], was established by David and Alexander Innes and gazetted in 1845. Taken over the next year by Henry and Patrick Stevenson, it was acquired in February 1868 by John, James and William Winter, who became the largest landowners in northern Victoria. James Winter, the sole leaseholder from 2 April 1867, forfeited in November 1877, having amassed over 26,000 acres [10,522 hectares] of freehold land. Winter created 'Dhurringile', his imposing Italianate mansion, in 1876-77, and became highly identified with Tatura.

Selectors moved in on James Winter's pastoral run under Section 42 of the Amending Land Act 1865, which limited holdings to 160 acres. Most of the Toolamba area, however, was selected under the Land Act 1869, the 'selection before survey' Act, which came into operation in February 1870 and allowed for selections of up to 320 acres; it was the more

HERITAGE CITATION REPORT

generous terms of this Act that finally succeeded in achieving the Government's aims of 'putting the small man on the land.'

The initial agriculture was grain-growing. Limited irrigation water was first made available to the western Goulburn Valley in May 1886. Initially this was from a pumping station on the Goulburn River south of Murchison while the Goulburn Weir was being constructed, then from the Weir in 1891. Irrigation made possible successful dairying and fruit-growing in this district and across the wider Goulburn Valley.

T H Chapman obtained freehold to the 320 acres [129.5 ha] of Allotment 55, Parish of Toolamba, County of Rodney, on 20 May 1881, having selected the block ten years earlier under the Land Act 1869.[1] Four months later the property passed to Robert McCrum,[2] who built the house which became known as Linton Grange; the bricks were produced from a nearby clay pit.[3] A kitchen was later added to the building, the original being a detached construction.[4] Robert McCrum was a successful farmer who purchased 640 acres [260 ha] at Bunbartha to set his two sons up on farms.[5]

Robert McCrum died on 4 July 1907,[6] and his sons, his executors, presumably farmed or leased the land until it was sold to George William Ferguson on 1 July 1920.[7] On 6 September 1938 two non-farmers, Laurence Pickles, a New Zealand Company director, and Stanley Stroud, a Kew company manager, purchased the property, followed by Edward Trollope, an Elsternwick cattle dealer, on 7 July 1943.[8] The property passed to Herbert Ubergang, a local farmer, on 6 August 1947, who held it until October 1978, when the Minicozzi family purchased the property.[9]

[1] Plan; Parish of Toolamba West; Stewart Morvell, *Heart of the Valley: Toolamba*, Shepparton, 1983, p. 28

[2] Title: Vol 1291 Fol 030

[3] Brian Williams, local historian, notes, 2 February 2016

[4] Ibid.

[5] Ibid.

[6] Title, op. cit.

[7] Title: Vol 434 Fol 537

[8] Title: Vol 6272 Fol 324

[9] Titles: Vol 6272 Fol 324; Vol 8990 Fol 315

Description

Physical Description

Linton Grange demonstrates most of the architectural features associated with mid-Victorian homestead architecture of this scale and from the region.

The architecture is defined by the symmetrical facade with a central door flanked on either side by double-hung sash windows. The verandah has a straight profile and returns on both sides. Its chimneys are brick with brick corncicing. The

HERITAGE CITATION REPORT

roof is clad with corrugated metal.

Statement of Significance

What is Significant?

Linton Grange at 740 Craven Road, Toolamba West is significant.

How is it Significant?

Linton Grange is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

Linton Grange is of historic significance as it provides tangible physical evidence of the character of rural and regional development during the late 19th and early 20th century. The scale and design of the homestead contributes to an understanding of the extent of economic growth and prosperity of the region during this period. It assists in demonstrating the impact of the consolidation of farming and agricultural industries on the prosperity of the region.

As a group, homesteads, through their scale and design, contribute to an understanding of the extent of economic growth and success of particular agricultural districts. HERCON criterion A

Linton Grange is of aesthetic significance for its representative mid Victorian homestead architecture. HERCON criterion D

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name Uniting Church
Address 575 Toolamba-Rushworth Road TOOLAMBA WEST **Significance Level** B
Place Type Church
Citation Date 2004



Uniting Church

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The first Presbyterian church services were held in the area in the 1870s. A Presbyterian minister was appointed to the Tatura, Girgarre East and Toolamba districts in 1882. Services to the local area were discontinued several years later, but resumed in 1893 at the new Toolamba Public Hall. Arrangements were made in 1905 to rent the Pioneer Church from the local Methodists, which the Presbyterian congregation later purchased in 1914. The brick church was erected in 1923, with the foundation stone laid by Mrs W Patterson on 15 April 1923. It was opened and dedicated by the Moderator-General of Australia, Reverend John Matthew. It cost £1,332, with the Sunday School costing an additional £225.

Many of the palm trees in the grounds were planted the following year. In 1924 an organ was purchased and installed at a cost of £68/10/-. The Sunday school was extended during the c.1960s.

References

Stewart Morvell, *Heart of the Valley Toolamba 1840-1983*, pp 101-02.

HERITAGE CITATION REPORT

Mr Brian Williams, pers comm.

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

10.0 Worshipping

Description

Physical Description

DRAFT

The Uniting Church, Toolamba, is a single storey, red face-brick building on an 'L' shaped plan. It comprises a projecting entry porch, nave and Sunday school to the rear, each with a parapeted gabled roof clad in corrugated galvanised steel. The parapets have rendered copings and are corbelled at the eaves level. The gable end to the nave contains a circular window with a rendered surround and leadlight glazing. The nave walls are buttressed and contain regular fenestration of lancet windows with leadlight glazing and rendered hood mouldings. Windows are fitted externally with wire mesh security screens.

The Sunday school is similarly detailed to the nave and contains square headed windows with leadlight glazing on the south elevation. The western end of the school appears to have been recently reconstructed. A number of Canary Island date palms (*Phoenix canariensis*) grow along the front boundary and a modern brick toilet block is located to the rear.

Physical Condition

GOOD

Intactness

GOOD

Australian Heritage Commission Criteria

HERITAGE CITATION REPORT

Australian Heritage Commission

8.5 Worshipping

9.7 Mourning the dead

Statement of Significance

The Uniting Church, Toolamba West is of local historic, social and aesthetic significance. Constructed in 1923, the church has served as a centre for local Presbyterian worship and community activity for almost 80 years. Aesthetically, the building is an intact and good example of a rural brick church, of which there are numerous examples throughout the municipality. The Canary Island date palms (*Phoenix canariensis*) are contemporary with the church and make an important contribution to the setting. The modern toilet block is of little significance.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

Yes Canary Island date palms (*Phoenix canariensis*) and all mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. Remove metal screens to windows and replace with non-intrusive alternative if necessary . Retain original unpainted finish to brickwork of building and otherwise investigate original external paint colours. . Retain Canary Island Date Palms. Aboriculturalist to inspect on a 1-2 year basis.

HERITAGE CITATION REPORT

Name 45-55 Anderson Street UNDERA (Undera Primary School)
Address 45-55 Anderson Street UNDERA **Significance Level** Local
Place Type School - State (public)
Citation Date 2014



45-55 Anderson Street, Undera (Undera Primary School)

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The Undera district, originally part of the lands of the Kaitheban sub-group of the Bangerang peoples, and then largely within the huge St Germain's pastoral run, was settled in the early 1870s under the Land Act 1869. The ground-breaking Education Act of 1872 made education 'free, compulsory and secular', and in 1874 the secretary of the Mooroopna United Vigilance Committee drew the attention of the Minister for Education and the local MLC, Simon Fraser, to the need for a school in the Undera locality. The material for a portable building—a class room with two small attached rooms as the teacher's accommodation—was sent, arriving in Undera on 12 August 1876.[1] State School No. 1771 was opened with seventy pupils on 2 October 1876.[2] The teacher, WH Bourke, soon found the teacher's accommodation inadequate for his family of nine.[3]

In late December 1876 tenders went out for a 'wooden building of increased size',[4] and a larger school room, 30 feet [9.1m] by 18 feet [5.4m] was erected, the earlier building reverting to accommodation for the teacher, although from around the 1890s no teacher seems willing to have occupied it.[5]

HERITAGE CITATION REPORT

By 1911, the inadequacy of the school building was again being felt, and on 6 July TJ Quinlan on behalf of the school committee urged the Education Department to remove the school and re-erect it on a larger site nearly a mile to the north-west.[6] The suggested site was purchased by the Department for £15 per acre, and the building was removed, re-erected and remodelled in February-March 1913 at a cost of £138; it re-opened immediately after Easter 1913.[7] A new teacher's residence was built at a cost of £472.15.6.[8]

By early March 1914 the school committee could report that the move had been successful.[9] Shade trees had been planted ('the present committee has taken up the idea of planting for the aesthetic effect'[10]), a windmill erected to convey water to all parts of the school grounds from the new school dam and a fence was in the course of erection.[11] Nevertheless, the school committee and parents were concerned at the overcrowding at the re-erected school, which still consisted of only one room, and were agitating for a new building for the Infants class. [12] The tender of Henry Levings, a Cobram builder was accepted,[13] and an up to date and well-ventilated Infants room was constructed.

In the 1960s a new wing was added.

[1] George Rathbone, 1876-1976: *The Centenary History of Undera State School and District*, 1976, pp. 3-4

[2] Ibid.

[3] George Rathbone op. cit., p. 5

[4] *Age*, 23 December 1876, p. 2

[5] Ibid.

[6] George Rathbone op. cit., p. 6

[7] Ibid., p. 7

[8] Ibid.

[9] *Kyabram Free Press*, 6 March 1914, p. 1

[10] *Shepparton News*, 4 June 1914, p. 4

[11] Ibid.

[12] *Shepparton News*, 23 March 1914, p. 3

[13] *Shepparton News*, 5 October 1914, p. 3

Description

HERITAGE CITATION REPORT

Physical Description

The Undera Primary School is constructed from timber and clad with timber weatherboards. The large glazed areas are typical for the period. The school is in good condition.

Statement of Significance

What is Significant?

The Undera Primary School at Anderson Street, Undera is significant.

How is it Significant?

The Undera Primary School is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The Undera Primary School is of historic and social significance for its association with the development of the Undera community and township. HERCON criteria A and G

It is of aesthetic significance for its representative Public Works architecture for rural schools for the period. HERCON criterion D

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All of the surviving plantings from c.1914 - to be determined at a site visit

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

All of the surviving plantings from c.1914 - to be determined at a site visit

HERITAGE CITATION REPORT

Name Undera Memorial Hall
Address 1850 Echuca Road UNDERA **Significance Level** B
Place Type Hall Public
Citation Date 2004



Undera Memorial Hall

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

The Undera Memorial Hall was built to commemorate the local men who had served in World War One.

It replaced an earlier timber hall (since demolished) on a different site. A public meeting in 1924 began fundraising for the new facility, with the Undera RSL leading the campaign by raising £500 through holding dances, bazaars and a 'queen competition'. Debentures were issued to secure the remaining balance. The bricks were made on site from clay that was also dug out there. The hall was opened in 1928.

References

William Bossence, *Tatura, and the Shire of Rodney*.

Identified By

SOMA Design Partnership, June 2001.

HERITAGE CITATION REPORT

Relevant Historical Australian Themes

Thematic Environmental History

8.8 Cemeteries and memorials

10.0 Public Buildings

11.0 Recreation & Leisure

Description

Physical Description

The Undera Memorial Hall, Echuca - Mooroopna Road, Undera, is a single-storey red face brick interwar hall building with gambrel roof clad with corrugated galvanised steel. The symmetrical design consists of the main hall, a large projecting front porch and rear kitchen / service wing. The parapeted porch is surmounted by a rendered frieze and pediment, bearing the pressed cement lettering 'UNDERA MEMORIAL HALL', and timber flagpole. It contains a central recessed entrance flanked by a pair of timber-framed double-hung sash windows with multi-paned top sashes. All openings have rendered masonry sills and lintels. The side walls also contain regular fenestration of timber-framed double-hung sash windows with multi-paned top sashes and each side is accessed via a V-j timber-lined door. A later red brick addition has been made on the eastern side.

Physical Condition

GOOD

Intactness

GOOD

Recommended Management

Curtilage

A nominal curtilage of 10 metres should be maintained around the building in order to preserve its setting and reinforce its prominent corner location

Australian Heritage Commission Criteria

HERITAGE CITATION REPORT

Australian Heritage Commission

4.5 Making towns to serve rural Australia

8.1 Organising recreation

8.8 Remembering the fallen

Statement of Significance

The Undera Memorial Hall is of local historical, social and aesthetic significance. Constructed in 1928 to honour the Undera men who served in World War I, the Hall has been a symbol of strong community spirit and a focus of activity for over 70 years. It is of added interest as the bricks were handmade from the clay on the site. Aesthetically, the hall is a modest example of an inter-War community hall, of which there are numerous examples in the shire.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. Retain original unpainted brick finishes otherwise investigate original paint finishes . Preferably replace PVC downpipes with galvanised steel . The later brick additions to the east can be retained, altered or demolished as required

HERITAGE CITATION REPORT

Name 820 Hutchison Road UNDERA (St Germain's Homestead and Grave)
Address 820 Hutchison Road UNDERA **Significance Level** Local
Place Type Homestead building
Citation Date 2014

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

The St Germain's pastoral run of almost 31,570 ha [77,000 acres] was licensed to Henry Walker in November 1844, having been split off from Ardpatrick to the east.

Walker described the run in his 1848 re-application for the licence: *The leading feature of the country is, a thick Box scrub, dotted with box timber plains, and a small extent of green flats on the banks of the River.* Successive pastoral tenants were Boyle and McLean (August 1845 to August 1849), Thomas and E.L. Splatt (to April 1850), followed by Thomas Splatt alone.

The brothers Frederick and Alfred Burchett then took over the St Germain's run; a letter from Frederick shows they were already living there by 17 April 1851 (contrary to the date of April 1852 given by Spreadborough and Anderson).

Charles Gowland Burchett (1817-1856) and his younger brother Henry Burchett (1820-1872) had sailed on the *Hoogly* from England to Adelaide in early 1839, arriving at Port Phillip on 24 August 1839, four years after the establishment of Melbourne. Younger sibling Frederick (1824-1861) arrived the next year, and Alfred (1831-1888) some time later. By December 1839 Charles and Henry had taken up The Gums pastoral run at Peshurst in the Western District, soon joined there by Frederick. The brothers' letters home to their parents and younger siblings, covering the years 1839 to 1875, particularly those of Charles, are evocative, informative and often humorous.

The brothers were hit by the depression of the early 1840s, Charles and Frederick separately returning to the UK, both, however soon coming back to Victoria. They disposed of The Gums in 1849, and Frederick and Alfred moved to St Germain's in April 1851.

Charles Gowland Burchett was seen contemporaneously as 'well informed' and politically aware. In May 1853, for example, he was requesting, with others, that the Mayor of Melbourne convene a public meeting to examine ways of relieving the 'distressed condition of a portion of the lately arrived immigrant population', the huge numbers descending on Melbourne en route to the goldfields. Rolf Boldrewood described him as 'a humourist of the first water, and as such, delighted in by his numerous friends'. Boldrewood also notes that both Charles and Frederick were somewhat deaf, and that 'they resembled each other closely in being exceptionally original and amusing in conversation'. As eldest, Charles had been greatly concerned with securing the financial success of their migration venture, a theme running particularly through his early letters.

In 1843 Charles had departed pastoralism and set up as a commission agent in Melbourne, dealing in land and stock. He became insolvent in December 1854, the insolvency being discharged in June the next year. On 3 July 1856, he died at

HERITAGE CITATION REPORT

his brothers' St Germain's run. No death certificate has been located, and no information is available as to the cause of his death, although local lore has it that it was due to peritonitis. His death notice in *The Argus* read 'On the 3rd inst., at the residence of his brothers, St. Germain's, Lower Goulburn-road, Charles G. Burchett, second son of James Robert Burchett, of Doctors Commons, London, in his forty-second year'.

In April 1860, Alfred and Henry were advertising St Germain's for sale, describing it as '*that well-known fattening run, St Germain's, with about 2,000 head of first class cattle and 30 horses... situate on the Goulburn River about 26 miles from Maidens Punt. It has about 16 miles river frontage, and contains about 80,000 acres of plain and open box country. The improvements are very complete, and the homestead is situated upon 320 acres of purchased land*'. No sale eventuated, and in October 1860 the partnership was dissolved, Henry replacing Frederick, who died the next year. Alfred and Henry Burchett held St Germain's until February 1867.

The dominant squatting family of the Goulburn Valley, the Winters, then took on the run, initially the brothers John Winter, James Winter, and William Winter-Irving (to April 1870), then Irving Winter to March 1871. William Wilson and James MacBain succeeded Irving Winter, MacBain alone from January 1872.

In December 1875 Alfred Burchett re-visited their old station, and documented the changes that had taken place:

It was a melancholy visit, for I found the old place quite fallen to decay. Nothing had been done in the way of repairs to the fence or buildings since I left, and you may imagine the scene of desolation and ruin! Vines and fruit trees were nearly all destroyed by fire last year, and the garden completely over-run with weeds. I found my old Chinaman, Sawkee, there; he was indeed astonished to see me. St. Germain's is now, with the exception of the flooded country and river banks, in the hands of the free selectors who swarmed in upon the run about 2 years ago from the neighbourhood of Kilmore. They seem principally Irish labourers, and the land has been selected by them in blocks from 100 acres up to 320; not an inch of the back country but what is now occupied by them. The soil is very poor, and there is no natural water. We have had, and are having, a most exceptional season, so cool and wet, but when the dry seasons come again there must be inevitably a fearful amount of distress, if not actual starvation, among these ignorant misguided people. They are living now on the kangaroo, but have very nearly consumed them all.

The small brick outbuilding is locally described 'as where the Chinaman lived'.

James MacBain, MLA for Wimmera from 1864 to 1880, subsequently MLC for South Yarra Province and knighted in 1886, was the last holder of the run. Pastoral speculator (he had amassed 15,170 ha [37,000 acres] of freehold land in the Echuca Survey District alone by mid 1879) and absentee squatter, he sold the 131 ha [320 acres] of the Pre-emptive Right, along with another 403 ha [984 acres] surrounding it, to Merrigum grazier William Bray when the run was cancelled in 1884. Merrigum community leader Bray was an inaugural Commissioner of the Rodney Irrigation and Water Supply Trust (established in 1889, the first of the irrigation trusts using water from the Goulburn River) and a public-spirited figure involved in the establishment of many important local institutions and organizations.

It was William Bray who built the homestead, probably in two stages, 1884 and 1890. Bray had constructed the first stage of his brick residence at his Merrigum property, Waverley, in 1884, probably concurrently with the first stage of St Germain's. The St Germain's homestead replaced a slab dwelling constructed by Henry Walker, first pastoral tenant, which had probably been extended by a later squatter, and had been imagined in a naive painting by George Rathbone in the mid twentieth century. The old slab building was moved from the river bank and used as a shed; part of the structure was still in evidence in 1984.

William Bray passed the 131 ha [320 acres] of the old St Germain's Pre-emptive Right, along with 982 acres surrounding it, to his son Philip William Bray on 13 April 1908. Philip held it until 1923 when he sold all the Bray land in the St Germain's area, then a total of 995 ha [2,426 acres], to a partnership of 'two gentlemen', as the title describes them, Melbourne businessmen William Ernest Sargood (son of the builder of Rippon Lea) and Donald McCallum.

HERITAGE CITATION REPORT

Description

Physical Description

The 1856 grave of Charles Burchett, the brother of the St Germain squatters of the period, is marked by a weathered brown sandstone headstone approximately 90cm (3 feet) in height, with a semi-circular top. It is engraved:

In memory of Charles Gowland Burchett who died 3rd July 1856 aged 41 years. This stone is erected by his affectionate family

The grave is located approximately 300 m north-east of the later house.

The St Germain homestead (c.1884 and c.1890) is a large south-facing Victorian double-fronted brick dwelling set in a remnant garden which includes large Moreton bay fig trees. The house comprises two hipped sections, of different construction dates, with facade and return verandahs decorated with cast iron lace frieze and brackets. A later weatherboard addition extends from the west, and a large skillion section is attached to the rear. The facade, western face and skillion are painted white. There is distinctive dog-tooth brick coursing to the uppermost section of the brick wall and the front hipped section, and the chimneys of this section.

A small gabled brick outbuilding is internally divided into two levels, the lower partly underground, with a fireplace and chimney at one end.

Statement of Significance

What is Significant?

The 1856 grave of Charles Burchett is significant.

St Germain Homestead, its garden setting and this includes the large Moreton Bay Fig trees is of significance.

The representative Victorian period architectural elements, such as the decorative cast iron, the stylish chimneys and the decorative brickwork, contributes to its significance. The painted finish to the brickwork is not significant.

The small gabled brick semi-underground outbuilding contributes to the significance of the place.

How is it Significant?

The Charles Burchett grave is of historic and aesthetic heritage significance to the City of Greater Shepparton.

The homestead is of historic and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

HERITAGE CITATION REPORT

The grave of Charles Burchett is of historic significance for its association with the earliest settlement of the region. It is the earliest physical evidence of the pastoral era, the foundation period of European settlement, in the City of Greater Shepparton. It is the earliest by two decades of the small number of graves (six) directly related to squatting in the municipality. HERCON criterion A

The homestead is of historic significance as it is representative of the achievements of the selectors who were enterprising and successful farmers. They amalgamated selections to create large holdings. The current St Germain's homestead replaced a slab dwelling constructed by one of the early squatters, imagined in a naïve painting by George Rathbone. HERCON criterion A

The grave is of aesthetic significance for its simple sandstone headstone, and its setting on the open undulating floodplain of the Goulburn River. Its weathered patina contributes to this significance. HERCON criterion E

The homestead is of aesthetic significance for its representative late Victorian homestead architecture. HERCON criterion D

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes The Moreton Bay Fig Tree (*Ficus macrophylla*) and all mature trees

Fences & Outbuildings

Yes Graves and the small brick semi-underground gabled outbuilding

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 720 Madill Road UNDERA
Address 720 Madill Road UNDERA **Significance Level** Local
Place Type Homestead Complex
Citation Date 2014



720 Madill Road, Undera

Recommended Heritage Protection VHR No HI No PS Yes

Description

Physical Description

This homestead is a representative example of an early 20th century homestead constructed from face red brick with timber framed sash windows. The roof is clad with corrugated metal. Each sash has a central mullion. The roof is hipped with a straight profile return verandah. The verandah has timber posts with timber fretwork.

Statement of Significance

What is Significant?

The brick homestead at 720 Madill Road, Undera North. This includes architectural features associated with its period of construction such as the face brickwork, the timber-framed windows, the verandah with its decorative timber features and the asymmetry of its facade.

HERITAGE CITATION REPORT

How is it Significant?

The homestead is of local historic and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic significance as it provides tangible physical evidence of the character of rural and regional development during the early 20th century. The scale and design of the building contributes to an understanding of the extent of economic growth and prosperity of the region. HERCON criterion A

It is of aesthetic significance for its representative architecture. From the turn of the century the design of housing started to become more complex and move away from the simple symmetry that had been associated with this scale of building during the Victorian period. The asymmetry of the building and the use of typical elements such as decorative timber details, found on the timber verandah posts and to a lesser degree on the timber framing to the windows and the doorways, contribute to an understanding of what became a dominant aesthetic throughout the region during the early to mid twentieth century.

It demonstrates what was typical for period and region. HERCON Criterion D

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 390 Zeerust Road ZEERUST (Closer Settlement pre-fabricated house)
Address 390 Zeerust Road ZEERUST **Significance Level** State
Place Type House
Citation Date 2014



390 Zeerust Road, Zeerust (Closer Settlement pre-fabricated house)

Recommended Heritage Protection VHR Yes HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

History and Historical Context

The house at 390 Zeerust Road, Zeerust is one of the prefabricated metal dwellings, known locally as 'tin houses', provided by the Closer Settlement Board for the settlers on the Harper and Gribben Estates at Zeerust from 1925.

Zeerust was part of the lands of the Bangerang peoples. Edward Khull, first squatter in the area, took up his enormous Tallygaroopna run of 160,000 acres [64,750 ha] in 1841: a slab hut on his head station is still extant on the property now known as Fairley Downs. The run was occupied by Sherbourne Sheppard, after whom Shepparton is named, in May 1843. In December 1846 12,000 acres [4856 ha] in the north-west was separated out as the Mundoona run. The runs were largely conducted in tandem, the last leaseholder of both being William Fraser, who obtained both runs in February 1866; like many final pastoral tenants he had been able to amass a sizeable quantity of land.

Selectors moved in on Fraser's pastoral runs under the 1869 Land Act, the 'selection before survey' Act which, by counting rents paid towards the final payment, finally succeeded in the State's aim of 'putting the small man on the land'.

HERITAGE CITATION REPORT

Hamilton Coldwell, later to become a prominent community leader and Shire President, selected the 320 acres [129.4 ha] of Allotment 8, Section C, Parish of Tallygaroopna, County of Moira in May 1874.[1] He became a very successful farmer, purchasing many other properties, including the old Tallygaroopna homestead block (on which in 1906 he built the house now known as Fairley Downs), and increasing his holdings to 3000 acres.[2] In October 1920 Coldwell sold all of his properties, including Allotment 8, to Messrs Harper Brothers for £50,000.[3] The Harpers offered all of Coldwell's former land for Closer Settlement subdivision in October 1921, but this was unsuccessful.[4]

Closer settlement, in many different iterations, had been a strand in agriculture policy since the squatting era, and in the period following World War 1 was driven by a perceived duty to reward servicemen for their wartime contribution, and more especially in relation to this area, by the policy of the State Rivers and Water Supply Commission (SRWSC) that the use of irrigation water, costly to provide, should be for intensive irrigated agriculture on small plots, which resulted in the purchase of larger properties for this type of subdivision.

In March or April 1924, 960 acres of Harper's land were purchased by the Closer Settlement Board and sections temporarily leased for grazing while the new settlement, which came to be known as Harper's Estate, was being established.[5] The area was subdivided into thirteen small farms,[6] comprising and creating Allotments, 8, 8A, 8B, 8C, 9, 9B, 9C, 9D, 9E, 22, 22A, 22B, 22C.[7] This was announced in both local and state newspapers.

In late March the SRWSC invited tenders for 'one or two Iron Panelled houses (labour only)' for the Shepparton area,[8] probably for Harper's Estate. The houses were discussed locally in the *Cobram Courier*, which approved them ('that type of dwelling having been found economical and suitable for the climatic conditions obtaining in the district'), and in the *Shepparton Advertiser*. [9]

Then in November 1924 tenders were invited for eleven of the 'iron-panelled' houses on Harper's Estate.[10] All thirteen of these houses may have been 'Design A', an added detail which appeared in tenders a year later for seven further iron-panelled houses for Shepparton, probably for the neighbouring Gribben estate.[11] The *Weekly Times* reported (belying the experience of settlers) that the metal houses 'have been found most economical and generally satisfactory.' [12] It is interesting to note that it was timber buildings that were being constructed by the Closer Settlement Board for Soldier Settlers in the northwest of the state at this time.[13]

Channels to bring irrigation water to each block in Harper's Estate were under construction in late 1924.[14]

In March 1925 HB Lincoln, the district engineer of the SRWSC, announced that the land had been surveyed into blocks of 65 to 80 acres, the work of bringing the estate 'into the irrigation sphere' was underway with construction of channels to service every block, and that 'the erection of iron houses on the most modern principles' was proceeding.[15] Blocks were valued at £755 to £1000, [16] payment could be spread over up to thirty-six years and six months, with a 3% deposit; settlers were to be assisted with advances of up to £625 'on the basis of 50 per cent of the value of permanent improvements effected.' The land was seen as suitable for mixed farming, dairying and fruit and lucerne growing.[17]

By late April 1925 the *Shepparton Advertiser* was reporting that twelve of the thirteen blocks had been taken up:[18] in November the *Age* recorded that nine of the thirteen settlers on Harper's were from overseas, and (approvingly) that with the neighbouring Gribben estate then being developed, twenty-two families would replace three. The newspaper however also noted, presciently, that some local property owners and businessmen 'are doubtful whether a living can be made on such small holdings even with abundant water' although 'officers of the Water Commission are confident of the settlers' success.' [19]

George Eric Nankervis was allocated Allotment 6A, Section C, Parish of Tallygaroopna, County of Moira by the Land Board sitting in the Shepparton Court House on 14 April 1926: this 74 acre [30 ha] block was on the Gribben Estate. The youngest settler to take up land here, George was the 20 year old son of James Nankervis of Ivanhoe, Verney Road,

HERITAGE CITATION REPORT

Shepparton, and the grandson of James Nankervis, a selector who had taken up land in the same locality a little to the north. George Nankervis had had four years' farm and orchard experience on his father's property and was granted immediate possession in May 1926.

Nankervis, who had suffered personal hardships with the death of his mother five years earlier and the loss of the family farm to mortgagees the previous year, had his lease cancelled in August 1927 for non-compliance, due to his failure to live on the property: residence for eight months of the year was part for the lease agreement. He then joined his family in Melbourne, marrying there: he worked as a labourer at the Victoria Market, and later with a son in the latter's business. He died in 1964 aged 59.[20]

Fred Longson, who had originally been allocated Allotment 9A, transferred his lease to this block in 1928, remaining there for around a year before entering into a partnership in the Tallygaroopna butcher's shop. He retained the lease, and his in-laws, Harold Poynton and his wife, continued to live in the house. Longson too surrendered his lease for non-compliance and the property was taken by Roy Bicknell in 1932. In 1934 the farm was amalgamated with the adjoining block of James Cowell, Allotment 6, the two blocks being worked as one. Bicknell and his wife established a successful and progressive farm, and Roy Bicknell remained living on this farm until his death in 1959 at the age of 62. His wife Ettie continued running the farm with her youngest son Basil, an older son, Wally, returning to join them in later years. Wally and Basil Bicknell finally ceased dairying, and carried on grazing until 1997, sixty years from when their parents arrived from Avoca. The farm was sold in its original allotments, Allotment 6A being purchased by Rod Pollock, a Melbourne horse breeder. In 2015 the allotment was purchased by Ashley Dempster.[21]

The Bicknells were among the minority of the Closer Settlement settlers in the municipality who by amalgamation of inadequately-sized blocks (and hard work) were able to make a success of Closer Settlement.

[1] *North Eastern Ensign*, 26 May 1874 p. 3

[2] Eileen Torney et al for Shepparton Family History Group, *Early families of Shepparton and District, Book One*, Shepparton 1998, p. 32-33

[3] *Argus*, 22 November 1920, p. 8

[4] *Ibid*, 13 October 1921, p. 10

[5] *Shepparton Advertiser*, 14 April 1924, p. 2

[6] *Cobram Courier*, 4 December 1924, p. 2

[7] Bev Dempster, Zeerust, research notes.

[8] *Age*, 28 March 1924, p. 6

[9] *Cobram Courier*, op. cit

[10] *Shepparton Advertiser*, 24 November 1924, p. 2

[11] *Argus*, 21 November 1925, p. 27

[12] *Weekly Times*, 6 December 1924, p. 34

[13] *Argus*, 30 August 1924, p. 20

HERITAGE CITATION REPORT

[14] *Argus*, 9 December 1924, p. 11

[15] *Shepparton Advertiser*, 16 March 1925, p. 6

[16] *Age*, 21 March 1925, p. 15

[17] *Argus*, 21 March 1925, p. 22

[18] *Shepparton Advertiser*, 30 April 1925, p. 3

[19] *Age*, 9 November 1925, p. 10

[20] Information on George Nankervis: Set of research notes based on information from Ken Longson and Beryl Montgomery, Zeerust, entitled 'The Longson Diary and the Settling of Zeerust 1925', p.14-15

[21] Information on Longson and subsequent owners: Bev Dempster, personal communication, 18 February 2017

Description

Physical Description

The houses have been described as 'iron-panelled houses' or tin houses. The reference to tin and iron is colloquial as the metal is galvanised metal, the galvanising material being zinc as this provided protection against rust. Galvanised metal has been one of the most common forms of external cladding in Australia for both wall and roof, with the most ubiquitous being corrugated metal sheeting.

The houses were essentially designed on a modular basis so that they could be easily transported in parts and erected on site. The house is constructed with a timber frame and this is clad with square galvanised sheet metal panels with timber battens. The ceilings appear to have been clad with a pressed fibreboard or plywood. The floors are hardwood tongue and groove boards. The windows are multi-paned square sliding windows which slide externally. There was a verandah to the front and the rear of the house and this has since been partially enclosed. The verandah has timber struts for support, not verandah posts. The pitched gable roof is clad with corrugated metal. The chimneys have been constructed from concrete with metal flues.

The design of the house while predicated on utility and prefabrication makes some concessions to contemporary architecture. The original panel and batten colour scheme had a pale background (metal panels) with dark battens. This contrast was typical for the period. The multi paned windows are also an oblique reference to English vernacular architecture. The timber struts to the porch area while functional contribute to the aesthetics of the building.

Statement of Significance

What is Significant?

The Closer Settlement house at 390 Zeerust School Road, Zeerust is significant.

This includes all the features associated with the original construction: the external metal and timber batten cladding, the concrete and metal chimneys, the architectural features such as the 20 pane windows with their external sliding

HERITAGE CITATION REPORT

mechanism and the timber struts to the verandah, and the low pitched corrugated metal gable roof.

How is it Significant?

The Closer Settlement House is of significance to the State of Victoria and to the City of Greater Shepparton.

It has historic, social, aesthetic, technical cultural heritage significance and is a rare surviving example.

Why is it Significant?

The former Closer Settlement house is of historic State Significance for its association with the Closer Settlement Acts of the early 20th century.

These acts were aimed at the intensification of settlement. Settlers were sought from urban areas and from as far away as Britain as part of the Empire Settlement Scheme. However, many of the policies were flawed and there was a lack of appreciation of the differing local conditions, little understanding of climates and soils, agricultural processes and production, or of the capacities of the would-be settlers. The holdings were generally too small to sustain a family. The failings of the scheme are essentially encapsulated in these buildings: they were poorly designed from a climatic perspective, lacked provision of basic services and they were no more economic than a traditional timber house.

They are of local historic and social significance for their association with the Closer and Soldier Settlement Policies. These settlement policies changed the character of settlement patterns in the Goulburn Valley. The houses provide an insight into the conditions that many endured as part of their agricultural endeavours. The extent of Closer and Soldier Settlement areas in the Greater Shepparton area is of significance. HERCON criterion A

It is of aesthetic significance to the State of Victoria as an unusual and rare example of early 20 century prefabricated housing. The design was based on the provision of basic accommodation and a utilitarian architecture. This fundamental expression was enhanced by the construction of multi-paned windows, the squared panelling, the porch and the pitched gable roof. HERCON criteria B & E

It is of technical significance for its prefabricated building design and construction. HERCON criterion F

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name Former Zeerust Uniting Church

Address 400 Zeerust Road ZEERUST

Significance Level B

Place Type Church

Citation Date 2004



Former Zeerust Uniting Church and Hall

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

An earlier Wesleyan Methodist church existed on this site prior the construction of a new timber building in September 1876. The building cost £182. The minister of the new church was Reverend John James Brown. By 1912 the needs of a growing congregation led to plans for a larger new building, with fundraising activities commencing that year. The foundation stone was laid on 13 April 1914. The building was completed at a total cost of £667, the construction undertaken by Kittle Bros of Shepparton.

The timber church was retained and relocated a short distance from its original site for use as a Sunday school. The brick church was externally rendered in 1956 as part of the church's 80th anniversary celebrations. After the creation of the Uniting Church of Australia in 1977, the church became the Tallygaroopna Uniting Church.

References

Myrtle Ford, *Centenary Notes Tallygaroopna Methodist Church*, cited by Mr Arthur Willmott, pers comm.

HERITAGE CITATION REPORT

Identified By

SOMA Design Partnership, June 2001.

Relevant Historical Australian Themes

Thematic Environmental History

10.0 Worshipping

Description

Physical Description

The Uniting Church, Zeerust is a modest single storey rendered brick church comprising a parapeted gabled roof nave and a skillion-roofed vestry to the rear. The nave roof has corrugated galvanised steel cladding penetrated by cylindrical ridge ventilators and parapets finished with rendered copings and finials. The side walls are buttressed and contain regular fenestration of lancet windows with simple leadlight glazing. The symmetrical south elevation contains a double-leaf timber door, surmounted by three arched windows grouped under a rendered arched moulding. Flanking either side of the door is a blind pointed arched window.

The adjacent Church Hall is a single-storey weatherboard building comprising a small rectangular hall with a projecting entry porch to south elevation. Both sections have a gabled roof clad in corrugated galvanised steel with turned timber finials. The side walls of the hall contain three regularly spaced timber-framed, double-hung sash windows.

At the north boundary of the churchyard there are two timber-framed outhouses (one weatherboard, the other re-clad in fibro-cement sheet).

Physical Condition

FAIR

Intactness

GOOD

Australian Heritage Commission Criteria

HERITAGE CITATION REPORT

Australian Heritage Commission

8.6 Worshipping

9.6 Mourning the dead

Statement of Significance

The Uniting Church at the corner of Zeerust Church & Zeerust Roads, Zeerust is of local historical, social and aesthetic significance. Constructed in 1876 and 1914, the church and hall have been a centre for Methodist / Uniting Church worship and activity for over 125 years. Aesthetically the church is a substantially intact and representative example of a rural church with simple Gothic Revival detailing, distinguished from the numerous examples in the municipality by its cement render finish. The adjacent church hall is a substantially intact and representative example of its type and makes a contribution to the significance of the place.

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

Yes All mature trees

Fences & Outbuildings

Yes Church hall

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

. Undertake conservation works including repainting of weatherboards and joinery and replacement of deteriorated fabric with new to match original. . Maintain original unpainted finish to face brickwork and otherwise investigate original paint colours

HERITAGE CITATION REPORT

Name	210 Zeerust School Road ZEERUST (former Gribben log building)	
Address	210 Zeerust School Road ZEERUST	Significance Level Local
Place Type	Shed	
Citation Date	2014	

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The log building at 210 Zeerust School Road was constructed in April-May 1876 by selectors Joseph, Edwin and Paul Gribben.

Zeerust was part of the lands of the Bangerang peoples. Edward Khull, first squatter in the area, took up his enormous Tallygaroopna run of 160,000 acres [64,750 ha] in 1841: a slab hut on his head station is still extant on the property now known as Fairley Downs. The run was occupied by Sherbourne Sheppard, after whom Shepparton is named, in May 1843. In December 1846 12,000 acres in the north-west was separated out as the Mundoona run. The runs were largely conducted in tandem, the last leaseholder of both being William Fraser, who obtained both runs in February 1866; like many final pastoral tenants he had been able to amass a quantity of land.

Selectors moved in on Fraser's pastoral runs under the 1869 Land Act, the 'selection before survey' Act which, by counting rents paid towards the final payment, finally succeeded in the State's aim of 'putting the small man on the land'.

The Gribben brothers, Joseph, Edwin and Paul, Cornish tin miners who had journeyed to the Bendigo goldrushes, selected three adjoining 319 acre [129 ha] allotments in the Parish of Tallygaroopna, County of Moira, applying for their licences on 20 January 1876.[1] They had chosen Allotments 10, 11 and 12 respectively. The area was part of the new grain belt, as the agricultural frontier had moved north with the 1869 Land Act and the exhaustion and unsuitability of the soils of the earlier grain-growing areas closer to Melbourne.

Joseph, single, began to reside on his block on 3 April 1876. In a declaration of improvements on 2 August 1878, he listed 'Log cabin with bark roof 12' x 24' [3.7m x 7.3m] cost £24. Log stable with bark roof 12' x 20' [3.7m x 6.1m] cost £8. Pig sty with bark roof 8' x 12' [2.4m x 3.7m] cost £1. 50 acres of land ploughed and cultivated, 46 acres under wheat, 4 acres under oats at £1 cost per acre.'[2]

The 'log cabin' had been built by the three brothers as their first dwelling; they initially combined their efforts, then each developed his own selection. A log cabin, as Gribben unusually described it (most selectors did not use this American term), was the typical initial home of selectors in the Goulburn Valley, as they used the byproducts of the timber clearing which was both imperative, in that it allowed the sowing of the first crop, and mandatory in that it counted towards the improvements demanded by the terms of the licence. Slab buildings were unusual here. In a survey of the initial buildings on selections in a sample parish, Gargarre East on the west of the Goulburn River (which may be seen as typical of not just the greater part of the Goulburn Valley but of wider areas across northern Victoria from the Terricks to Glenrowan, where grey box and similar non-fissile timbers predominate), almost half (47.5%) of all the buildings for which the materials are known were of log. Just over half the buildings used as dwellings were of logs (52%), and 44% of farm

HERITAGE CITATION REPORT

buildings. Log buildings with a bark roof constituted a quarter of all buildings for which the materials were known.[3] Few of these remain, but some are being rediscovered.

The Gribben brothers' log building is typical of the type: the logs of the prevailing grey box (*E. microcarpa*) are notched at the corners to make the building self-supporting without uprights, and the interstices are chinked with a mud mixture, now lost to a large extent. Corrugated iron obviously replaced the original bark roof many decades ago. Tie beams and most of the rafters are saplings. The gable ends have been filled in with weatherboards, most missing on one end.

The building is not in its original position on the selection. Joseph Gribben had to relinquish his property, selling to William Wisely on 3 February 1891.[4] Wisely had other land; the building was not needed as a dwelling, and it was moved on the property to become a smithy, a purpose it served for around seventy years.[5]

[1] Myrtle Ford, *The Golden Jubilee of Zeerust School and District 1928-1978*, Shepparton, 1978, p. 56; Map: Parish of Tallygaroopna

[2] Myrtle Ford, op. cit., p. 57

[3] Anne Tyson, 'An analysis of construction materials of the first buildings on all selections in the Parish of Girgarre East, Victoria', 2012

[4] Title: Vol 2324 Fol 464716

[5] Myrtle Ford, op. cit., 58

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Description

Physical Description

The Gribben brothers' log building is typical of the type: the logs of the prevailing grey box (*E. microcarpa*) are notched at the corners to make the building self-supporting without uprights, and the interstices are chinked with a mud mixture, now lost to a large extent. Corrugated iron obviously replaced the original bark roof many decades ago. The roof demonstrates typical bush pole construction with saplings for the rafters and collar ties.

The gable ends have been filled in with weatherboards, most missing on one end. The tilt and prop window is typical for these rudimentary buildings. It is simply framed and propped open as required. This type of technology for window construction was common practice during the gold rushes. The windows could be removed easily and taken from one place to another. They were designed to be inserted within the timber framing without any further refinement.

Statement of Significance

What is Significant?

The former Gribben log building at 210 Zeerust School Road, Zeerust.

HERITAGE CITATION REPORT

How is it Significant?

The former Gribben log building is of local historic, aesthetic and technical cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The former Gribben log building is of historic significance as it provides tangible physical evidence of the type of buildings that were constructed by selectors during the settlement period of the mid 19th century. These construction techniques were essentially a product of the requirements for successful selection. They were once commonplace but are increasingly becoming rarer as structures in which they are employed disappear from the landscape. HERCON criteria A & B

The log building is of aesthetic significance for its contribution to the cultural landscape of the Goulburn Valley. HERCON criterion E

The log building is of technical significance for its method of construction. The log buildings of northern Victoria are constructed in a similar manner and rely on a minimum of mechanical or manufactured materials for completion. They are a technical testimony to the innovative enterprise of the selector. HERCON criterion F

Recommendations 2014

External Paint Controls

No

Internal Alteration Controls

Yes

Tree Controls

No

Fences & Outbuildings

Yes Log building

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 235 Zeerust School Road ZEERUST (log structures)
Address 235 Zeerust School Road ZEERUST **Significance Level** Local
Place Type Shed
Citation Date 2014

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The group of buildings were relocated to this site a number of years ago. They include a slab hut from the property of selector Henry Sandilands.

Description

Physical Condition

A slab hut and other timber structures.

Statement of Significance

What is Significant?

The relocated slab structures at 235 Zeerust School Road, Zeerust.

How is it Significant?

The slab structures are of local historic, technical and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why are they Significant?

The slab structures are of historic significance as they represent the types of solid log structures that were constructed during the Land Selection Period. They have been relocated but they still provide tangible physical evidence of the materials and construction techniques. HERCON criterion A

They are of architectural significance as they are representative of a short lived vernacular building tradition that was once found throughout the Goulburn Valley. HERCON criterion D

They are of aesthetic significance for their rustic aesthetic character. HERCON criterion D

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	No
Internal Alteration Controls	Yes
Tree Controls	No
Fences & Outbuildings	Yes All outbuildings on this site.
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

**APPENDIX F – HERMES CITATIONS – PLACES OF CONTRIBUTORY SIGNIFICANCE
WITHIN HERITAGE PRECINCTS**

Heritage Overlay Number	Address	Page
Shepparton Residential Precinct North (HO140)		1784
HO140	Corio Street, Shepparton	
HO140	37 Corio Street, Shepparton	1791
HO140	38 Corio Street, Shepparton	1793
HO140	39 Corio Street, Shepparton	1795
HO140	40 Corio Street, Shepparton	1797
HO140	42 Corio Street, Shepparton	1799
HO140	43 Corio Street, Shepparton	1801
HO140	46 Corio Street, Shepparton	1803
HO140	London Plane Trees, Corio Street, Shepparton	1805
HO140	Orr Street, Shepparton	
HO140	29 Orr Street, Shepparton	1807
HO140	30 Orr Street, Shepparton	1809
HO140	31 Orr Street, Shepparton	1811
HO140	32 Orr Street, Shepparton	1813
HO140	35 Orr Street, Shepparton	1815
HO140	36 Orr Street, Shepparton	1817
HO140	37 Orr Street, Shepparton	1819
HO140	40 Orr Street, Shepparton	1821
HO140	42 Orr Street, Shepparton	1823
HO140	44 Orr Street, Shepparton	1825
HO140	45 Orr Street, Shepparton	1827
HO140	47 Orr Street, Shepparton	1829
HO140	Rea Street, Shepparton	
HO140	33 Rea Street, Shepparton	1831
HO140	39 Rea Street, Shepparton	1833
HO140	41 Rea Street, Shepparton	1835
HO140	42 Rea Street, Shepparton	1837
HO140	43 Rea Street, Shepparton	1839
HO140	44 Rea Street, Shepparton	1841

GREATER SHEPPARTON HERITAGE STUDY STAGE II

HO140	45 Rea Street, Shepparton	1843
HO140	46 Rea Street, Shepparton	1845
HO140	47 Rea Street, Shepparton	1847
HO140	48 Rea Street, Shepparton	1849
HO140	49 Rea Street, Shepparton	1851
HO140	50-52 Rea Street, Shepparton	1853
HO140	51 Rea Street, Shepparton	1855
HO140	53 Rea Street, Shepparton	1857
HO140	54 Rea Street, Shepparton	1859
HO140	55 Rea Street, Shepparton	1861
HO140	57 Rea Street, Shepparton	1863
HO140	59 Rea Street, Shepparton	1865
HO140	61 Rea Street, Shepparton	1867
HO140	64 Rea Street, Shepparton	1869
HO140	65 Rea Street, Shepparton	1871
HO140	66 Rea Street, Shepparton	1872
HO140	68 Rea Street, Shepparton	1874
HO140	70 Rea Street, Shepparton	1876
HO140	72 Rea Street, Shepparton	1878

Shepparton Residential Precinct South (HO141) 1880

HO141	Corio Street, Shepparton	
HO141	54 Corio Street, Shepparton	1887
HO141	56 Corio Street, Shepparton	1889
HO141	60-62 Corio Street, Shepparton	1891
HO141	63 Corio Street, Shepparton	1893
HO141	64-68 Corio Street, Shepparton	1895
HO141	65 Corio Street, Shepparton	1897
HO141	67 Corio Street, Shepparton	1899
HO141	69 Corio Street, Shepparton	1901
HO141	70 Corio Street, Shepparton	1903
HO141	71 Corio Street, Shepparton	1905
HO141	72-74 Corio Street, Shepparton	1907
HO141	76 Corio Street, Shepparton	1909
HO141	80-82 Corio Street, Shepparton	1911
HO141	81 Corio Street, Shepparton	1915

GREATER SHEPPARTON HERITAGE STUDY STAGE II

HO141	83 Corio Street, Shepparton	1917
HO141	84 Corio Street, Shepparton	1919
HO141	89 Corio Street, Shepparton	1921
HO141	90 Corio Street, Shepparton	1923
HO141	92 Corio Street, Shepparton	1925
HO141	93-95 Corio Street, Shepparton	1927
HO141	94 Corio Street, Shepparton	1929
HO141	96 Corio Street, Shepparton	1931
HO141	97 Corio Street, Shepparton	1933
HO141	99 Corio Street, Shepparton	1935
HO141	London Plane Trees, Corio Street, Shepparton	1937
HO141	Knight Street, Shepparton	
HO141	101 Knight Street, Shepparton	1939
HO141	103 Knight Street, Shepparton	1941
HO141	McKinney Street, Shepparton	
HO141	33 McKinney Street, Shepparton	1943
HO141	Orr Street, Shepparton	
HO141	54 Orr Street, Shepparton	1945
HO141	56 Orr Street, Shepparton	1947
HO141	58 Orr Street, Shepparton	1949
HO141	60 Orr Street, Shepparton	1951
HO141	66-68 Orr Street, Shepparton	1953
HO141	70 Orr Street, Shepparton	1955
HO141	72 Orr Street, Shepparton	1957
HO141	74-76 Orr Street, Shepparton	1959
HO141	75 Orr Street, Shepparton	1961
HO141	77 Orr Street, Shepparton	1963
HO141	78-84 Orr Street, Shepparton	1965
HO141	79 Orr Street, Shepparton	1968
HO141	86 Orr Street, Shepparton	1970
	Maude Street Shepparton Residential Precinct (HO152)	1972
HO152	305 Maude Street, Shepparton	1975
HO152	307 Maude Street, Shepparton	1977
HO152	311 Maude Street, Shepparton	1979

GREATER SHEPPARTON HERITAGE STUDY STAGE II

Tatura Township Precinct (HO156)	1981
HO156 42-50 Hogan Street, Tatura – Commercial Hotel	1991
HO156 49 Hogan Street, Tatura – Irrigation and POW Museum	1994
HO156 54-56 Hogan Street, Tatura	1997
HO156 58 Hogan Street, Tatura	1999
HO156 60 Hogan Street, Tatura	2002
HO156 61 Hogan Street, Tatura	2004
HO156 62-64 Hogan Street, Tatura	2007
HO156 65-75 Hogan Street, Tatura – Sacred Heart Catholic Church and School	2010
HO156 70-82 Hogan Street, Tatura - St Mary’s College and Sacred Heart Convent	2012
HO156 77-79 Hogan Street, Tatura – Mechanics’ Institute	2015
HO156 81-83 Hogan Street, Tatura – Victory Hall	2018
HO156 84-86 Hogan Street, Tatura	2020
HO156 85 Hogan Street, Tatura	2022
HO156 95-101 Hogan Street, Tatura and rear of 73-77 Park Street, Tatura	2024
HO156 1/106 Hogan Street, Tatura	2026
HO156 107 Hogan Street, Tatura	2028
HO156 108-110 Hogan Street, Tatura	2030
HO156 109, 111 and 113 Hogan Street, Tatura	2032
HO156 115 Hogan Street, Tatura	2034
HO156 117 Hogan Street, Tatura	2037
HO156 123 Hogan Street, Tatura	2040
HO156 124 Hogan Street, Tatura	2042
HO156 125 Hogan Street, Tatura	2045
HO156 126-128 Hogan Street, Tatura	2047
HO156 130 Hogan Street, Tatura	2050
HO156 132-134 Hogan Street, Tatura	2052
HO156 133 Hogan Street, Tatura	2054
HO156 137 Hogan Street, Tatura	2056
HO156 139 Hogan Street, Tatura – former Bank of New South Wales	2058
HO156 141 Hogan Street, Tatura	2061
HO156 143 Hogan Street, Tatura	2063
HO156 145-147 Hogan Street, Tatura	2065
HO156 148 Hogan Street, Tatura	2068
HO156 152 Hogan Street, Tatura	2070
HO156 158-162 Hogan Street, Tatura – Criterion Hotel	2073

GREATER SHEPPARTON HERITAGE STUDY STAGE II

HO156	Walshe Street, Tatura	
HO156	2-10 Walshe Street, Tatura	2076
	Shepparton Central Business Area Precinct (HO160)	2078
HO160	Fraser Street, Shepparton	
HO160	13-23 Fraser Street (and 200-210 Maude Street), Shepparton	2085
HO160	Maude Street, Shepparton	
HO160	136-162 Maude Street, Shepparton – Wesley Religious Complex	2088
HO160	174-198B Maude Street, 52-62 Fryers Street and 285-289 Wyndham Street, Shepparton – Fairley’s Building	2092
HO160	187 Maude Street, Shepparton – Former Fairway Building	2095
HO160	Fryers Street, Shepparton	
HO160	44 Fryers Street, Shepparton	2097
HO160	46-48 Fryers Street, Shepparton	2099
HO160	50 Fryers Street, Shepparton	2101
HO160	52 Fryers Street, Shepparton	2103
HO160	54-56 Fryers Street, Shepparton	2105
HO160	61-65 Fryers Street, Shepparton	2107
HO160	67 Fryers Street, Shepparton	2109
HO160	69-71 Fryers Street, Shepparton	2111
HO160	73-83 Fryers Street, Shepparton – Hotel Australia	2113
HO160	86-88 Fryers Street, Shepparton	2116
HO160	92 Fryers Street, Shepparton	2118
HO160	94 Fryers Street, Shepparton	2120
HO160	96-98 Fryers Street, Shepparton	2122
HO160	97-101 Fryers Street, Shepparton	2124
HO160	100 Fryers Street, Shepparton	2126
HO160	113A Fryers Street, Shepparton	2128
HO160	125-127 Fryers Street, Shepparton- former Baptist Church – Friar’s Cafe	2130
HO160	Wyndham Street, Shepparton	
HO160	219-225 Wyndham Street, Shepparton	2133
HO160	227-241 Wyndham Street, Shepparton – Mechanics’ Institute	2136
HO160	238-240 Wyndham Street, Shepparton	2139
HO160	243-245 Wyndham Street, Shepparton	2141
HO160	261-267 Wyndham Street, Shepparton	2143
HO160	269-275 Wyndham Street, Shepparton	2146

GREATER SHEPPARTON HERITAGE STUDY STAGE II

HO160	279-283 Wyndham Street, Shepparton	2149
HO160	288 Wyndham Street, Shepparton	2152
HO160	290-292 Wyndham Street, Shepparton	2155
HO160	296 Wyndham Street, Shepparton	2158
HO160	302-308 Wyndham Street, Shepparton	2161
HO160	310-312 Wyndham Street, Shepparton	2163
HO160	314-316 Wyndham Street, Shepparton	2166
Macintosh Street Shepparton Residential Precinct (HO199)		2168
HO199	Macintosh Street, Shepparton	
HO199	3 Macintosh Street, Shepparton	2172
HO199	7 Macintosh Street, Shepparton	2174
HO199	9 Macintosh Street, Shepparton	2176
HO199	11 Macintosh Street, Shepparton	2178
HO199	13 Macintosh Street, Shepparton	2180
HO199	15 Macintosh Street, Shepparton	2182
HO199	Wyndham Street, Shepparton	
HO199	537 Wyndham Street, Shepparton	2184
Tatura Residential Precinct West (HO211)		2186
Casey Street, Tatura		
HO211	1 Casey Street, Tatura	2190
HO211	2, 4, 6, 8 and 10 Casey Street, Tatura	2193
HO211	5 Casey Street, Tatura	2195
HO211	7 Casey Street, Tatura	2198
HO211	Ross Street, Tatura	
HO211	55 Ross Street, Shepparton	2201
HO211	57 Ross Street, Shepparton	2203
HO211	59 Ross Street, Shepparton	2206
HO211	61 Ross Street, Shepparton	2208
HO211	63 Ross Street, Shepparton	2211
HO211	65 Ross Street, Shepparton	2214
HO211	71 Ross Street, Shepparton	2216
Dookie Township Precinct (HO261)		2219
HO261	Baldock Street, Dookie	

GREATER SHEPPARTON HERITAGE STUDY STAGE II

HO261	7 Baldock Street, Dookie – Silos	2224
HO261	Railway Siding, Baldock Street, Dookie	2226
HO261	Curtain Street, Dookie	
HO261	12 Curtain Street, Dookie	2228
HO261	Gladstone Street, Dookie	
HO261	17 Gladstone Street, Dookie	2230
HO261	Mary Street, Dookie	
HO261	26 Mary Street, Dookie	2232
HO261	30 Mary Street, Dookie	2234
HO261	34 Mary Street, Dookie	2236
HO261	44 Mary Street, Dookie – Gladstone Hotel	2238
HO261	48 Mary Street, Dookie – Former Co-Op Store	2240
HO261	60 Mary Street, Dookie	2242
HO261	64 Mary Street, Dookie – Former Dookie and Katamatite Recorder Office and the former Butcher’s Shop	2244
HO261	65 Mary Street, Dookie	2246
HO261	66 Mary Street, Dookie – Former National Bank	2246
HO261	67-71 and part of 89 Mary Street, Dookie – CWA Gardens	2248
HO261	89 Mary Street, Dookie – Dookie Bowls Club	2251
HO261	89A Mary Street, Dookie – War Memorial	2254
HO261	90 Mary Street, Dookie	2256
HO261	92 Mary Street, Dookie	2258
HO261	Turnley Street, Dookie	
HO261	21 Turnley Street, Dookie	2260
HO261	27 Turnley Street, Dookie	2262
Murchison Central Township Precinct (HO336)		2264
HO336	Impey Street, Murchison	2270
HO336	2 Impey Street, Murchison - Uniting Church	2270
HO336	4 Impey Street, Murchison	2272
HO336	6 Impey Street, Murchison	2274
HO336	8 Impey Street, Murchison – Murchison Primary School	2276
HO336	15 Impey Street, Murchison – Christ Anglican Church	2278
HO336	McKenzie Street, Murchison	
HO336	4 McKenzie Street, Murchison	2280
HO336	Part of 12 McKenzie Street, Murchison	2282

GREATER SHEPPARTON HERITAGE STUDY STAGE II

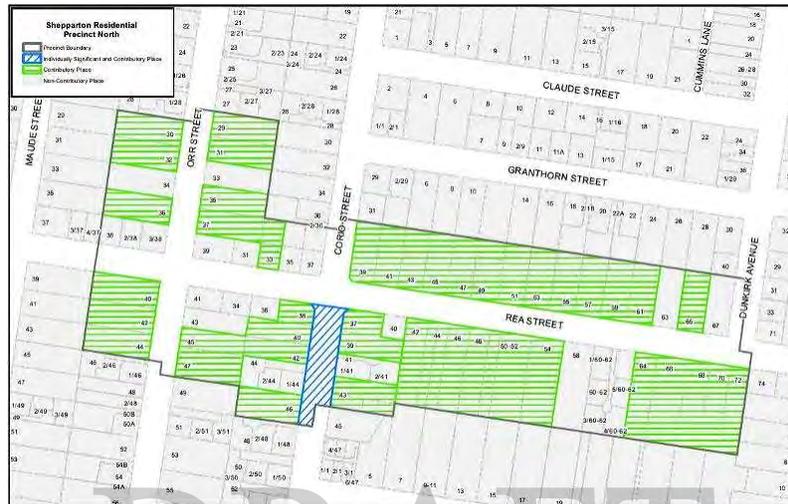
HO336	Roderick Square Reserve (cnr. McKenzie Street and Robinson Street), Murchison	2284
HO336	Robinson Street, Murchison	
HO336	12 Robinson Street, Murchison	2286
HO336	20 Robinson Street, Murchison	2288
HO336	Stevenson Street, Murchison	
HO336	1 Stevenson Street, Murchison	2290
HO336	2, 4 and 54 Stevenson Street, Murchison (Murchison Public Gardens)	2292
HO336	3 Stevenson Street, Murchison	2294
HO336	5 Stevenson Street, Murchison - Ravenscraig	2296
HO336	7 Stevenson Street, Murchison – Former Commercial Bank	2298
HO336	17 Stevenson Street, Murchison	2300
HO336	21 Stevenson Street, Murchison	2302
HO336	27 Stevenson Street, Murchison	2304
HO336	33 Stevenson Street, Murchison – General Store	2306
HO336	39 and 45 Stevenson Street, Murchison – Pair of Shops	2308
HO336	40 Stevenson Street, Murchison	2310
HO336	47 Stevenson Street, Murchison	2312
HO336	65 Stevenson Street, Murchison	2314
HO336	69 Stevenson Street, Murchison	2316
HO336	71 Stevenson Street, Murchison	2318
HO336	71A Stevenson Street, Murchison	2320
	River Road Murchison Residential Precinct (HO337)	2322
HO337	River Road, Murchison	
HO337	8 River Road, Murchison	2327
HO337	10 River Road, Murchison	2329
HO337	12 River Road, Murchison	2331
HO337	16 River Road, Murchison	2333
HO337	26 River Road, Murchison	2335
HO337	30 River Road, Murchison	2337
HO337	64 River Road, Murchison	2339
HO337	66 River Road, Murchison	2341
HO337	76 River Road, Murchison	2343
HO337	80 River Road, Murchison	2345
HO337	86 River Road, Murchison	2347

GREATER SHEPPARTON HERITAGE STUDY STAGE II

HO337	88 River Road, Murchison	2349
HO337	94 River Road, Murchison	2351
Rushworth Road Murchison Residential Precinct (HO337)		2353
HO338	Rushworth Road, Murchison	
HO338	1 Rushworth Road, Murchison – Kestell	2357
HO338	9 Rushworth Road, Murchison	2359
HO338	11 Rushworth Road, Murchison	2361
HO338	12 Rushworth Road, Murchison	2363
HO338	15 Rushworth Road, Murchison	2365
HO338	25 Rushworth Road, Murchison	2367
HO338	27 Rushworth Road, Murchison	2369
Station Street Murchison Residential Precinct (HO339)		2371
Station Street, Murchison		
HO339	39 Station Street, Murchison	2375
HO339	48 Station Street, Murchison	2377
HO339	52 Station Street, Murchison	2379
HO339	54 Station Street, Murchison	2381
HO339	56 Station Street, Murchison	2383
HO339	60 Station Street, Murchison	2365

HERITAGE CITATION REPORT

Name Shepparton Residential Precinct North
Address SHEPPARTON **Significance Level** Local
Place Type Residential Precinct
Citation Date 2011



Shepparton Residential Precinct North

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Taken from *The Shepparton Heritage Study Stage II* - Allom Lovell 2004

Shepparton grew around a crossing of the Goulburn River. Originally known as Macguire's Punt, the development of a small village at the crossing by the early 1850s led to the first survey of the township in 1855, by surveyor J G W Wilmot. A more substantial, but only partially completed town survey was carried out by John Downey in 1864. Alfred Leahy became Government Contract Surveyor after settling in Shepparton with his wife in the 1870s, and in 1874 he completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets.¹ Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

Leahy purchased an 845 acre area of land immediately north of Knight Street including these two sections, in an estate known as Shepparton Park. His holdings stretched from near Grahamvale to the east, to the Goulburn River to the west and several miles to the north, and were centred on a located homestead near Wyndham Street. Some subdivision of this land was undertaken by Leahy, including the extension of Maude Street north of Knight Street. A prominent local figure, Leahy was heavily involved with the opening up of land to selectors around the Shepparton area and was also elected a Shire Councillor. After his death, the property was sold for £4 12s an acre, and subdivided.²

HERITAGE CITATION REPORT

Under colonial legislation, subdivision and the development of roads in areas outside Leahy's 1874 township survey, such as this land north of Knight Street, had to be undertaken with the approval of council.³

The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The names of the new and existing streets within this precinct reflect associations with influential people in the nineteenth century development of the town. Corio Street was named after Corio Bay by Alfred Leahy, who had visited the bay *en route* to Sydney upon his arrival in Australia, and whose wife originated from Geelong. Knight Street, was named after another early resident and landowner, Frederick P Knight, who had purchased allotments in the first Shepparton land sales in 1856. Oram Street was named after William Henry Oram, an auctioneer who lived in the town in the 1870s. Orr Street refers to John Orr, who was the MLA for the Murray districts between 1862 and 1880. W G McKinney was an early resident, councillor, auctioneer and Justice of Peace, after whom McKinney Street was named. Harold Street was named after Harold Patrick Langford Leahy, the son of Alfred Leahy.⁴

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and closer settlement in the Goulburn Valley region. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920. By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments.⁵

The subdivision of sections 1, 2, 23 and 24 in the township in the late nineteenth century preceded the close residential development of the area north of Knight Street. Brick houses constructed along Corio Street by c.1900 included numbers 84, 85-87, 90 and 94.

Close subdivision of allotments 15 and 16, formerly owned by Leahy, led to the construction of an internal grid of roads by the 1890s, which included northward extensions of Corio and Maude Streets. Close residential development lagged behind that in the township immediately to the south by several decades.

ENDNOTES

1 *Shepparton, Past & Present*, p. 13.

2 Elsie Brady, *They Left Their Footprints*, pp. 15-16, and C W S James, *History of Shepparton 1838-1938*, p. 18.

3 *Shepparton, Past & Present*, p. 13.

HERITAGE CITATION REPORT

4 Elsie Brady, *They Left Their Footprints*, pp. 33, 59, 64, 75.

5 Elsie Brady, *They Left Their Footprints*, p. 12.

6 Subdivision Plans 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of Moira' LP 3035, 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of Moira' LP 4281, 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of Moira' LP 9644, Land Victoria.

7 Subdivision Plan 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of Moira' LP 3035, Land Victoria.

8 Subdivision Plan 'Subdivision of Township Allotments, Shepparton, Country of Moira' S283H, Land Victoria.

Description

Recommended Management

Recommendations

Owners of heritage places within the precinct should be encouraged to do the following:

- . Repaint buildings in original colours, as appropriate, to the differing period styles of the individual buildings. Early buildings of face brick construction (Victorian villas, Federation houses, etc) should retain their original unpainted finish to the brickwork. Where face brickwork has been painted over, owners should be encouraged to remove it with a chemical /low pressure water treatment and without damaging the brickwork.
- . Remove intrusive accretions, such as modern verandahs and carports, aluminium windows, non-original doors, non-original cladding and replace with more sensitively designed structures and/or appropriate elements/materials.
- . Retain or reconstruct original front fences (timber pickets, woven wire and so on) and maintain heritage gardens, such as they are. Large, visually impermeable front fences which obstruct views of front gardens and houses from the street should be discouraged.
- . Front fences should be no higher than 1.4 metres in height.
- . Street trees should be assessed on a 1 to 2 year basis by a qualified arborist. Should they require removal when they become senescent, they should be replaced the same species.
- . To only alter and add to buildings in a manner which ensures that the new work is not visible from the street. Upper storey additions should fall within an 'envelope' created by projecting a sight line from 1.6 metres above the ground level (average eye-height) from a point where the footpath meets the property line directly opposite the site and taken to the line of the roof ridge.
- . Locate air conditioning units where they are not visible from the street.
- . To set back new carports and garages behind the facade by at least the depth of one room.

HERITAGE CITATION REPORT

Previous Statement Significance

From Greater Shepparton - City of Greater Shepparton Heritage Study Stage Two

Statement of Significance

The Shepparton Residential Precinct, comprising of north and south components, is of local historic and aesthetic significance.

It demonstrates the ongoing residential development which has occurred in Shepparton from the late nineteenth century, through the Edwardian and inter-War years, to the 1940s, showing the close pattern of development which evolved as the town expanded in the early twentieth century. The south precinct incorporates part of the original township survey completed in 1874 and contains a number of Victorian residences on large allotments. The later subdivision of the northern precinct is reflected in the smaller allotments and predominance of late Edwardian and inter-War residences.

The precinct is also of historic significance being associated with the surveyor and prominent landowner Alfred Leahy. Leahy completed the township survey of Shepparton in 1874 and also surveyed many other towns in the district including Numurkah, Nathalia and parts of Mooroopna. Streets names in the precinct, many of which were chosen by Leahy, reflect significant figures in the early development of Shepparton: Corio Street was named after Corio Bay by Alfred Leahy, whose wife originated from Geelong; Knight Street was named after early resident and landowner, Frederick P Knight; and, Orr Street refers to John Orr, who was the MLA for the Murray districts between 1862 and 1880. A large area of the precinct originally formed part of Leahy's Shepparton Park estate and was subdivided after his death.

Aesthetically, the precinct contains a broad range of architectural styles, including a number of very accomplished examples of late-Victorian, Edwardian, Federation and inter-War domestic buildings, notably in the south precinct. Six of these buildings are reputed to be the work of prolific local architect J A K Clarke, who was responsible for designing many of the region's finest residences and public buildings. The majority of these buildings are highly intact and many of retain elaborate established gardens, with mature specimens of exotic trees. The precinct's aesthetic qualities are further enhanced by mature plantings of street trees.

Physical Description

The two precincts, separately designated as the Shepparton Residential Precinct North and Shepparton Residential Precinct South are distinctly different in character. The pattern of subdivision, nature of the building stock and streetscape within each will thus be discussed separately.

Shepparton Residential Precinct North

Pattern of Subdivision

Subdivision of Leahy's original allotments 15 and 16 had proceeded gradually in a piecemeal fashion from the late 1880s. The existing configuration of blocks still retains to a large extent, the original layout of roads and residential blocks. A major subdivision in 1890 saw the extension of Maude and Corio Streets north to Balaclava Street, and the creation of parts of Orr and Rea Streets. The new sections of Maude and Corio Streets were both narrower than in the original township, measuring 66 links (13.2 metres) instead of 99 links (19.8 metres). Small allotments were created between Wyndham and Maude Streets, and at the south end of the block between Maude and Orr Streets. Another major subdivision in 1902 saw the creation of large allotments between Hawden and Clive Streets, and along the south side of Rea Street between Clive and Corio Streets. These were then further subdivided to create Sutherland and Corio Avenues.⁶ Most existing allotments within this precinct typically have street frontages of approximately 20 metres and depths of 100 metres, except for those facing the south side of Rea Street east of Corio, which are slightly larger. A small

HERITAGE CITATION REPORT

number of blocks have been more closely subdivided.

Building Stock

The housing stock within the precinct dates predominately from the period c.1910-1930. A majority of the early twentieth century houses are in the Edwardian Bungalow idiom. These are generally in the form of single-storey double-fronted, weatherboard houses with asymmetrical facades. They have front verandahs and hipped or gabled roofs, generally clad in corrugated galvanised steel. Examples of this can be seen at 38 Corio, 46 Corio and 42 Rea Street.

The inter-War houses within the precinct are largely designed in the Bungalow style. These houses are broadly similar in form to the Edwardian bungalow houses of the precinct, being single-storey double-fronted houses with asymmetrical facades and front verandahs. As is characteristic of the inter-War bungalow style, the houses typically have low-pitched gabled roofs, often with timber shingle gable infills. Examples of this can be seen at, 39 Rea and 45 Rea Street.

Derivations within the bungalow style include No. 41 Rea Street which has a rendered brick verandah with a jerkin-head gable roof and arched openings recalling the Spanish Mission style.

Non-heritage building stock inside the precinct includes blocks of villa units dating from the 1970s and 80s and a small number of recent houses in the currently fashionable mock Georgian and Tuscan idioms.

Streetscape and Landscape

Typically, streetscapes within the precinct do not comprise separate rows of Edwardian or Interwar bungalows. Rather there are small groupings of Edwardian or Inter-War bungalows separated by recent building fabric. However, the general uniformity of building heights and set backs and the predominant use of corrugated galvanised steel roofs and weatherboard wall cladding provides a general sense of homogeneity. All streets within the precincts have an asphalt surface, with concrete footpaths and curbs.

The landscape character of the precinct is informed by the street trees planted along the nature strips. The avenue plantings of London Plane Trees (*Platanus x acerifolia*) along Corio street make a significant contribution to the amenity of the area. The trees planted along the Orr Street nature strips, believed to be White Cedar (*Melia azedarach*), are also important in defining the character of the precinct (Figure 6). Along Rea Street, the street plantings consist of Paperbarks (*Melaleuca preissiana*) of relatively recent origin.

Site Context

Shepparton Residential Precinct North

This precinct is linear in form and extends along both sides of Rea Street roughly between Maude and Dunkirk Streets. It covers the intersections of Rea Street with Corio and Orr Streets, including a number of adjacent blocks to the north and south of these intersections, but excludes the sites at the intersection of Rea and Maude Streets.

It includes the following properties

- . 31-61 Rea Street (north side)
- . 34-72 Rea Street (south side)
- . 30-44 Orr Street (west side)

HERITAGE CITATION REPORT

. 29-47 Orr Street (east side)

. 38-46 Corio Street (west side)

. 37-43 Corio Street (west side)

Statement of Significance

The history and description for this precinct are the source of evidence for the following Statement of Significance.

SHEPPARTON RESIDENTIAL PRECINCT NORTH

What is significant?

The Shepparton Residential Precinct North as it demonstrates the ongoing residential development which has occurred in Shepparton from the the late nineteenth century, through the Edwardian and Inter-war years, to the 1940s showing the close pattern of development which evolved as the town expanded.

Places that contribute to the significance of the precinct include:

Corio Street - 37, 38, 39, 40, 42, 43 and 46.

Corio Street - London Plane Trees [HO128].

Orr Street - 29, 30, 31, 32, 35, 36, 37, 40, 42, 44, 45 and 47.

Rea Street - 33, 39, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50-52, 51, 53, 54, 55, 57, 59, 61, 64, 65, 66, 68, 70 and 72.

How is it significant?

It is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it significant?

It is of historic and social cultural heritage significance as it provides tangible physical evidence of the residential development from the 19th century through to the 1940s.

The north precinct demonstrates the later subdivisions that occurred from the turn of the 20th century. This is reflected in the smaller allotments and the predominance of the late Edwardian and Inter-War residences.

It is of historic significance for its association with the surveyor and prominent landowner Alfred Leahy. Leahy completed the township survey of Shepparton in 1874 and also surveyed many other towns in the district including Nurmurkah Nathalia and parts of Mooroopna. Street names in the precinct, many of which were chosen by Leahy reflect significant figures in the early development of Shepparton: Corio Street was named after Corio Bay by Alfred Leahy, whose wife originated from Geelong; Knight Street was named after the early resident and landowner, Frederick P Knight; and; Orr Street refers to John Orr, who was the MLA for the Murray districts between 1862 and 1880. A large area of the precinct originally formed part of Leahy's Shepparton Park estate and was subdivided after his death.

HERCON Criteria A & G

HERITAGE CITATION REPORT

It is of aesthetic significance for its consistency of, Edwardian, Federation and Inter-War domestic buildings. In particular Rea Street has a fine grouping of timber Inter-War cottages. The precinct's aesthetic qualities are further enhanced by mature plantings of trees.

HERCON Criteria D & E

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

Other Recommendations

Owners of heritage places within the precinct should be encouraged to do the following:

- Repaint buildings in original colours, as appropriate, to the differing period styles of the individual buildings. Early buildings of face brick construction (Victorian villas, Federation houses, etc) should retain their original unpainted finish to the brickwork. Where face brickwork has been painted over, owners should be encouraged to remove it with a chemical /low pressure water treatment and without damaging the brickwork.
- Remove intrusive accretions, such as modern verandahs and carports, aluminium windows, non-original doors, non-original cladding and replace with more sensitively designed structures and/or appropriate elements/materials.
- Retain or reconstruct original front fences (timber pickets, woven wire and so on) and maintain heritage gardens, such as they are. Large, visually impermeable front fences which obstruct views of front gardens and houses from the street should be discouraged.
- Front fences should be no higher than 1.4 metres in height.
- Street trees should be assessed on a 1 to 2 year basis by a qualified arborist. Should they require removal when they become senescent, they should be replaced the same species.
- To only alter and add to buildings in a manner which ensures that the new work is not visible from the street. Upper storey additions should fall within an 'envelope' created by projecting a sight line from 1.6 metres above the ground level (average eye-height) from a point where the footpath meets the property line directly opposite the site and taken to the line of the roof ridge.
- Locate air conditioning units where they are not visible from the street.
- To set back new carports and garages behind the facade by at least the depth of one room.

HERITAGE CITATION REPORT

Name 37 Corio Street Shepparton
Address 37 Corio Street SHEPPARTON **Significance Level** Contributory
Place Type Residential Precinct
Citation Date 2004



37 CORIO SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name 38 Corio Street Shepparton
Address 38 Corio Street SHEPPARTON **Significance Level** Contributory
Place Type Homestead building
Citation Date 2004



38 CORIO SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name 39 Corio Street Shepparton
Address 39 Corio Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



39 CORIO SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name 40 Corio Street Shepparton
Address 40 Corio Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



40 CORIO ST SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 42 Corio Street Shepparton
Address 42 Corio Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



42 CORIO ST SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 43 Corio Street Shepparton
Address 43 Corio Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



43 CORIO SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 46 Corio Street Shepparton
Address 46 Corio Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



46 CORIO SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

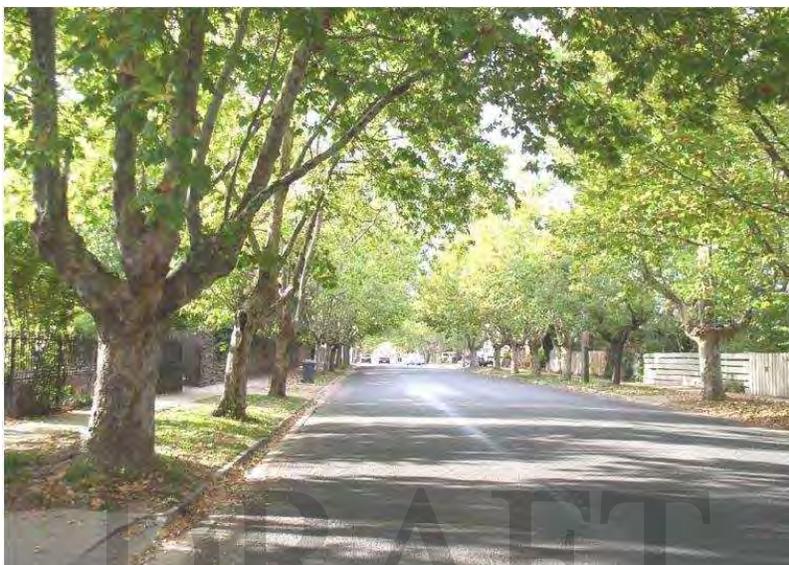
Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name London Plane Trees, Corio Street, Shepparton
Address Corio Street SHEPPARTON **Significance Level** Contributory
Place Type Tree groups - avenue
Citation Date 2004



London Plane Trees, Corio Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Description

Physical Description

The trees, consisting predominately of London plane trees (*Platanus x acerifolia*) are planted on the nature strips between Nixon Street and Rea Streets. Between Knight and Rea Streets the Plane trees form a strongly defined avenue with the canopies extending over the road. The trees to the east side of the road run below overhead power lines and have been pollarded. There are a small number of recently planted replacement trees near the Rea Street intersection and some infill planting of Ash trees (*Fraxinus sp.*).

South of Knight Street, the Plane trees continue along the east side of the street only and have been heavily pollarded below the overhead power lines, resulting in poor branching and canopy form. The west side of the street is planted with Elm trees, presumably Dutch Elms (*Ulmus x hollandica*). The irregular spacing of the elms suggests that a number of the original trees have possibly been removed.

Statement of Significance

HERITAGE CITATION REPORT

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place. It also has Individual significance please refer to citation Hermes #156595 (HO128).

HERCON Criteria A, G & D

Recommendations 2004

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 29 Orr Street Shepparton
Address 29 Orr Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



29 ORR SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 30 Orr Street Shepparton
Address 30 Orr Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



30 ORR SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 31 Orr Street Shepparton
Address 31 Orr Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



31 ORR SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 32 Orr Street Shepparton
Address 32 Orr Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



32 ORR SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 35 Orr Street Shepparton
Address 35 Orr Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



35 ORR SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 36 Orr Street Shepparton
Address 36 Orr Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 37 Orr Street Shepparton
Address 37 Orr Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



37 ORR SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

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

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

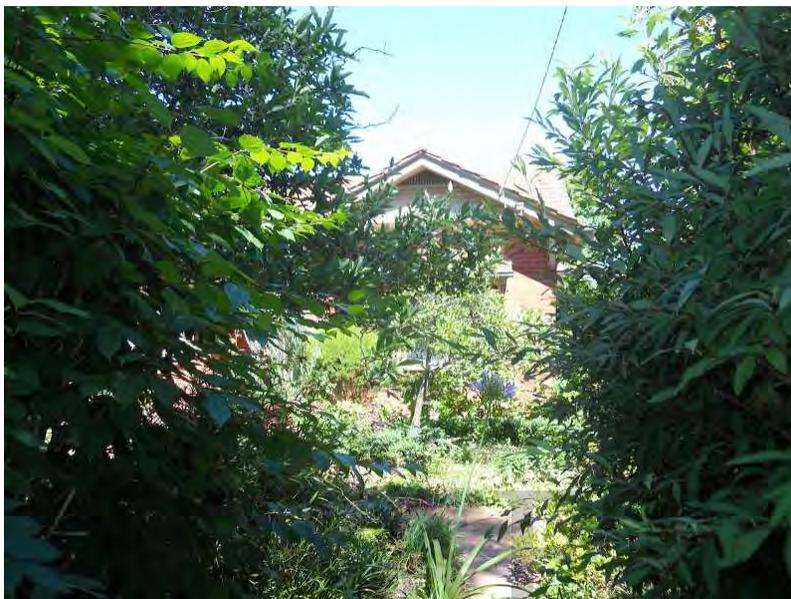
Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 40 Orr Street Shepparton
Address 40 Orr Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



40 ORR STREET SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 42 Orr Street Shepparton
Address 42 Orr Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



42 ORR SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 44 Orr Street Shepparton
Address 44 Orr Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



44 ORR SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 45 Orr Street Shepparton
Address 45 Orr Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



45 ORR STREET SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 47 Orr Street Shepparton
Address 47 Orr Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



47 ORR SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record# 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 33 Rea Street Shepparton
Address 33 Rea Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



33 REA SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 39 Rea Street Shepparton
Address 39 Rea Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



39 REA SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 41 Rea Street Shepparton
Address 41 Rea Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



41 REA SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name 42 Rea Street Shepparton
Address 42 Rea Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



42 REA SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name 43 Rea Street Shepparton
Address 43 Rea Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



43 REA SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name 44 Rea Street Shepparton
Address 44 Rea Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



44 REA SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name 45 Rea Street Shepparton
Address 45 Rea Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



45 REA STREET SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 46 Rea Street Shepparton
Address 46 Rea Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



46 REA SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 47 Rea Street Shepparton
Address 47 Rea Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



47 REA SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 48 Rea Street Shepparton
Address 48 Rea Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



48 REA SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 49 Rea Street Shepparton
Address 49 Rea Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



49 REA SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 50 - 52 Rea Street Shepparton
Address 50 - 52 Rea Street SHEPPARTON **Significance Level** Contributory
Place Type Homestead building
Citation Date 2004



50 - 52 REA SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 51 Rea Street Shepparton
Address 51 Rea Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



51 Rea Street Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

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

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 53 Rea Street Shepparton
Address 53 Rea Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



53 REA SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 54 Rea Street Shepparton
Address 54 Rea Street SHEPPARTON **Significance Level** Contributory
Place Type Homestead building
Citation Date 2004



54 REA STREET SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name 55 Rea Street Shepparton
Address 55 Rea Street SHEPPARTON **Significance Level** Contributory
Place Type Homestead building
Citation Date 2004



55 REA SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name 57 Rea Street Shepparton
Address 57 Rea Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



57 REA SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name 59 Rea Street Shepparton
Address 59 Rea Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



59 REA ST SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name 61 Rea Street Shepparton
Address 61 Rea Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



61 REA SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name 64 Rea Street Shepparton
Address 64 Rea Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



64 REA SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name 65 Rea Street SHEPPARTON
Address 65 SHEPPARTON **Significance Level** Contributory
Place Type Residential Precinct
Citation Date 2004

Recommended Heritage Protection VHR No HI No PS Yes

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

Recommendations 2004

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

HERITAGE CITATION REPORT

Name 66 Rea Street Shepparton
Address 66 Rea Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



68 REA SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 68 Rea Street Shepparton
Address 68 Rea Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



68 REA SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name 70 Rea Street Shepparton
Address 70 Rea Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



70 REA ST SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name 72 Rea Street Shepparton
Address 72 Rea Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



72 REA SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct North. Please refer to the precinct citation (Hermes record # 156779) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name Shepparton Residential Precinct South
Address SHEPPARTON **Significance Level** Local
Place Type Residential Precinct
Citation Date 2011



Shepparton Residential Precinct South

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Taken from City of Greater Shepparton Heritage Study Stage Two 2004

Shepparton grew around a crossing of the Goulburn River. Originally known as Macguire's Punt, the development of a small village at the crossing by the early 1850s led to the first survey of the township in 1855, by surveyor J G W Wilmot. A more substantial, but only partially completed town survey was carried out by John Downey in 1864. Alfred Leahy became Government Contract Surveyor after settling in Shepparton with his wife in the 1870s, and in 1874 he completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets.¹

Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

Leahy purchased an 845 acre area of land immediately north of Knight Street including these two sections, in an estate known as Shepparton Park. His holdings stretched from near Grahamvale to the east, to the Goulburn River to the west and several miles to the north, and were centred on a located homestead near Wyndham Street. Some subdivision of this

HERITAGE CITATION REPORT

land was undertaken by Leahy, including the extension of Maude Street north of Knight Street. A prominent local figure, Leahy was heavily involved with the opening up of land to selectors around the Shepparton area and was also elected a Shire Councillor. After his death, the property was sold for £4 12s an acre, and subdivided.²

Under colonial legislation, subdivision and the development of roads in areas outside Leahy's 1874 township survey, such as this land north of Knight Street, had to be undertaken with the approval of council.³ The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The names of the new and existing streets within this precinct reflect associations with influential people in the nineteenth century development of the town. Corio Street was named after Corio Bay by Alfred Leahy, who had visited the bay *en route* to Sydney upon his arrival in Australia, and whose wife originated from Geelong. Knight Street, was named after another early resident and landowner, Frederick P Knight, who had purchased allotments in the first Shepparton land sales in 1856. Oram Street was named after William Henry Oram, an auctioneer who lived in the town in the 1870s. Orr Street refers to John Orr, who was the MLA for the Murray districts between 1862 and 1880. W G McKinney was an early resident, councillor, auctioneer and Justice of Peace, after whom McKinney Street was named. Harold Street was named after Harold Patrick Langford Leahy, the son of Alfred Leahy.⁴

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and closer settlement in the Goulburn Valley region. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920. By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments.⁵

The subdivision of sections 1, 2, 23 and 24 in the township in the late nineteenth century preceded the close residential development of the area north of Knight Street. Brick houses constructed along Corio Street by c.1900 included numbers 84, 85-87, 90 and 94.

Close subdivision of allotments 15 and 16, formerly owned by Leahy, led to the construction of an internal grid of roads by the 1890s, which included northward extensions of Corio and Maude Streets. Close residential development lagged behind that in the township immediately to the south by several decades.

References

1 *Shepparton, Past & Present*, p. 13.

2 Elsie Brady, *They Left Their Footprints*, pp. 15-16, and C W S James, *History of Shepparton 1838-1938*, p. 18.

3 *Shepparton, Past & Present*, p. 13.

HERITAGE CITATION REPORT

4 Elsie Brady, *They Left Their Footprints*, pp. 33, 59, 64, 75.

5 Elsie Brady, *They Left Their Footprints*, p. 12.

6 Subdivision Plans 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of Moira' LP 3035, 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of Moira' LP 4281, 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of Moira' LP 9644, Land Victoria.

7 Subdivision Plan 'Plan of Subdivision of Parts of Crown Allotments 15 and 16, Parish of Shepparton, Country of Moira' LP 3035, Land Victoria.

8 Subdivision Plan 'Subdivision of Township Allotments, Shepparton, Country of Moira' S283H, Land Victoria.

Description

Physical Description

The two precincts, separately designated as the Shepparton Residential Precinct North and Shepparton Residential Precinct South are distinctly different in character. The pattern of subdivision, nature of the building stock and streetscape within each will thus be discussed separately.

Pattern of Subdivision

The part of the precinct along Orr and Corio Streets north of Knight Street, lies within the area originally comprising Allotments 15 & 16 of Leahy's estate. Subdivision of this land into residential blocks with street fronts of approximately 20 metres was underway by 1890, with Maude, Orr and Corio Streets all being extended north into the new subdivision. South of Knight Street, the precinct falls within Leahy's 1874 township survey, and the land has been subdivided into residential allotments by 1877. Corio Street south of Knight Street is 99 links wide (19.8 metres) giving an open character to this part of the precinct. The allotments are generally 100 links (20 metres) or 112 links (22.4) metres wide. While the 19th century configuration of roads within the precinct remains intact, there has been some amalgamation of smaller allotments to form larger properties.

Building Stock

Building stock within the precinct predominantly dates from the period c1890s to 1930s and is notable for its diversity of architectural styles. All buildings are single-storey. The southern half of the precinct is distinguished by a number of substantial and architecturally accomplished Victorian, Edwardian and Inter-War houses. Six of these houses 78 - 84 Orr Street, 64, 85 - 87, 90, 94 and 96 Corio Street are reputed to have been designed by the noted Shepparton architect J A K Clarke.

With one exception, the Victorian houses are located south of Knight Street, reflecting the earlier period of subdivision for this section of the precinct. The one exception is 64 Corio Street a red-brick villa which displays elements characteristic of the Victorian idiom including an ogee profile return verandah with cast iron posts and valance and a hipped roof with paired eaves brackets. Similar in design is the red-brick Victorian house at 85 - 87 Corio Street. The three remaining

HERITAGE CITATION REPORT

Victorian residences in the precinct are of timber construction. Despite alterations, 84 Corio Street remains a particularly fine example of a timber block-fronted Victorian villa.

The substantial Edwardian buildings found within the precinct are largely in the Queen Anne or Federation idiom. Such buildings characteristically display half-timbered gables, timber fretwork, picturesque roofscapes, and red-brick walls rendered dressings. Examples of this can be seen at 78 - 84 Orr Street and 92 Corio Street.

A number of modest late Edwardian and Inter-War timber bungalows are located within the precinct, concentrated around the northern half. These are generally in the form of double fronted weatherboard clad houses with hipped or gabled corrugated galvanised steel roofs. Variations include at 75 Orr Street a red brick bungalow with a terracotta tiled roof, and 76 Orr Street a timber interwar cottage with a symmetrical facade. The more substantial Interwar residences within the precinct are typically in an Arts and Crafts influenced bungalow style. An example of this is seen at 80 Orr Street which has rendered masonry walls and a low pitched gabled roof with a shingle infill.

Of the post-World War Two building stock, 80 - 82 Corio Street is notable as a fine example of the 'Waterfall' style triple-fronted cream brick suburban villa, with characteristic rounded corners curved glass and stepped chimney. Non-heritage stock inside the precinct includes blocks of villa units dating from the 1970s and 80s.

Streetscape and Landscape

The streetscapes within the south residential precinct are not homogeneous in the sense that there are separate rows of Victorian villas, Edwardian villas or Interwar bungalows. Rather the streetscapes comprises a mix of housing types dating predominantly from the late 19th century through to the Inter-War years with a limited degree of intrusion by recent building fabric. All streets within the precinct have an asphalt surface with concrete footpaths and curbs.

The private gardens of the individual houses make a significant contribution to the landscape character of the precinct. Many of the larger houses concentrated about the southern half of the precinct have well established gardens with impressive species of exotic trees, 64 and 72 Corio Street being a notable example. The impressive Bunya Bunya pine (*Araucaria bidwillii*) at 78 - 84 Orr Street provides a landmark quality to the corner site whilst the garden at 85 - 87 Corio Street is unique within the precinct having an established front hedge.

The landscape character of the precinct .

Recommended Management

Owners of heritage places within the precinct should be encouraged to do the following:

. Repaint buildings in original colours, as appropriate, to the differing period styles of the individual buildings. Early

HERITAGE CITATION REPORT

buildings of face brick construction (Victorian villas, Federation houses, etc) should retain their original unpainted finish to the brickwork. Where face brickwork has been painted over, owners should be encouraged to remove it with a chemical /low pressure water treatment and without damaging the brickwork.

. Remove intrusive accretions, such as modern verandahs and carports, aluminium windows, non-original doors, non-original cladding and replace with more sensitively designed structures and/or appropriate elements/materials.

. Retain or reconstruct original front fences (timber pickets, woven wire and so on) and maintain heritage gardens, such as they are. Large, visually impermeable front fences which obstruct views of front gardens and houses from the street should be discouraged.

. Front fences should be no higher than 1.4 metres in height.

. Street trees should be assessed on a 1 to 2 year basis by a qualified arborist. Should they require removal when they become senescent, they should be replaced the same species.

. To only alter and add to buildings in a manner which ensures that the new work is not visible from the street. Upper storey additions should fall within an 'envelope' created by projecting a sight line from 1.6 metres above the ground level (average eye-height) from a point where the footpath meets the property line directly opposite the site and taken to the line of the roof ridge.

. Locate air conditioning units where they are not visible from the street.

. To set back new carports and garages behind the facade by at least the depth of one room.

Previous Statement Significance

Taken from the City of Greater Shepparton Heritage Study Stage Two

Statement of Significance

The Shepparton Residential Precinct, comprising of north and south components, is of local historic and aesthetic significance.

It demonstrates the ongoing residential development which has occurred in Shepparton from the late nineteenth century, through the Edwardian and inter-War years, to the 1940s, showing the close pattern of development which evolved as the town expanded in the early twentieth century. The south precinct incorporates part of the original township survey completed in 1874 and contains a number of Victorian residences on large allotments. The later subdivision of the northern precinct is reflected in the smaller allotments and predominance of late Edwardian and inter-War residences.

The precinct is also of historic significance being associated with the surveyor and prominent landowner Alfred Leahy. Leahy completed the township survey of Shepparton in 1874 and also surveyed many other towns in the district including Numurkah, Nathalia and parts of Mooroopna. Streets names in the precinct, many of which were chosen by Leahy, reflect significant figures in the early development of Shepparton: Corio Street was named after Corio Bay by Alfred Leahy, whose wife originated from Geelong; Knight Street was named after early resident and landowner, Frederick P Knight; and, Orr Street refers to John Orr, who was the MLA for the Murray districts between 1862 and 1880. A large area of the precinct originally formed part of Leahy's Shepparton Park estate and was subdivided after his death.

Aesthetically, the precinct contains a broad range of architectural styles, including a number of very accomplished examples of late-Victorian, Edwardian, Federation and inter-War domestic buildings, notably in the south precinct. Six of

HERITAGE CITATION REPORT

these buildings are reputed to be the work of prolific local architect J A K Clarke, who was responsible for designing many of the region's finest residences and public buildings. The majority of these buildings are highly intact and many of retain elaborate established gardens, with mature specimens of exotic trees. The precinct's aesthetic qualities are further enhanced by mature plantings of street trees.

Site Context

Shepparton Residential Precinct South

This precinct is irregular in form. It covers sites with frontages along sections of Orr, Corio, and Knight Streets, within an area roughly bounded by Maude, Nixon, Oram and Sutherland Streets. It includes all properties at the intersections of Orr and Knight Streets, and McKinney and Corio Streets.

It covers the following properties

- . 87 -107 Knight Street (north side)
- . 54-86 Orr Street (west side)
- . 75-85 Orr Street (east side)
- . 54-96 Corio Street (west side)
- . 63-71, 81-99 Corio Street (east side)

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Statement of Significance

The history and description for this precinct are the source of evidence for the following Statement of Significance.

SHEPPARTON RESIDENTIAL PRECINCT SOUTH

What is significant?

The Shepparton Residential Precinct South. It demonstrates the ongoing residential development which has occurred in Shepparton from the the late nineteenth century, through the Edwardian and Inter-war years, to the 1940s showing the close pattern of development which evolved as the town expanded.

Places that contribute to the significance of the precinct include:

Corio Street - 54, 56, 60-62, 63, *64-68 (HO417), 65, 67, 69, 70, 71, *72-74 (HO418), 76, *80-82 (HO185), 81, 83, *84 (HO419), 89, *90 (HO432), 92, *93-95 (HO421), *94 (HO433), 96, 97 and 99.

Corio Street - London Plane Trees (HO128).

Knight Street - 101 and 103.

McKinney Street - *33 (HO420).

Orr Street - 54, 56, 58, 60, 66-68, 70, 72, 74-76, 75, 77, *78-84 (HO90), 79 and 86.

HERITAGE CITATION REPORT

* This place is also of Individual cultural heritage significance. Please refer to the Individual citation for further information.

How is it significant?

It is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it significant?

It is of historic and social cultural heritage significance as it provides tangible physical evidence of the residential development from the 19th century through to the 1940s.

The south precinct incorporates part of the original township survey completed in 1874 and contains a number of Victorian residences on large allotments.

It is of historic significance for its association with the surveyor and prominent landowner Alfred Leahy. Leahy completed the township survey of Shepparton in 1874 and also surveyed many other towns in the district including Nurmurkah Nathalia and parts of Mooroopna. Street names in the precinct, many of which were chosen by Leahy reflect significant figures in the early development of Shepparton: Corio Street was named after Corio Bay by Alfred Leahy, whose wife originated from Geelong; Knight Street was named after the early resident and landowner, Frederick P Knight; and; Orr Street refers to John Orr, who was the MLA for the Murray districts between 1862 and 1880.

HERCON Criteria A & G

It is of aesthetic significance as it contains a broad range of architectural styles, including a number of very accomplished examples of late Victorian, Edwardian, Federation and Inter-War domestic buildings. Six of these buildings are reputed to be the work of the prolific local architect J A K Clarke, who was responsible for designing many of the region's finest residences and public buildings. The majority of these buildings are highly intact and many of them retain elaborate established gardens, with mature specimens of exotic trees. The precinct's aesthetic qualities are further enhanced by mature plantings of street trees.

HERCON Criteria B, D & E

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 54 Corio Street Shepparton
Address 54 Corio Street SHEPPARTON **Significance Level** Contributory
Place Type Residential Precinct
Citation Date 2011



54 CORIO SHEPPARTON

Recommended Heritage Protection VHR No HI No PS -

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

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 56 Corio Street Shepparton
Address 56 Corio Street SHEPPARTON **Significance Level** Contributory
Place Type Residential Precinct
Citation Date 2011



56 CORIO SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

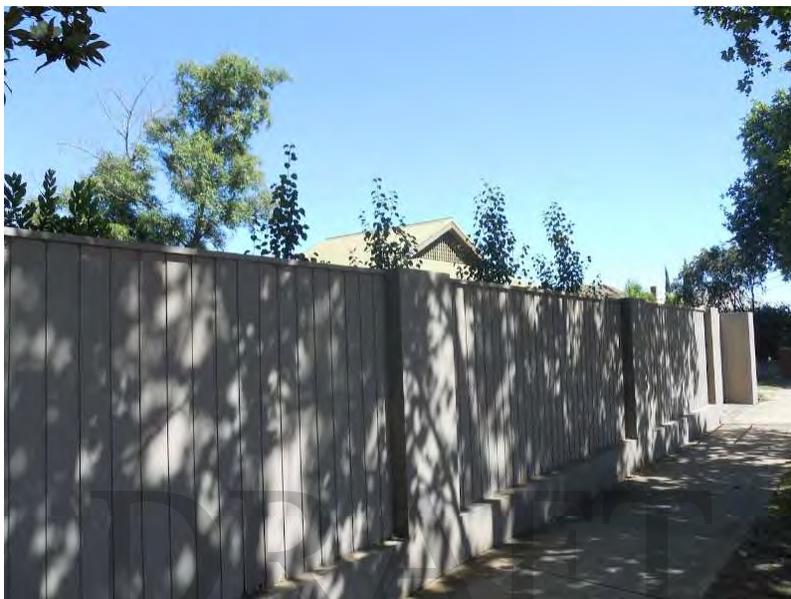
Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 60 - 62 Corio Street Shepparton
Address 60 - 62 Corio Street SHEPPARTON **Significance Level** Contributory
Place Type Residential Precinct
Citation Date 2011



60 - 62 CORIO SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940), Federation/Edwardian Period (1902-c.1918)

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 63 Corio Street Shepparton
Address 63 Corio Street SHEPPARTON **Significance Level** Contributory
Place Type Residential Precinct
Citation Date 2011



63 CORIO STREET SHEPPARTON

Recommended Heritage Protection VHR No HI No PS -

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

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

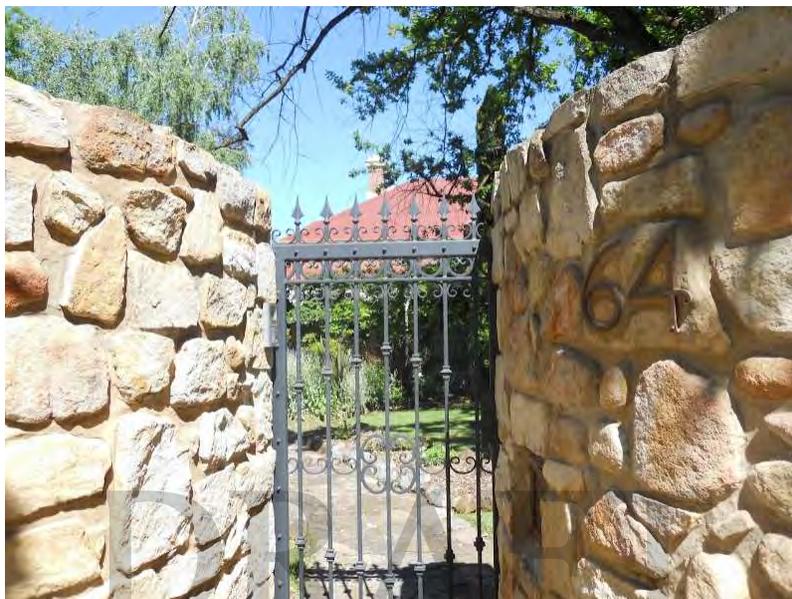
Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 64 - 68 Corio Street Shepparton
Address 64 - 68 Corio Street SHEPPARTON **Significance Level** Contributory
Place Type Residential Precinct
Citation Date 2004



64-68 CORIO ST SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place.

HERCON Criteria A, G, D & E

This place is also of Individual cultural heritage significance. Please refer to the individual citation for HERMES record #202312

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name 65 Corio Street Shepparton
Address 65 Corio Street SHEPPARTON **Significance Level** Contributory
Place Type Residential Precinct
Citation Date 2004



65 CORIO SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

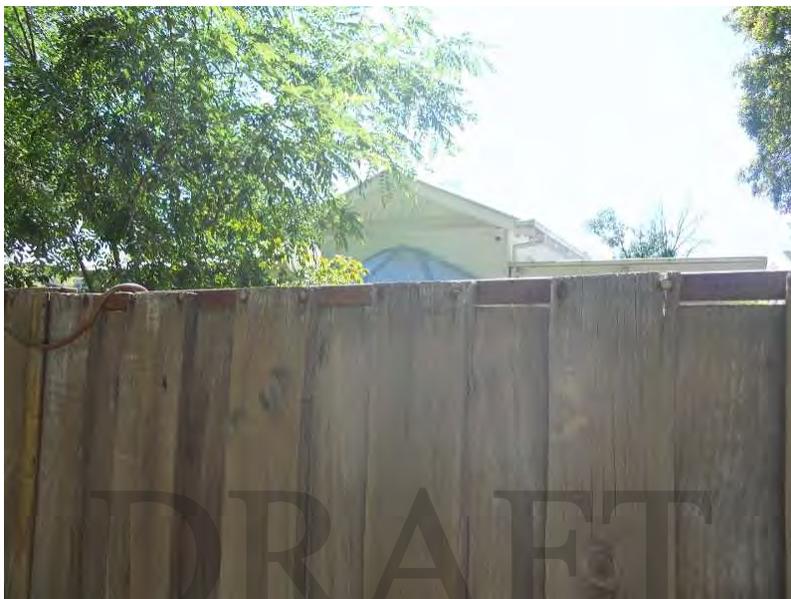
Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name 67 Corio Street Shepparton
Address 67 Corio Street SHEPPARTON **Significance Level** Contributory
Place Type Residential Contents (movable)
Citation Date 2004



67 CORIO SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

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

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 69 Corio Street Shepparton
Address 69 Corio Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2004



69 CORIO SHEPPARTON

Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record

183820) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 70 Corio Street Shepparton
Address 70 Corio Street SHEPPARTON **Significance Level** Contributory
Place Type Residential Precinct
Citation Date 2004



70 CORIO SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 71 Corio Street Shepparton
Address 71 Corio Street SHEPPARTON **Significance Level** Contributory
Place Type Residential Precinct
Citation Date 2004



71 CORIO SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

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

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 72 - 74 Corio Street Shepparton
Address 72 - 74 Corio Street SHEPPARTON **Significance Level** Contributory
Place Type Residential Contents (movable)
Citation Date 2011



72-74 Corio Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

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

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place.

HERCON Criteria A, G, D & E

This place is also of Individual cultural heritage significance. Please refer to the individual citation for HERMES record #202313

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 76 Corio Street Shepparton
Address 76 Corio Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



76 CORIO SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Postwar Period (1945-1965)

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 80 - 82 Corio Street SHEPPARTON
Address 80-82 Corio Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2004



Capture.JPG

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Postwar Period (1945-1965)

History and Historical Context

Post war changes to the physical and social fabric of Shepparton were driven by economic growth and population growth. Economic growth was supported by: improvements to irrigation networks; the development and diversification of agricultural practices; the intensification of horticulture; developments in the dairying industry; the modernisation of established industries and the establishment of new industries.

Population growth was sustained by the post war baby boom as well as post war migration. Shepparton and its region received many migrants including those who were former Prisoner of War Internees. The population increased in the decade that followed the war from less than 8000 to more than 12,000.

These social and economic changes have left their mark on the built fabric of Shepparton. A number of buildings in the central business area dating from the 19th and early 20th century were demolished to make way for the modernisation and growth of Shepparton. Of these, the demolition of the Post Office still resonates within the community and it continues to be a lamented casualty of the 'modernisation' of Shepparton. As well as demolishing older buildings a number of older buildings received new facades as part of the modernisation process. The diversity of architecture from the mid 20th century provides tangible evidence as to the nature and extent of change. Many of the buildings and modernised shop fronts from the post war period and up to the 1960s reflect a confidence in the future of Shepparton as a modern city. Stylistically they illustrate a certain regionalised flare and surety of execution.

HERITAGE CITATION REPORT

The City of Shepparton in 1957 published a pamphlet highlighting its post war confidence in its future. The pamphlet described all the events that contributed to the towns sense of progress between 1927 and 1957. The development of the commercial centre [c1957] was seen as '*spectacular evidence of the progress of Shepparton over the past 30 years. Older buildings have been rebuilt or ...brought up to date and many new, attractive shops and offices have been erected. Regulations made ...in 1930 ensured development of the central shopping area along the "block" system,...avoiding "ribbon growth". ...The latest survey shows that there are 331 retail shops, stores and offices in Shepparton.*[p21 City of Shepparton's Progress 1927 - 1957]

The established residential areas were not so markedly affected, instead, new suburbs and areas were developed. Shepparton during this period was essentially an industrial town with a large working class and a limited professional class and the residential developments from this period highlight this fact. Typically most of the housing developments that occurred during the 1950s and 1960s consisted of similar scaled vernacular timber or brick veneer houses with little variation in architectural expression.

The late 1950s house at 80 - 82 Corio Street was built by a local chemist and is comparatively of note as it illustrates a scale and dedication to decorative detailing that is atypical for residential development in Shepparton during this period. There is no other house in Shepparton that is as large and displays as many of the features associated with the development of the 1950s 'triple fronted brick veneer'.

There are direct links within the design of this house (as with other houses of this style) to the earlier (c1930s) Streamline Moderne a late branch of the Art Deco when curving forms became very popular. By the 1940s these types of details were entrenched in suburban designs and they continued to influence designs during the post war period of the 1950s.

Defining features from this period that are found at 80 - 82 Corio Street are: the use of curved walls and curved windows, the waterfall elements - the cascading effect of the main chimney design and the number of receding 'fronts'; cream face brick and glazed bricks and the contrast between cream brick and dark brown bricks. A number of these features were found in groups of three (as with this house) and the architect and critic Robin Boyd described this as 'the key to decorative smartness' - albeit as a pejorative. Modernism as espoused by Robin Boyd and design services such as the Age Small Homes Service had little influence on the design of most houses in Shepparton and the region - particularly when compared to Melbourne suburbs such as Blackburn and bayside suburbs. The most notable local exception to this can be found at 22 - 24 Casey Street Tatura which is a good regional example of post war modernism.

M Summons, *Water the Vital Element*, Shepparton, 2010

R Michael, *On McGuires Punt*, Shepparton, 1988

Shepparton Historical Society & in particular Bruce Wilson.

Description

Physical Description

The design of 80 - 82 Corio Street with its receding facades, curved windows, curved parapeted porch, prominent waterfall chimney, and contrasting brickwork and terracotta tiled roof displays most of the characteristics associated with the development of the triple fronted brick veneer.

Specific elements which contribute to this expression include:

- the combination of cream brick with glazed tapestry brick accents;

HERITAGE CITATION REPORT

- the curved terrace/verandah edges and parapet and window sills;
- the chimneys are particularly fine example of the waterfall design with their projecting panels of brickwork - complementing the waterfall effect;
- the curved corner windows echo the strong curved element found with the design of the terrace/verandah;
- the terrace is a strong design element and this is found in its curved profile, use of contrasting brickwork and wrought iron work;
- the low front fence is integral to this architectural expression and this includes the masonry piers, the low brick plinth with projecting cornice and the wrought iron work; and
- the garden setting also contributes to the 1950s suburban ideal.

Statement of Significance

What is Significant?

The mid 20th century house at 80 - 82 Corio Street, Shepparton.

The following features contribute to its architectural significance:

- the combination of face cream brickwork and glazed tapestry bricks;
- the curved terrace/verandah edges, parapet and window sills;
- the chimneys are of note for their waterfall design and their projecting panels of brickwork;
- the curved corner windows echo the strong curved elements found within the overall design of the house;
- the low front fence is integral to this architectural expression and this includes the masonry piers, the low brick plinth with projecting cornice and the decorative wrought iron work, and
- the setting contributes to its character.

How is it Significant?

80 - 82 Corio Street, Shepparton is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

80 - 82 Corio Street, Shepparton is of historic significance as it provides tangible physical evidence of the character of development in the Shepparton residential areas during the mid 20th century. It is associated with post war growth, including growth associated with post war migration. The population growth associated with migration had a significant impact on the historic development of Shepparton and region. HERCON criterion A

HERITAGE CITATION REPORT

80 - 82 Corio Street, Shepparton is of aesthetic significance for its fine architectural expression of a triple fronted brick veneer house. This style epitomises much of the post war period residential development. HERCON criterion E

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place. HERCON criteria A, G, D & E

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	Yes Garage and front fence including masonry piers, low brick plint with projecting cornice and wrought iron work
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 81 Corio Street Shepparton
Address 81 Corio Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



81 CORIO SHEPPARTON

Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 83 Corio Street Shepparton
Address 83 Corio Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



83 CORIO STREET SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

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

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 84 Corio Street Shepparton
Address 84 Corio Street SHEPPARTON **Significance Level** Contributory
Place Type Residential Precinct
Citation Date 2004



Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place.

HERCON Criteria A, G, D & E

This place is also of Individual cultural heritage significance. Please refer to the individual citation for HERMES record #202314

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 89 Corio Street Shepparton
Address 89 Corio Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



89 CORIO SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name 90 Corio Street Shepparton
Address 90 Corio Street SHEPPARTON **Significance Level** Contributory
Place Type Residential Precinct
Citation Date 2004



90 CORIO SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)
Tudor

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place.

HERCON Criteria A, G, D & E

This place is also of Individual cultural heritage significance. Please refer to the individual citation for HERMES record #202317

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 92 Corio Street Shepparton
Address 92 Corio Street SHEPPARTON **Significance Level** Contributory
Place Type Residential Precinct
Citation Date 2004



92 CORIO STREET SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

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

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 93 - 95 Corio Street Shepparton
Address 93 - 95 Corio Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



93 - 95 CORIO SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place.

HERCON Criteria A, G, D & E

This place is also of Individual cultural heritage significance. Please refer to the individual citation for HERMES record #202316

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 94 Corio Street Shepparton
Address 94 Corio Street SHEPPARTON **Significance Level** Contributory
Place Type Residential Precinct
Citation Date 2004



94 CORIO SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place.

HERCON Criteria A, G, D & E

This place is also of Individual cultural heritage significance. Please refer to the individual citation for HERMES record #202318

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 96 Corio Street Shepparton
Address 96 Corio Street SHEPPARTON **Significance Level** Contributory
Place Type Residential Precinct
Citation Date 2004



96 CORIO SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

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

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 97 Corio Street Shepparton
Address 97 Corio Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



97 CORIO SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

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

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 99 Corio Street Shepparton
Address 99 Corio Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



99 CORIO SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

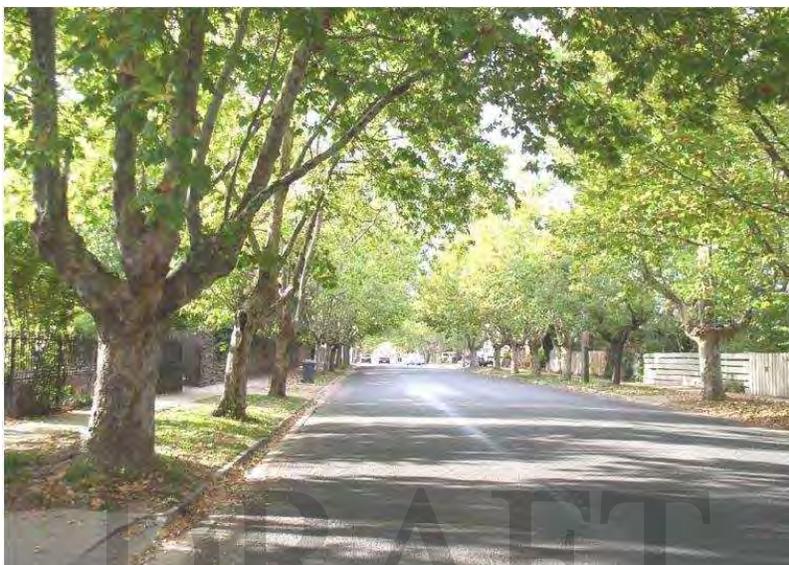
Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name London Plane Trees, Corio Street, Shepparton
Address Corio Street SHEPPARTON **Significance Level** Contributory
Place Type Tree groups - avenue
Citation Date 2004



London Plane Trees, Corio Street, Shepparton

Recommended Heritage Protection VHR No HI No PS -

Description

Physical Description

The trees, consisting predominately of London plane trees (*Platanus x acerifolia*) are planted on the nature strips between Nixon Street and Rea Streets. Between Knight and Rea Streets the Plane trees form a strongly defined avenue with the canopies extending over the road. The trees to the east side of the road run below overhead power lines and have been pollarded. There are a small number of recently planted replacement trees near the Rea Street intersection and some infill planting of Ash trees (*Fraxinus sp*).

South of Knight Street, the Plane trees continue along the east side of the street only and have been heavily pollarded below the overhead power lines, resulting in poor branching and canopy form. The west side of the street is planted with Elm trees, presumably Dutch Elms (*Ulmus x hollandica*). The irregular spacing of the elms suggests that a number of the original trees have possibly been removed.

Statement of Significance

HERITAGE CITATION REPORT

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place. It also has Individual significance please refer to citation Hermes #156595 (HO128).

HERCON Criteria A, G & D

Recommendations 2004

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 101 Knight Street Shepparton
Address 101 Knight Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2004



101 KNIGHT SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

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

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place.

HERCON Criteria A, G, D & E

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 103 Knight Street Shepparton
Address 103 Knight Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2011



103 KNIGHT STREET SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

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

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place.

HERCON Criteria A, G, D & E

HERITAGE CITATION REPORT

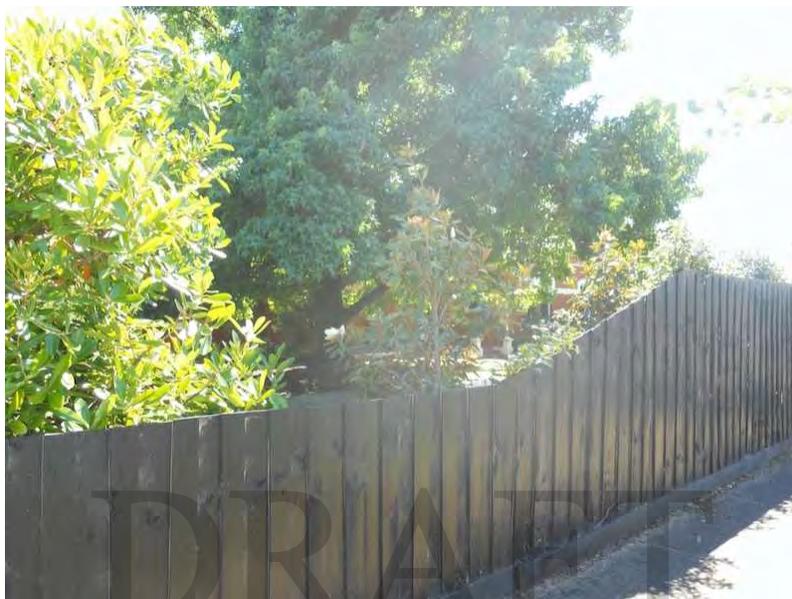
Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 33 McKinney Street Shepparton
Address 33 McKinney Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2004



85 CORIO SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

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

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record# 183820) for information about the cultural heritage significance of the place.

HERCON criteria A, G, D & E

This place is also of Individual cultural heritage significance. Please refer to the individual citation for HERMES record #202315

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 54 Orr Street Shepparton
Address 54 Orr Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2011



54 ORR SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

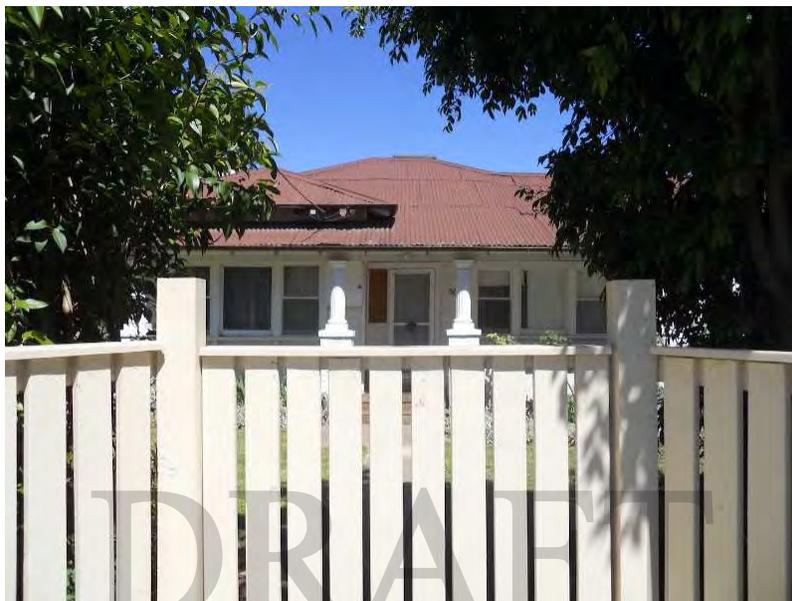
Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 56 Orr Street Shepparton
Address 56 Orr Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2011



56 ORR SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritge Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 58 Orr Street Shepparton
Address 58 Orr Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2011



58 ORR SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 60 Orr Street Shepparton
Address 60 Orr Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2011



60 ORR SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 66 - 68 Orr Street Shepparton
Address 66 - 68 Orr Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2011



66 - 68 ORR STREET SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place.

HERCON Criteria A, G, D & E

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 70 Orr Street Shepparton
Address 70 Orr Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2011



70 ORR SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 72 Orr Street Shepparton
Address 72 Orr Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2011



72 ORR SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 74-76 Orr Street Shepparton
Address 74-76 Orr Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2011



74-76 ORR SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

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

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 75 Orr Street Shepparton
Address 75 Orr Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



75 ORR SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

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

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 77 Orr Street Shepparton
Address 77 Orr Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2004



77 ORR STREET SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 78 - 84 Orr Street - Ambermere
Address 78 - 84 Orr Street SHEPPARTON **Significance Level** Local
Place Type Nursing Home
Citation Date 2011



AMBERMERE 78 - 84 Orr Street

Recommended Heritage Protection VHR No HI No PS Yes

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

History and Historical Context

Constructed as a private home for local solicitor, Matthew Grant in 1904, 'Ambermere' was designed by prominent local architect J A K Clarke. Another solicitor, Mr D C Morrison, was the second owner of the house and he remained there until c. 1947, when the property was converted into a private hospital. In 1951, 'Ambermere' became the midwifery section of the Mooroopna and District Base Hospital, after which time the building was used by various health departments and services. A number of additional buildings were constructed around the house during this time, including a nursing home (1957) and an administration wing (1970s).

References

HERITAGE CITATION REPORT

Unpublished notes provided by the Bridge Youth Service.

Identified By

SOMA Design Partnership, June 2001.

Description

Physical Description

'Ambermere', 78-84 Orr Street, Shepparton, is a large single-storey red face brick Edwardian villa with gambrel and gabled roof clad in Marseilles pattern terracotta roof tiles, featuring terracotta cresting and finials, dormer windows and prominent brick chimneys with roughcast rendered banding. The asymmetrical double-fronted facade is screened by a wide timber-framed verandah supported on turned timber posts with arched fretwork detail. The central recessed entrance is highlighted by a projecting porch with prominent half-timbered gable and paired posts. The entrance contains a panelled glazed and panelled timber door with non-original aluminium screen door flanked on either side by paired timberframed casement windows, timber-framed oculus windows and bay windows containing tripartite timberframed double-hung sash windows.

The garden contains a sweeping asphalt finished circular driveway around a mature Bunya Bunya pine (*Araucaria bidwillii*).

Previous Statement Significance

The following statement of significance was included in the citation for HO190 - Ambermere

HO80 was subsumed into the Shepparton Residential Precinct South HO141 as part of Amendment C110

'Ambermere' is of local historical and aesthetic significance. Constructed in 1904, it demonstrates the phase of residential settlement associated with the growth of Shepparton as a major provincial centre in the early twentieth century. Designed by prominent local architect J A K Clarke, the house is a fine and substantially intact example of an Edwardian villa. Its aesthetic qualities are further enhanced by its large open curtilage and the impressive mature Bunya Bunya pine (Araucaria bidwillii), which provides a landmark quality to the corner site.

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

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place.

HERITAGE CITATION REPORT

HERCON Criteria A, G, D & E

This place is also of Individual cultural heritage significance. Please refer to the individual citation for HERMES record #156021

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 79 Orr Street Shepparton
Address 79 Orr Street SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2004



Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 86 Orr Street Shepparton
Address 86 Orr Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2011



86 ORR SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

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

Statement of Significance

A contributory place within the Shepparton Residential Precinct South. Please refer to the precinct citation (Hermes record # 183820) for information about the cultural heritage significance of the place.

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name Maude Street Precinct
Address 305, 307 & 311 Maude Street SHEPPARTON **Significance Level** Local
Place Type Cottage
Citation Date 2011



Maude Street Residential Precinct

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

305, 307 & 311 Maude Street Shepparton are the only surviving examples of a group of cottages of this scale of housing and architectural expression within the southern section of the township. The turn of the 19th century was a time of limited growth and development for Shepparton. Moreover, settlement up until the 1880s/1890s was primitive and relied on rudimentary building materials and construction. There was limited access to industrial building materials - as they were expensive and relatively unobtainable.

The 1871 Census gives the population of Shepparton as 33. Then there was an increase in the population during the early years of selection (1871 - 1875, which were marked by good seasons and high prices for wheat) and by 1879 the population had grown to approximately 500. Irrigation brought immediate changes to the Shepparton region and between 1893 and 1923 the population doubled.

The first survey of the township was undertaken in 1855, by surveyor J G W Wilmot. Another partial town survey was carried out by John Downey in 1864. In 1874 Alfred Leahy completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets. Knight Street originally

HERITAGE CITATION REPORT

formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering sections 15 and 16, which was part of the estates of Alfred Leahy.

The land to the south between Orr, Nixon and Oram Streets originally consisted of parts of sections 1, 2 and 23 & 24 of the Township of Shepparton. These appear in Leahy's subdivision plan as large allotments bordered by the Knight, Nixon, Maude, Corio and Skene Streets. By 1900 subdivision of these blocks had resulted in the creation of McKinney Street, Orr Street, Oram Street and Harold Street.

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and closer settlement in the Goulburn Valley region. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments. This section of Maude Street was established during the late 19th century and the subsequent settlement of Shepparton.

Maude Street was named after Ellen Maude Leahy, wife of Alfred Leahy who surveyed and named a number of streets in Shepparton.

Description

DRAFT

Physical Description

305, 307 & 311 Maude Street Shepparton are the only surviving examples of a group of cottages of this scale of housing and architectural expression within the southern section of the township. They demonstrate the type of housing that was typical during this period. The group demonstrates the change of architectural expression that was common in the region during the turn of the century - from a late Victorian symmetry to a late Victorian asymmetry.

Statement of Significance

The history and description for this precinct are the sources of evidence for the following Statement of Significance.

STATEMENT OF SIGNIFICANCE

What is significant?

The Maude Street Shepparton Residential Precinct is significant. It includes the group of houses at 305, 307 and 311 Maude Street, Shepparton.

How are they significant?

The Maude Street Shepparton Residential Precinct is of local historic, social and aesthetic significance.

HERITAGE CITATION REPORT

Why are they significant?

The Maude Street Shepparton Residential Precinct is of historical significance as they demonstrate the early residential development of Shepparton to the south of the 1874 Leahy Town Survey during the late 19th century and the early 20th century. They contribute to an understanding of the pattern of the development of Shepparton as a major provincial centre.

HERCON criteria A & G

The Maude Street Shepparton Residential Precinct is of aesthetic significance as they illustrate a regional vernacular architecture that is representative of the late Victorian period.

The Precinct assists in the demonstration of the type of architecture associated with one of the earliest phases of development in Shepparton outside the 1874 town survey.

The regularity of the cottages is supported by the integrity, relative intactness, scale, similarity of construction and use of building materials.

HERCON criterion D

The Precinct is now a rare surviving group of late Victorian vernacular cottages from the late 19th/early 20th century.

HERCON criterion B

DRAFT

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 305 Maude Street Shepparton
Address 305 Maude Street SHEPPARTON
Place Type Cottage
Citation Date 2011



305 Maude Street, Shepparton

Recommended Heritage Protection VHR No HI - PS -

Integrity

It has retained much of its integrity.

Description

Physical Description

The late Victorian timber cottage illustrates most of the characteristics associated with vernacular architecture from this period. The cottage has a symmetrical facade with a pair of double hung windows that flank a central door. The design of the central door is typical for the late 19th century and has decorative timber joinery with highlights and sidelights. The hip roof is clad with corrugated galvanised metal roofing as does the bull nosed verandah. The verandah posts are turned timber posts with timber brackets. There is one brick chimney to the rear. The house has similar setbacks to the other houses in the precinct and there is a garden setting.

Intactness

HERITAGE CITATION REPORT

It is largely intact.

Statement of Significance

A contributory place within the Maude Street Precinct.

Please refer to the precinct citation (Hermes record # 108147) for information about the significance of the place.

HERCON Criteria A, B, G & D

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 307 Maude Street Shepparton
Address 307 Maude Street SHEPPARTON
Place Type Cottage
Citation Date 2011



307 Maude Street, Shepparton

Recommended Heritage Protection VHR No HI - PS -

Integrity

It has retained much of its integrity.

Description

Physical Description

The late Victorian timber cottage illustrates most of the characteristics associated with vernacular architecture from this period. The cottage has a symmetrical facade with a pair of double hung windows (with sidelights) that flank a central door. The hip roof is clad with corrugated Colorbond metal roofing as is the bull nosed verandah. The verandah posts are timber and there is timber fretwork to the verandah. [It is possible that this timber fretwork is not the original pattern.] There are two brick chimneys to the rear. The house has similar setbacks to the other houses in the precinct and there is a garden setting. There is a sympathetic timber pergola to the side (over the driveway) and a decorative timber picket fence.

HERITAGE CITATION REPORT

Intactness

It is largely intact.

Statement of Significance

A contributory place within the Maude Street Precinct.

Please refer to the precinct citation (Hermes record # 108147) for information about the significance of the place.

HERCON Criteria A, B, G & D

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 311 Maude Street Shepparton
Address 311 Maude Street SHEPPARTON
Place Type Cottage
Citation Date 2011



311 Maude Street, Shepparton

Recommended Heritage Protection VHR No HI - PS -

Integrity

It has retained much of its integrity.

Description

Physical Description

The late Victorian timber cottage illustrates most of the characteristics associated with vernacular architecture from this period. The cottage has a symmetrical facade with a pair of double hung windows that flank a central door. The design of the central door is typical for the late 19th century with high lights and side lights. The hip roof is clad with galvanised metal roofing as does the bull nosed verandah. The verandah posts are a later addition c1950s/60s and have an open wrought iron pattern. There is one brick chimney to the rear. The house has similar setbacks to the other houses in the precinct and there is a garden setting.

Intactness

HERITAGE CITATION REPORT

It is relatively intact

Statement of Significance

A contributory place within the Maude Street Precinct.

Please refer to the precinct citation (Hermes record # 108147) for information about the significance of the place.

HERCON Criteria A, B, G & D

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name Tatura Township Precinct
Address TATURA **Significance Level** Local
Place Type Residential Precinct, Commercial Precinct
Citation Date 2011



Tatura Township Precinct

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

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.

1840s - 1860s

During the 1840s - 1850s settlement was sparse with a few squatters (settlers) holding vast areas of land through pastoral leases. The primary industry of squatters was grazing. By the end of the 1860s land was becoming available as freehold through the *Land Selection Acts*.

By 1873 there was a small settlement near The Whim - a fresh water well established by the Winter family of Dhurringile for sheep and other stock. With the advent of settlement a water reserve was established around The Whim and it was the source of water for Tatura.

HERITAGE CITATION REPORT

1870s - 1900

Freehold land was made available through a series of legislations during the 1860s and 1870s. These acts were aimed at opening up blocks of land for small landholders and selectors. The success of the selectors brought an increasing prosperity to the area and ensured that Tatura prospered. This early successful development of Tatura can be attributed to a combination of factors: a series of good seasons, relatively fertile soil and a river system and the calibre of the selectors. Moreover, the Shepparton district from 1873 possessed an enterprising surveyor of lands who 'induced men of means to settle in the district...and in an incredibly short space of time the large and fertile sheep walks of the Goulburn Valley were settled by an industrious and well-to-do yeomanry'. Regionally there is surviving built fabric from the selection era and of particular note are the panel log buildings which are scattered throughout the area.

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 meant that additional settlement occurred to the east and in particular Hogan Street.

By 1879 there were hotels, a butcher, baker, saddlers and other commercial buildings, thirty houses but no public buildings. Many of the streets were named after politicians of the day:

- . Casey Street - J J Casey Minister of Justice 1869;
- . Service Street - J Service Premier of Victoria 1880 - 86;
- . Kerferd Street - G B Kerferd Premier of Victoria 1874 - 75;
- . Ross Street was named after the storekeeper of that name;
- . Hogan Street was first known as Goulburn Street but from 1890 was named after Thomas Hogan a local farmer
- . Others were named after local identities.

Farming during this period had moved away from grazing and the production of wool as this enterprise needed large amounts of land to be profitable. Instead crops such as wheat and oats were the primary industries for most of the land selectors. The cropping income was supplemented by other smaller scale enterprises such as dairy cows; raising of pigs and poultry. Most of the selectors would milk cows to sell the cream and the skim milk was used to fatten pigs. One of the most significant changes that occurred during this period was the introduction of irrigation to some parts of the district. On the 28 June 1889 the Tatura Waterworks Trust was gazetted. The introduction of irrigation meant that more intensive farming such as dairying and horticulture could be undertaken and therefore despite relatively small acreages farming could provide a reasonable income.

The construction of the railway line in 1880 opened up the area to new markets and encouraged the growth of agriculture in the area. Grain was one of the most important freights during the 1880s as it saved farmers from carting their harvest to Avenel. Irrigation, a railway station, a growing township and successful selectors ensured that Tatura continued to prosper and the community activities thrived. On 18 November 1890, Tatura was proclaimed an urban district with an area of 570 acres and a population of 2500.

Improvements during this period include:

HERITAGE CITATION REPORT

- . In 1889 metalling of the streets of Tatura commenced;
- . In 1887 the first two banks were opened - the Victoria and the Commercial;
- . The Royal Tatura Lodge of the Independent Order of Odd fellows inaugurated in 1891;
- . The Tatura Debating Society commenced in 1894;
- . The Fire brigade commenced in 1894;
- . During the 1890s various musical bands formed.

1900 - 1914

During the early part of this period Closer Settlement brought more farmers to the area and as irrigation became more established there was a surety of seasons and the township flourished. 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. The commercial area of Tatura moved away from the north west of the township and Hogan Street became the commercial centre for Tatura.

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 adjacent to the public gardens and 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

Irrigation greatly assisted the development of the dairying industry and many farmers moved away from cropping and into dairying and horticulture. Ardmona (north of Tatura) is reputed to be the oldest irrigation and fruit growing district in Victoria. Unlike the government sponsored irrigation settlement at Mildura, Ardmona was set up by a syndicate of farmers with a faith in irrigation - then a largely untried venture in Victoria. Initially, the crops were dried fruit (raisins, currants and sultanas) and some stone fruit. John West (a local farmer) set up a farm for irrigation and for the cultivation of vines and fruit. West also established a plant nursery to supply other settlers. His reputation as an expert on irrigation grew and in 1890 he was sent to California to study irrigation techniques. On his return he lectured at surrounding settlements and encouraged other areas to look to irrigated crops as their farming future. By 1893 there were over 700 acres of fruit and vines established in the district with the Rodney Irrigation Trust supplying much of the water. The Trust had its headquarters in Tatura.

World War I

Many volunteers from Tatura and district went to fight for the Empire during World War I. Recruitment was fostered by the recruiting trains that came to Tatura.

Other local war efforts included:

- . first aid classes were run in 1914 ;
- . January 1915 the Red Cross Branch was formed with a Mens Red Cross Group in August 1915;

HERITAGE CITATION REPORT

. many of the local horses were sent to the war as mounts;

. Local soldiers distinguished themselves and in particular Robert Mactier who was awarded a Victoria Cross.

At a local level the war period was a time of drought and the revenue from the Butter Factory dropped.

1920s

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.

During the 1920 - 21 season the cannery was leased by the Australian Jam Company which installed a 100 hp boiler and the "latest American technology." Output and employment increased and in October 1921 the luncheon shed at the showgrounds was borrowed as a dormitory for female cannery workers for the forthcoming season. However, in the 1920s, the cannery and building eventually moved to Mooropna because of local complaints about the odour.

Further developments in the town included:

. two banks on opposite corners - the Commercial (1916) and the State Savings Bank (1914);

. two new churches;

. the slaughter yards at the eastern approach to the town were relocated;

. street furniture was erected;

. two motor garages were constructed;

. three afternoon tea and ice cream rooms;

. in 1928 the Hogan Street estate was subdivided.

However, not everything had improved the footpaths were still dusty, the drains and gutters were ineffectual and the lake had dried up. As late as 1927 the streets were considered unsanitary as refuse collected in the gutters and drains and was not collected. Tatura was not insulated from the Great Depression and unemployment was an issue.

Closer Settlement & the Inter War Years

The Closer Settlement Branch of the Lands Department had been established under the *Land Act of 1898*. Its activities were refined under *Closer Settlement Acts of 1904 and 1912*. The impetus of the act was to get men settled on the land. This was because poorly paid agricultural labourers on big properties were migrating to the cities or engaging in share farming. The government introduced new Closer Settlement Acts in 1915, 1918, 1922 and 1923 and Discharged Soldiers Settlement Acts in 1917 and 1924. Up to 1926 the Shire of Rodney had given over 15, 775 acres to Closer Settlement. Closer Settlement was not always successful because of a declining price of wheat and the potential of irrigation had yet to be fully realised.

After World War 1 - the State Rivers and Water Supply Commission agreed to a request of the Tatura Progress Association that portion of the Tatura experimental farm should be made available under the *Discharged Soldiers Settlement Act of 1917*. From 1918 - 1921 the Commission settled about 1000 men on irrigation farms in various parts of

HERITAGE CITATION REPORT

Victoria. The 1920s saw the development of creamerys and butter factories as dairying became increasingly more important and viable with irrigation. There was an increasing use of cars and farm machinery and farm mechanisation.

World War II

POW CAMPS

The POW Camps had little effect on Tatura during the war years. Much of the interaction was of a recreational nature with local choirs performing at the camp, cricket played at the camp and other activities. Some of the prisoners managed to escape but little of what went on in the camps was known to the community. However, many PoWs were sent to local farms to assist with farming.

A thanksgiving service for Victory in Europe was held in the Victory Hall on 9 May 1945 and on 15 August when the war against Japan ended.

The War memorial at Tatura consists of additions to the World War I memorial and this was unveiled on Anzac Day in 1952. After the war the first foreign war cemetery in Australia was inaugurated in Tatura. It is a permanent memorial to the thousands of German nationals who spent time at the camps and for those who died. When the German War Cemetery was established remains were brought from all over Australia for re-burial. Most of the re-internments of the World War I dead were carried out in March 1961.

The cemetery was excised from the Presbyterian section at the north end of the Tatura Cemetery and fenced by the War Graves Commission. The graves are marked with iron crosses. The World War II section was officially inaugurated on 16 November 1958 by the West German Ambassador, Dr Hans Mahlenfeld.

Tatura 1946 - 1960

Post war growth consolidated the district's reputation as one of the premier agricultural areas in Victoria. Prior to the war advances in the mechanisation of agriculture were progressing. However, the war brought this to a halt. After the war things changed rapidly. A number of government initiatives including research and development meant that agriculture gained a momentum that was unparalleled.

The increasing prosperity of the district during the post war period was underpinned by immigration. For instance, in 1948, 200 Balts arrived to assist with the fruit picking. In May 1949 an immigration camp was constructed on the site of No 3 Internment Camp and women and children arrived at the camp in June. The camp continued to function until June 1953. Italian migrants were the most populous ethnic group in the first years of migration. The principal shrine for the Italian community is the Ossario at Murchison. The illuminated crypt was added by the Italian architect R G Stella and dedicated in November 1966.

Irrigation supported a variety of enterprises. Industries expanded - such as those associated with the production of dairy and fruit. Two new industries were introduced to Tatura:

. The Rosella Preserving and Manufacturing Co Ltd built a factory in 1949;

. Cleckheaton (Yorkshire) Pty Ltd

Cleckheaton in 1958 dismantled mills near Bradford in England and transported them to Australia. This was a critical step in the decentralisation of industry in Victoria. At the time it was the largest shipment of British equipment received in Australia.

HERITAGE CITATION REPORT

The Tatura tomato was developed at the Tatura Research Station (agricultural research centre since 1937) and this variety was crucial to the canning industry. From 1940 the station had worked at developing strains of tomato adapted to local conditions and to the requirements of marketers and canners. A new block at the Research Station was opened on 30 April 1958 with 6 new laboratories.

Farms were rejuvenated and many large brick farmhouses were constructed to replace older houses. Irrigation was crucial to this prosperity and in 1956 Edgar Street was formed for the construction of eleven Water Commission homes. More banks opened such as the Commonwealth Bank (1965) and in 1964 the State Savings Bank constructed new premises. By the 1960s there were five banks in town to support the continued economic growth.

Service Clubs of the post war era had a considerable impact on public developments and improvements and these included the:

- . The Tatura Apex Club 1959;
- . The Tatura and District Development League;
- . The Country Womens Association (formed in 1930) established itself as the premier association for women;
- . The Tatura Male choir that was formed during the war achieved many successes at choral festivals in Victoria and New South Wales.

In 1953 the Rodney Council protested against the move to introduce television on the grounds that the money involved could be more appropriately directed to other areas. In 1957 - there were two television sets in Tatura both owned by the electrician in Hogan Street.

Two events had a huge impact on the local community and these were the Royal visit (1954) and the Olympic torch relay (1956) The royal tour was the first visit by a reigning monarch. Vast numbers of local residents lined the roadside to see the Queen. They brought folding chairs, thermos flasks and picnic hampers to watch. Some drove from Tatura to Rochester to get a second glimpse of her. A boulder from the Dookie hills was set up in the Memorial Park with the inscription "Her Majesty Queen Elizabeth II and H R H the Duke of Edinburgh passed here on Friday 5 March 1954." Tatura was included in 1956 Olympic torch relay and children threw rose petals onto the road.

Development of Irrigation

Water Conservation Act 1883 assisted in the establishment of Waterwork Trusts under the act irrigation trusts could be formed by landholders submitting a petition defining the proposed irrigation district and outlining a scheme for water supply. A survey which included an estimate of the water available for irrigation after stock and demands had been satisfied. If the scheme was approved a trust would then be constituted. Prior to the development of irrigation a number of government dams were constructed to assist farmers. In April 1889 Rodney Irrigation Trust was gazetted. A number of small irrigation trusts were set up but many of these early water trusts did not run smoothly. This can be attributed to the lack of knowledge regarding irrigation principles and hydraulics. However, in 1890 irrigated culture was still essentially experimental and speculative. Vineyards and orchards took years to establish and markets were not a certainty. Many farmers were too conservative to invest in irrigation. The slowness with which irrigation was taken up was also exacerbated by the 1890s depression.

Droughts (1895 and 1902) showed how vital a reliable supply of water was and how productive irrigation areas could be. The Government put money into increasing water storages for irrigation and as a consequence between 1892 and 1923 the population of Rodney doubled.

HERITAGE CITATION REPORT

In 1893 an irrigation colony known as Eshcol was established on the Wilson channel west of Ardmona it meant that there was 44,600 acres land under irrigation. However, in 1900 only 10 percent of irrigable land in the Rodney shire was being irrigated. Markets were not always eager for fruit nor had the science of export of perishable fruits and vegetables to the United Kingdom and having them arrive in good condition been perfected. Canning and the drying of fruit had increased but the markets were still not large enough. The irrigation trusts were superseded by State Rivers and Water Supply commission c 1906. In 1908 the State Rivers and Water Supply commission established an experimental farm at Tatura to show how the land should be prepared for irrigation. It was so successful that in 1911 it was sold as it was felt that the farmers irrigation education was complete.

Dairying

With the introduction of irrigation dairying became one of the leading rural industries in the region. The increase in dairying enterprises took the industry away from the farm and into factories.

The development of dairying as an industry can be said to date from the Great Exhibition held at Melbourne in 1887 and 1888 when a model dairy was one of the attractions. The Exhibitions and the sale in London in December 1889 of the first consignment of butter from Victorian co-operative factories provided incentives for farmers to commence dairying. However, the export market meant that a high standard of quality and grading was required and this could not be met by the haphazard production of individual dairies. The Department of Agriculture encouraged the establishment of butter factories and creameries and appointed inspectors and created numerous regulations and supplied information on the latest techniques of the industry. In 1893 the Fresh Food and Frozen Storage Company had creameries at Murchison and Tatura and cream was sent to Melbourne for manufacture. Creameries were soon superseded by Co-operative Butter factories and these were established between the turn of the century and the beginning of World War One. Moreover, irrigation meant that dairying could be a year round activity instead of seasonal.

Improvements such as the hand separator; refrigeration and cold storage processes were two great advances in the dairying industry. These improvements were in parallel with an increase in the dairying acreage in the Shire of Rodney. The Tatura Butter Factory and Farmer's Produce Company Limited was founded in June 1907 and a factory was built in Hogan Street. After World War One there an influx of Gippsland dairyman to the Goulburn Valley. A new and larger factory was built in 1922 and extensions undertaken in 1944 and 1948. 37

Tatura Milk Factory

Prior to the Tatura factory being built all milk and cream was processed in Rushworth under the management of Mr. Henry Lockwood. In 1907 it was decided that the Tatura Butter Factory and Farmers Produce Company Ltd would be established in Hogan Street, Tatura. Authorized capital was £3000. Tenders were called for and accepted as follows:

- . Buildings - Mr A Miles £790
- . Machinery - Coulsell Bros. £829
- . Refrigeration - Mr H Hunt £716

Until 1910 the milk was separated at the factory, this was changed and the farm performed this role with the cream being brought into the factory. In 1910 The factory generated electricity and supplied light to the town of Tatura. Tatura became the first town in the Goulburn Valley to have electric light.

Fruit

By the late 1880s and early 1890s the potential for the cultivation of fruit in the Goulburn Valley was recognised by

HERITAGE CITATION REPORT

many. The development of refrigeration meant that perishable products could be exported to the markets of the United Kingdom. The first large orchard was planted by the Mason brothers to the north of Shepparton in 1884. In 1886 they had 70 acres of fruit planted and were irrigating their orchard by pumping from the Goulburn River.

By 1884 about 250 acres of vineyards had been planted in the Mooroopna district and most of the product was dried. In 1888 a meeting had been held in Mooroopna to discuss the promotion of fruit growing in the Goulburn Valley this was in part brought about by the then depression in the wheat industry. The meeting at Mooroopna recommended subsidies and the formation of a fruit preserving company in the district. It was critical to encourage irrigated crops in the Goulburn Valley in order to utilise the expensive Goulburn Works. This was coupled with the desire to develop an export trade of perishable goods. To encourage this:

- . A bonus was given on acreage planted of fruit vines and vegetables
- . A subsidy for fruit and vegetable processing factories
- . A bounty for best export quality of dairy and fruit products

1923 11,000 acres of fruit and vines in Rodney Co-operative canneries were established.

Description

Physical Description

The Tatura Township Precinct is located in the commercial area of Hogan Street between Ross Street and the railway reserve.

The settlement pattern of the streets and allotments follows the original survey grid pattern. The eastern end of the precinct is bounded by the railway reserve and this creates a physical and visual break within the whole of the township. The terrain of the precinct area is flat.

The relative narrowness of Hogan Street has allowed the commercial area to develop with an intimate character. The plantings of small trees such as the Manchurian Pear complement the scale of this commercial thoroughfare. The scale of the commercial development - largely single storey also assists in an appreciation of the village like character of Tatura. Hogan Street is essentially a linear mix of commercial, civic, religious and residential buildings. The diversity of building types contributes to the eclectic character of the precinct. The relatively larger scaled late 19th and early 20th century civic and religious buildings provide an important historic counterpoint to the more modest post-war developments within the precinct.

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 Tatura Township Precinct is significant as it assists in demonstrating the development of Tatura from the 1860s and

HERITAGE CITATION REPORT

through to the post World War Two period. The Tatura Precinct is associated with the Land Selection Acts, Closer Settlement, the development of irrigation, the increasing intensification of agriculture in the region and post war migration.

Physical evidence of the changes associated with the continued settlement of Tatura from its beginning as the Whim to the post war development of the township is significant.

The evolution of the settlement pattern of Tatura is of note. Casey Street was originally designated as the main commercial street but Hogan Street (as a thoroughfare) evolved into the commercial centre of Tatura.

Hogan Street is distinctive for its eclectic mix of residential, ecclesiastic, public buildings and commercial architecture. This eclectic mix is in part a result of the change from a residential street in the 19th century to the main commercial street in the 20th century. This has created a distinctive character that exists for most of the length of Hogan Street.

Of note within the precinct are:

- the shops with attached residences at the west end of Hogan Street;
- the presence of the Catholic Church, and this includes the schools and former convent are defining architectural and historic elements within the township;
- the two houses [123 & 125] located within the commercial centre demonstrate the early residential character of Hogan Street;
- the Interwar shopfronts including the shop fronts that have retained a high degree of integrity;
- the former Rodney Shire Offices;
- the Commercial Hotel with its distinctive Interwar architecture; and
- the typical regional architectural expressions that are associated with the commercial development of Hogan Street.

The commercial centre is unified by the extent of modest and architecturally restrained 19th and 20th century shop fronts. The post World War II infill places contribute to the scale of commercial development that was established during the turn of the 20th century and the Interwar period. The Interwar period shop fronts while modest in scale provide a strong architectural character within the township. The architecture associated with post war development has a spare and utilitarian character that is inspired by the stripped aesthetics that are associated with modernist ethics.

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

Hogan Street; *42-50 [Commercial Hotel -HO108], *49 [Irrigation & POW Museum - HO107], 54-56, 58, 60, 61, 62-64, *65-75 and 70-82 [Sacred Heart Roman Catholic Church Complex, St Mary's College and Sacred Heart Convent - HO428], *77-79 [Mechanics' Institute -HO111], *81-83Victory Hall -HO112], *84-86 [HO429], 85, 95-101 [and 73-77 Park Street], 1/106, 107-109, 108, 110, 111, 113, 115, 117, 123, 124, 125, 126-128, 130, 132-134, 133, 136, 137, 139, 141, 143, 145-147, 148, 152 and 158-162 [Criterion Hotel].

Park Street; 73-77 [95-101 Hogan Street].

Walshe Street; 2 - 10.

HERITAGE CITATION REPORT

How is it significant?

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

Why is it significant?

The Tatura Township Precinct is of historic and social significance as it provides tangible physical evidence of the character and type of settlement from the late 1860s and through to the Post World War II period.

Tatura is of historic and social significance for its sustained development as a result of the success of Land Selection and Closer Settlement. The construction of the railway and the development of local water trusts for irrigation and the subsequent State Rivers and Water Supply Commission supported its continued growth. The distinctive turn of the 20th century character demonstrates the impact of irrigation combined with Closer Settlement and the subsequent doubling of the population.

The immediate post war period is of historic and social significance to the township of Tatura. Post war growth and post war migration resulted in a tangible physical and social change for Tatura.

Tatura has a demonstrable social significance that can be identified by its strong sense of community and civic pride that spans from 1870s up to the present day. Evidence for this is the number of memorials to past residents and significant events and the strength of the local historical society.

HERCON Criteria A & G

The Tatura Precinct is of aesthetic significance for its distinctive ecclesiastic architecture; its representative late 19th and early 20th century architecture and its post war buildings.

HERCON Criteria D & E

*This place is also of Individual cultural heritage significance. Please refer to the individual citation for further information.

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 42-50 Hogan Street, Tatura - Commercial Hotel
Address 42-50 Hogan Street, Tatura - cnr Rushworth-Tatura & Tatura-Undera Roads TATURA **Significance Level** Contributory
Place Type Hotel
Citation Date 2011



Commercial Hotel, 42-50 Hogan Street, Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Federation/Edwardian Period (1902-c.1918), Interwar Period (c.1919-c.1940)

History and Historical Context

According to the *Goulburn Advertiser*, within months of the proclamation of Tatura in 1874, there were 'two or three hotels and stores' in and around the township reserve. The first hotel was constructed by Messrs Ross and Currie on the opposite corner to the later Commercial Hotel. By 1876 there were six hotels operating in Tatura. This site was originally intended as the Tatura flour mill, however when a well was put down, it indicated an inadequate water supply. The first Commercial Hotel on the site is believed to have been constructed by Ted Reid in the 1870s. By 1886 the hotel was the property of Thomas Hogan, selector and owner of all the land to the north of Hogan Street and a prominent community member, trustee, commissioner and councillor. His wife Anne Hogan was listed as the publican from 1886 until 1908, followed by Charles Brady then Thomas Quinn. Hogan also owned an adjacent shop and cottage, for which Annie Hogan was listed as the occupant. The hotel was valued at £40 in 1886, this rising to £60 in 1890, with the hotel and cottage listed together as £100 after 1908. The property remained in the control of Hogan's executors as late as 1930. By this time it was valued at £200 and had probably undergone external remodelling.

HERITAGE CITATION REPORT

References

William Bossence. *Tatura and the Shire of Rodney*.

Shire of Rodney Ratebooks

Identified By

SOMA Design Partnership, June 2001

Description

Physical Description

The Commercial Hotel, Hogan Street, Tatura, is an Edwardian double-storey brick (overpainted) corner hotel with parapeted hipped roof clad with corrugated galvanised steel. The parapet contains 'COMMERCIAL HOTEL' in pressed cement lettering on both elevations and features regular pedestals which give a castellated effect. Beneath the parapet is a deeply moulded and modillioned cornice. A wide return verandah supported on brick piers which contains a distinctive arched opening to the corner entrance and timber balustrade, runs a long the street elevations. Both elevations have regular fenestration at first floor level with timber-framed double hung sash windows and multi-paned top sashes, however timber-framed and fibro-cement sheet clad additions have been constructed at the first floor level on the eastern verandah. The ground floor Hogan Street elevation has been obscured by the construction of a timber-framed 'sun room' onto the verandah and most windows in the east elevation have been replaced. A red brick kitchen addition has been constructed south of the hotel.

To the west of the hotel is an earlier single-storey weatherboard building (possibly the cottage occupied by Anne Hogan) with double transverse gable roof clad with corrugated galvanised steel. The gable ends retain early weatherboards, whereas the remainder of the building has largely been re-clad with Hardiplank. A skillion verandah to the street elevation is supported by timber posts and a low steel fence has been erected along the front. An adjoining drive-through bottle shop has been constructed to the west and mature Pepper trees (*Schinus molle*) surround the hotel carpark..

Previous Statement Significance

The following statement of significance was included in the citation for HO108 -Commercial Hotel

HO108 was subsumed into the Tatura Township Precinct HO156 as part of Amendment C110 in 2013.

The Commercial Hotel, Hogan Street, Tatura, is of local historic, social and aesthetic significance. The site has been occupied by a hotel since the 1870s, thereby demonstrating a remarkable continuing use from the earliest phase of settlement in the area, which is evidenced by the remaining single-storey building. Since the earliest days of settlement the hotel has been an important focus for local social activity and recreation. The present building, erected in the c.1870s and remodelled in the 1920s is a largely intact example of an Edwardian hotel and is a prominent element in the

HERITAGE CITATION REPORT

streetscape.

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

Statement of Significance

HO108A contributory place within the Tatura Precinct. Please refer to the precinct citation (Hermes record # 64225).

HERCON Criteria A, G, D, E

This place is also of Individual cultural heritage significance. Please refer to the individual citation for HERMES record #156048

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 49 Hogan Street, Tatura - Irrigation and POW Museum
Address 49 Hogan Street TATURA **Significance Level** Contributory
Place Type Commercial Office/Building
Citation Date 2011



49 Hogan Street, Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

In its first year of existence, 1886, the Shire of Rodney entered the United Echuca and Waranga Waterworks Trust. In 1889, however, the separate Rodney Irrigation Trust was gazetted to serve the local community. Headquarters for the new Trust were constructed along Hogan Street, the new building containing offices for engineer Walter Scott Murray and a front room where locals could pay their rates over the counter. By 1906 the state's irrigation trusts had been replaced by the new State Rivers and Water Supply Commission. After the dissolution of the Rodney Trust, the building was at one stage used as a private residence and surgery by Dr James Park. A small timber extension (now demolished) was added to the rear. In 1988 the Rodney Shire council and the Commonwealth Bicentennial Fund provided a grant that enabled the Tatura & District Historical Society to acquire the building, which it renovated and converted into the Tatura World War 2 Wartime Camps and Irrigation Museum.

References

William Bossence. *Tatura and the Shire of Rodney*.

HERITAGE CITATION REPORT

Mr Arthur Knee, pers comm.

Identified By

SOMA Design Partnership, June 2001.

Description

Physical Description

The former Rodney Irrigation Trust Office at 49 Hogan Street, Tatura, is a single-storey face brick (overpainted) commercial building with a parapeted hipped roof clad with corrugated galvanised steel.

The street frontages are screened by an ogee-profile verandah supported on stop chamfered timber posts featuring a cast iron frieze and corner brackets. The parapet is delineated by moulded string courses and has a rendered finish and modern painted signage. The Hogan Street facade of the building has a single timber 4-panelled door with highlight over, flanked by a pair of timber-framed double-hung sash windows. A second entrance contains a pair of timber 3-panelled doors and both doors are surmounted by highlights. The side elevation contains a pair of timber-framed double-hung sash windows. Modern alterations include the meeting room addition and shade cloth awning at the rear, concrete verandah floor and powder-coated palisade fence. The side garden contains an early timber flagpole.

Previous Statement Significance

The following statement of significance was included in the citation for HO107 - Irrigation and War Camps Museum.

HO107 was subsumed into the Tatura Township Precinct HO156 as part of Amendment C110 in 2013.

The former Rodney Irrigation Trust Office is of local historic and aesthetic significance. The building is associated with the early operations of the Trust, a most significant organisation in the establishment and management of rural water supply to the Goulburn Valley and north-east Victorian irrigated areas.

Aesthetically, the building is a substantially intact example of a Victorian office building which makes a contribution to the historic streetscape.

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

Statement of Significance

A contributory place within the Tatura Precinct. Please refer to the precinct citation (Hermes record # 642245).

HERITAGE CITATION REPORT

HERCON Criteria A, G, D

This place is also of Individual cultural heritage significance. Please refer to the individual citation for HERMES record #155998.

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 54-56 Hogan Street Tatura
Address 54-56 Hogan Street TATURA **Significance Level** Contributory
Place Type House,Shop
Citation Date 2011



54-56 Hogan Street, Tatura

Recommended Heritage Protection VHR No HI No PS Yes

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

Integrity

54-56 Hogan Street has retained much of its integrity.

Description

Physical Description

The weatherboard shop/residence are single storey and regionally represent a typical vernacular structure. The building is a simple gable roofed building with a straight profile verandah with timber verandah posts. The shop windows and door have been modified. A later shop front has been added to one section of the facade.

HERITAGE CITATION REPORT

Stylistically, the shop and residence illustrate many of the characteristics commonly identified with vernacular architecture.

Physical Condition

The condition is fair to good.

Usage / Former Usage

54-56 Hogan Street was constructed as a shop/residence and it has retained its residential use.

Intactness

54-56 Hogan Street is relatively intact.

Occupancy

54-56 Hogan Street is occupied.

Site Context

54-56 Hogan Street is located in a largely residential section of Hogan Street. There are some residence/shops on the south side of Hogan Street.

DRAFT

Statement of Significance

A contributory place within the Tatura Township Precinct. Please refer to the precinct citation (Hermes record # 64225) for information about the significance of the place.

HERCON Criteria A, G, D

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 58 Hogan Street Tatura
Address 58 Hogan Street TATURA **Significance Level** Contributory
Place Type House
Citation Date 2011



58 Hogan Street, Tatura

Recommended Heritage Protection VHR No HI No PS Yes

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

Integrity

58 Hogan Street has largely retained its integrity. The main modifications being the replacement of the timber verandah posts with the wrought iron open lattice panels.

Description

Physical Description

58 Hogan Street is a timber block fronted residence located in a garden setting. It is asymmetrical and the main hipped roof body of the house has a projecting hip roofed section. There is a convex hipped verandah to the main recessed body of the house.

HERITAGE CITATION REPORT

The design of the house is a common regional expression for the period.

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 timber brackets to the eaves; double hung sash window a front door with side lights and high lights. The timber block front is 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.

Physical Condition

The condition of 58 Hogan Street is good.

Usage / Former Usage

58 Hogan Street was constructed as a residence and it has retained this use.

Intactness

58 Hogan Street is relatively intact.

DRAFT

Occupancy

58 Hogan Street is occupied.

Site Context

58 Hogan Street is located in a largely residential section of Hogan Street. There is a mixture of shops/residences on the south side of Hogan Street.

Statement of Significance

A contributory place within the Tatura Township Precinct. Please refer to the precinct citation (Hermes record # 64225) for information about the significance of the place.

HERCON Criteria A, G, D

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 60 Hogan Street Tatura
Address 60 Hogan Street TATURA **Significance Level** Contributory
Place Type Shop
Citation Date 2011



60 Hogan St Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Integrity

60 Hogan Street has retained much of its integrity. The main modifications are changes to the external cladding and some changes to the shop front windows.

Description

Physical Description

The weatherboard shop is single storey timber shop with a stepped parapet. There is a straight profile verandah to the front. The shop front opens directly onto the street. The shop windows and door have been modified but largely resemble the original design.

HERITAGE CITATION REPORT

Stylistically it is a typical regional vernacular shop from the Victoria era.

Physical Condition

The condition is good

Usage / Former Usage

60 Hogan Street was constructed as a shop and has retained this use.

Intactness

60 Hogan Street is largely intact

Occupancy

60 Hogan Street is occupied

Site Context

60 Hogan Street is located in a largely residential section of Hogan Street. There are a number of residence and shop fronts on this side (south side)

DRAFT

Statement of Significance

A contributory place within the Tatura Township Precinct. Please refer to the precinct citation (Hermes record # 64225) for information about the significance of the place.

HERCON Criteria A, G, D

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 61 Hogan Street Tatura
Address 61 Hogan Street TATURA **Significance Level** Contributory
Place Type House
Citation Date 2011



61 Hogan St Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Integrity

61 Hogan Street has retained much of its integrity. The major modification being the building in of parts of the verandah.

Description

Physical Description

61 Hogan Street is a double fronted weatherboard cottage. The return sections of the verandah have been partially built in.

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

HERITAGE CITATION REPORT

the late 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 wire mesh fence with wire mesh gate.

Physical Condition

The condition is good.

Usage / Former Usage

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

Intactness

61 Hogan Street is relatively intact.

DRAFT

Occupancy

61 Hogan Street is occupied.

Site Context

61 Hogan Street is located in the residential section of Hogan Street.

Statement of Significance

A contributory place within the Tatura Township Precinct. Please refer to the precinct citation (Hermes record # 64225) for information about the significance of the place.

HERCON Criteria A, G, D

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 62-64 Hogan Street Tatura
Address 62-64 Hogan Street TATURA **Significance Level** Contributory
Place Type House,Shop
Citation Date 2011



62-64 Hogan Street, Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Integrity

62-64 Hogan Street has retained much of its integrity.

Description

Physical Description

The timber shop and attached residence are representative of the late 19th century development of Hogan Street. This end of Hogan Street developed soon after the establishment of the town. The shop and residence are single storey with the shop opening directly onto the street. The house is set back from the street and has a small front garden area.

The shop is a simple gable roofed building with a straight profile verandah with timber verandah posts. The shop

HERITAGE CITATION REPORT

windows and door have been modified but largely resemble the original design. The attached house has a hip roof with a convex hip verandah. The windows are double hung timber sashes with side lights. There is a rudimentary brick chimney.

Stylistically, the shop and residence illustrate many of the characteristics commonly identified with vernacular architecture during the Victorian period. This includes: timber framed double hung sash windows; the hipped roof; simple brick chimneys and the convex hipped verandah with timber verandah posts. The shop with its gable roof and simple verandah are also typical vernacular shop front architecture from the Victorian period.

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

Physical Condition

The condition of 62-64 Hogan Street is good.

Usage / Former Usage

62-64 Hogan Street was constructed as a residence and shop and has retained this use.

Intactness

62-64 Hogan Street is relatively intact.

Occupancy

62-64 Hogan Street is occupied.

Site Context

62-64 Hogan Street is located in a largely residential section of Hogan Street. However this side (south side) has a mix of shops and former shops and residential.

Statement of Significance

A contributory place within the Tatura Precinct. Please refer to the precinct citation (Hermes Record # 64225) for information about the significance of the place.

HERCON Criteria A, G, D

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 65-75 and 70-82 Hogan Street, TATURA (the Catholic Church and Educational Complex)
Address 65-75 Hogan Street TATURA 70-82 Hogan Street TATURA **Significance Level** Contributory
Place Type Church
Citation Date 2011



Sacred Heart Catholic Church, 65-75 Hogan Street, Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)
Gothic Revival

Description

Physical Condition

Sacred Heart Church, Hogan Street, Tatura, is a Romanesque tuck-pointed face red brick church consisting of nave with sanctuaries and sacristies to the rear. Each section has a parapeted gabled roof clad with slate, with the exception of the east vestry, which has been re-roofed with glazed terracotta tiles.

The brickwork is relieved by numerous distinctive rendered dressings and mouldings including mock machicolation, copings, pinnacles, niches, label moulds, corbels and crosses. The buttressed facade contains a central recessed porch which is accessed via a pair of corbel arched openings. The gable end features four leadlight glazed windows arranged beneath a stilted arched moulding. It is flanked by a pair rendered niches (empty). The buttressed side elevations contain regular fenestration with semi-circular arched heads and steel-framed fixed sash windows with leadlight glazing. The projecting sacristies are similarly detailed. The church is flanked by the 1961 presbytery to the west and later school to the east.

HERITAGE CITATION REPORT

A face red brick fence with brick dwarf wall and piers and wrought iron palisade and gates defines the Hogan Street boundary.

Previous Statement Significance

The following statement of significance was included in the citation for HO109 - Sacred Heart Catholic Church.

HO109 was subsumed into the Tatura Township Precinct HO156 as part of Amendment C110 in 2013.

Sacred Heart Catholic Church Hogan Street, Tatura, is of local historical and architectural significance. As a centre of worship for over 90 years, the church reflects Tatura's reputation as a 'Catholic town'. It is also associated with Father T J O'Connell, pastor for over 50 years, and Thomas Hogan, a leading Catholic layman of the time, and prominent community leader. Designed by Melbourne architects, Kempson & Connelly, the church is a fine example of Romanesque ecclesiastical design and forms an imposing landmark in Tatura, particularly when viewed in the context of the Sacred Heart Convent.

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

Statement of Significance

A contributory place within the Tatura Precinct. Please refer to the precinct citation (Hermes # 64225).

HERCON Criteria A, G, D, E

This place is also of Individual cultural heritage significance. Please refer to the individual citation for HERMES record #156351

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 70-82 Hogan Street, Tatura - St Marys College and Sacred Heart Convent
Address 70-82 Hogan Street TATURA **Significance Level** Contributory
Place Type School - Private
Citation Date 2011



St Marys College and Sacred Heart Convent, 70-82 Hogan Street, Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

On 2 November 1899, Father O'Connell of the Tatura Roman Catholic Church, applied to the Bendigo diocese for a foundation of teaching nuns to be established at Tatura. The Sisters of Mercy nuns arrived one year later, and established themselves in a small six roomed cottage where they lived for the next four decades. A new church primary and secondary school was opened on 4 November 1900, the nuns using one of the rooms in the cottage as a temporary classroom before a new brick classroom could be built. In 1901 the Church opened St Mary's College Hall, a substantial red brick convent used to accommodate boarders. A brick fence was built around the site in 1935. In 1941 the new college and convent was opened adjoining the old building, with the foundation stone laid by Right Reverend Dr D McCarthy on 8 June that year. Students continued to board at St Mary's Hall until 1952, the building ceased to be used as a college in 1961. An appeal was launched to restore St Mary's after a fire in 1973, and the refurbishment was completed in 1978.

References

HERITAGE CITATION REPORT

William Bossence, *Tatura and the Shire of Rodney*.

One Hundred Years of Love and Learning: the Centenary of the Sisters of Mercy and Catholic Education at Sacred Heart School and St Mary's College Tatura 1900-2000.

Identified By

SOMA Design Partnership, June 2001.

Description

Physical Description

The complex containing the Sacred Heart Convent and St Mary's College, 70-82 Hogan Street, Tatura, consists essentially of two large buildings (1901 and 1941), linked by a smaller single-storey building at the rear (1941), which may incorporate some sections of an earlier structure.

The former convent is a large Late Victorian double-storey tuck-pointed (facade only) face red brick building of eclectic design with parapeted gabled roof clad with corrugated galvanised steel. Gable ends feature rendered banding, copings, crosses and louvred vents in niche-like recesses. The central doublefronted wing is screened by a double-storey cast iron verandah with tessellated tiled floor which returns on both sides. The facade has vermiculated (ground floor only) quoins and a rendered plinth. At ground floor level the facade has a central entrance containing timber 3-panelled two-leaf doors surrounded by an ornate rendered aedicule with Doric columns and triangular pediment. It is flanked by a pair of timberframed double-hung sash windows which are set within semi-circular arched recessed panels which feature rendered dressings with fan motif and scalloped sill apron. At first floor level the facade contains a pair of timber-framed double-hung sash windows. The side elevations also contain timber-framed double-hung sash windows, however fenestration is irregular. The small projecting side wings contain single openings with 4-panelled timber doors from the verandah. A later single-storey red brick addition has been constructed at the rear.

The property is distinguished by a mature Canary Island Date Palm (*Phoenix canariensis*).

St Mary's College is an inter-War double-storey face red brick institutional building with hipped and bellcast glazed Marseilles pattern terracotta tile clad roof and verandahs. The deep double-storey verandah is supported by brick piers and balustrades which feature clinker brick header and soldier course detailing. At ground floor level the facade contains irregular openings including an off-set pair of glazed timber doors, flanked by paired timber-framed double-hung sash windows. All windows have clinker brick soldier course heads. Further west, the ground floor facade projects in line with the verandah and contains pointed arch timber-framed fixed sash windows with leadlight glazing either side of a pointed arch rendered niche. A single-storey wing at the rear of the building would appear to incorporate an earlier structure in the north-west corner, possibly related to the 1901 convent.

A face red brick wall (1935), which includes clinker brick header course and wrought iron gates, fences the street frontages of both buildings.

Previous Statement Significance

HERITAGE CITATION REPORT

The following statement of significance was included in the citation for HO110 - St Mary's College & Sacred Heart Convent

HO110 was subsumed into the Tatura Township Precinct HO156 as part of Amendment C110 in 2013.

Sacred Heart Convent and St Mary's College, 70-82 Hogan Street, Tatura, are of local historic and aesthetic significance. The complex demonstrates the prominence of Catholicism in the local area The Canary Island Date Palm (Phoenix canariensis) makes an important contribution and should be retained.

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

Statement of Significance

A contributory place within the Tatura Precinct. Please refer to the precinct citation (Hermes record # 64225)

HERCON Criteria A, G, D, E

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes

Fences & Outbuildings

Yes

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 77-79 Hogan Street, Tatura - Tatura Mechanics Institute
Address 77-79 Hogan Street TATURA **Significance Level** Contributory
Place Type Mechanics' Institute
Citation Date 2011



77-79 Hogan Street, Tatura - Mechanics Institute

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

History and Historical Context

By the late 1870s, Tatura had become a thriving township. During October 1880, it was commented in the *Tatura Herald* that 'There are now more than thirty houses in the township proper, but there is no church, chapel, court-house, school or public structures of any kind among them'. In light of this lack of civic amenity, it was thus decided to build a Mechanics' Institute. Mechanics' Institutes were established in most country towns across Victoria during the nineteenth century. Functioning as schools of adult education, they provided a cultural, intellectual and social focal point for the community. Tenders were called for the new building by architect James Everist on 7 October 1880. The completed building served as an important focus for community activity, hosting meetings, performances and other public gatherings. Additions and remodelling works were undertaken in 1893, with tenders for the works called by the Murray Bros in June 1892. There was a small fire in the building on 2 April 1897. Billiards rooms were added in 1909 and 1910. The stage was removed from the Hall in 1930, following the construction of the adjacent Victory Hall in 1930.

References

Pam Baragwanath, *If the Walls Could Speak*.

HERITAGE CITATION REPORT

William Bossence, *Tatura and the Shire of Rodney*.

Miles Lewis. *Australian Architectural Index*.

Identified By

SOMA Design Partnership, June 2001.

Description

Physical Description

The Tatura Mechanics' Institute, 77-79 Hogan Street, Tatura, is a single-storey tuck-pointed red face brick (overpainted) building with a longitudinal double gabled roof clad with corrugated galvanised steel. The symmetrical facade consists of two essentially identical parapeted gabled bays divided by an arched entrance into a recessed porch, which is surmounted by a small pediment. The rendered parapets feature lettering 'MECHANICS' INSTITUTE' recessed into a ribbon motif moulding, beneath which is a crest.

The central pediment is surmounted by a pressed cement orb and consoles. The semi-circular entrance arch features vermiculated panels and keystone and moulded impost. Bluestone steps lead to a recessed fibro-cement clad, timber-framed porch containing a pair of non-original half-glazed timber doors and highlight. Each double-fronted bay is flanked by a pair of rendered Tuscan pilasters and features a rendered base and string mouldings. The western bay contains a central semi-circular arched entrance with non-original glazed timber door, flanked by a pair of semi-circular arched timber-framed doublehung sash windows. The eastern bay contains three windows and no door. All windows feature a rendered scalloped sill apron. The western elevation is face red brick and contains repetitive segmental arched timber-framed double-hung sash windows. Later additions include a single-storey brick (overpainted) wing to the east and single-storey brick and timber-framed additions at the rear and recent signage.

Previous Statement Significance

The following statement of significance was included in the citation for HO111 -Tatura Mechanics Institute.

HO111 was subsumed into the Tatura Township Precinct HO156 as part of Amendment C110 in 2013.

The Tatura Mechanics' Institute, 77-79 Hogan Street, Tatura, is of local historic, social and aesthetic significance. Erected in 1880, it was the first building constructed of any public nature in Tatura and, as such, has been the focus of social life in the town for over 100 years. It has also been the site of many significant events including the first meeting of the Shire of Rodney Council. Aesthetically, it is an intact and good example of a Victorian-era hall, of which there are few other surviving examples of such scale.

HERITAGE CITATION REPORT

Individually, and together with the adjoining Victory Hall, the building makes a strong contribution to the historic streetscape.

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

Statement of Significance

A contributory place within the Tatura Precinct. Please refer to the precinct citation (Hermes # 64225)

HERCON Criteria A, G, D, E

This place is also of Individual cultural heritage significance. Please refer to the individual citation HERMES record #156601.

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 81-83 Hogan Street, Tatura - Victory Hall
Address 81-83 Hogan Street TATURA **Significance Level** Contributory
Place Type Hall Town Hall
Citation Date 2011



81-83 Hogan Street, Tatura - Victory Hall

Recommended Heritage Protection VHR No HI No PS Yes

Description

Physical Description

Victory Hall, 81-83 Hogan Street, Tatura, is a double-storey rendered masonry hall with gabled roof clad with corrugated galvanised steel and containing prominent ventilators. The symmetrical break-fronted facade consists of a central projecting bay of two storeys. The entrance is defined by a projecting balcony with wrought iron balustrade and porch containing a heavily moulded entablature supported by paired Tuscan columns, which are reflected in the form of pilasters on the wall behind. The entrance is via a central pair of half-glazed panelled timber doors with timber-framed pivot sash highlights with leadlight glazing. At first floor level a semi-circular arched opening contains a pair of leadlight-glazed 3-panel timber doors and a panel containing a crest with lettering '1925'. The opening is framed by raised rendered lettering 'VICTORY HALL'. A heavily moulded cornice defines the gable end. The centre bay is flanked by a pair of parapeted single-storey bays with roof-top balconies. Each parapet is defined by a frieze containing moulded foliated motifs and lions heads and pressed cement urns at each corner and contains a single timber-framed double-hung sash window with multi-paned top sash. Beyond each single-storey section, the raking roof pitch of the double-storey section behind is visible. The buttressed side elevations contain regular and repetitive fenestration with timber-framed fixed sash highlight windows and two pairs of timber-framed double doors.

Previous Statement Significance

81-83 Hogan Street, Tatura - Victory Hall
Hermes No 165999 Place Citation Report

01-May-2019

10:10 AM

HERITAGE CITATION REPORT

Victory Hall, 81-83 Hogan Street, Tatura, is of local historic, social and aesthetic significance. The construction of the hall in 1925 demonstrates the community need to commemorate the considerable loss of local life during World War One. The building has been a focus of social activity for the local community for almost 80 years. Aesthetically, it is one of the more distinguished and intact examples of an inter-War hall in the municipality and of additional significance because of its association with prominent Melbourne architect, A S Eggleston. Individually, and together with the adjoining Mechanic's Institute, the building makes a strong contribution to the historic streetscape.

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

Statement of Significance

A contributory place within the Tatura Precinct refer to the precinct citation (Hermes #64225).

HERCON Criteria A, G, D, E

This place is also of Individual cultural heritage significance. Please refer to the individual citation for HERMES record #156761.

Recommendations 2011

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Yes
No
No
No
No
-
No

HERITAGE CITATION REPORT

Name 84 - 86 Hogan Street Tatura
Address 84 - 86 Hogan Street TATURA **Significance Level** Contributory
Place Type Shop
Citation Date 2011



84-86 Hogan Street, Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Postwar Period (1945-1965)

Description

Physical Description

The shop is a brick shop with glass shop front with glazed hoppers to the upper pane area. There is a two storey brick residence to the rear. The design of the shop and residence is a good example of regional modernism from the post war period as it displays many of the features associated with this period.

Statement of Significance

A contributory place within the Tatura Township Precinct. Please refer to the precinct citation (Hermes record # 64225) for information about the significance of the place.

HERCON Criteria A, G, D, E

HERITAGE CITATION REPORT

This place is also of Individual cultural heritage significance. Please refer to the individual citation for HERMES record #202311

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 85 Hogan Street Tatura
Address 85 Hogan Street TATURA **Significance Level** Contributory
Place Type House
Citation Date 2011



85 Hogan, Tatura

Recommended Heritage Protection VHR No HI No PS Yes

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

Integrity

85 Hogan Street has retained most of its integrity.

Description

Physical Description

85 Hogan Street Tatura is a relatively large Federation type house. It has many of the features associated with this style. These include the prominent brick chimneys; prominent frontgables (with timber strapping and timber fret work), contrasting face red brick with cement rendered details, triple bands of double hung timber windows, recessed porch with cement rendered details and decorative groupings of windows. The asymmetry associated with this style is well represented- with a layered gable frontage and the front facade has a projecting porch with recessed entrance. The facades are marked by their irregularity and textural contrasts of external finishes.

HERITAGE CITATION REPORT

The house is well set back and the garden setting contributes to its aesthetic presence in the streetscape.

Intactness

85 Hogan Street Tatura is largely intact.

Statement of Significance

A contributory place within the Tatura Precinct. Please refer to the precinct citation (Hermes Record # 64225) for information about the significance of the place.

HERCON Criteria A, G, D

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 95-101 Hogan Street and 73-77 Park Street, Tatura
Address 95-101 Hogan Street TATURA **Significance Level** Contributory
Place Type Garage
Citation Date 2011



95-101 Hogan Street, Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Integrity

95-101 Hogan Street and 73-77 Park Street has retained much of its integrity.

Description

Physical Description

The garage is located on a corner and has a prominence in the streetscape. The facade is constructed from rendered masonry. It has large openings some of which are glazed.

The parapet rises to a squared peak at the southern end of the facade. It is not a symmetrical facade. There is a lean-to/skillion workshop to the rear. The architecture and aesthetics of this building derive from a debased Arts & Crafts

HERITAGE CITATION REPORT

tradition.

Physical Condition

The condition of 95-101 Hogan Street and 73-77 Park Street is good.

Usage / Former Usage

It was constructed as a garage. It does not retain this use. It is now a shop.

Intactness

95-101 Hogan Street and 73-77 Park Street is relatively intact.

Occupancy

95-101 Hogan Street and 73-77 Park Street is occupied.

Site Context

It is located at the edge of the commercial section of Hogan Street.

Statement of Significance

A contributory place within the Tatura Township Precinct. Please refer to the precinct citation (Hermes record # 64225) for information about the significance of the place.

HERCON Criteria A, G, D

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

HERITAGE CITATION REPORT

Name 1/106 Hogan Street Tatura
Address 1/106 Hogan Street TATURA **Significance Level** Contributory
Place Type Shop
Citation Date 2011



1/106 Hogan Street Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Postwar Period (1945-1965)

Integrity

It has largely retained its integrity.

Description

Physical Description

The rendered brick shop is representative of the economic growth experienced in Tatura during the 1960s/early 1970s. The design owes much to the functional Modernism that developed after the war. This was partially due to an acceptance of modernism as the new style and partially due to a way of saving on building materials and costs.

The large shop front windows with openable hopper windows (the horizontal awning windows to the upper shop window), the cantilevered verandah and the stripped aesthetics are all typical for the period and region.

HERITAGE CITATION REPORT

Intactness

It has largely intact.

Statement of Significance

A contributory place within the Tatura Precinct. Please refer to the precinct citation (Hermes Record # 64225) for information about the significance of the place.

HERCON Criteria A, G, D

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 107 Hogan Street Tatura
Address 107 Hogan Street TATURA **Significance Level** Contributory
Place Type Shop
Citation Date 2011



107 Hogan Street, Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Mid-Twentieth Century (1940-60) Austerity

Integrity

It has largely retained its integrity

Description

Physical Description

The cream face brick commercial premise is representative of the economic growth experienced in Tatura during the Post War period from the 1950s - 1960s). The design owes much to the functional modernism that developed after the war. This was partially due to an acceptance of Modernism as the new style and partially due to a way of saving on building materials and costs.

The facade is a composition of cream face brickwork with a a large glazed shop window.

HERITAGE CITATION REPORT

Intactness

It is relatively intact

Statement of Significance

A contributory place within the Tatura Precinct. Please refer to the precinct citation (Hermes Record # 64225) for information about the significance of the place.

HERCON Criteria A, G, D

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

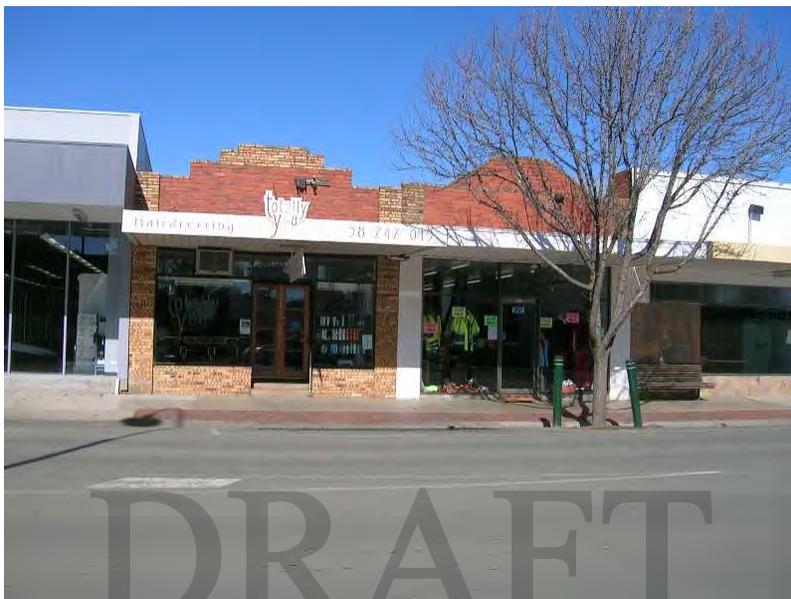
Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 108 - 110 Hogan Street Tatura
Address 108 - 110 Hogan Street TATURA **Significance Level** Contributory
Place Type Shop
Citation Date 2011



108-110 Hogan Street, Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Integrity

108 - 110 Hogan Street has retained much of its integrity. The main modification is that one shop front has been painted.

Description

Physical Description

108 - 110 Hogan Street Tatura consists of a pair of shop fronts. They are representative of the post war growth and the development of Tatura. The shops are single storey and have finely executed face brick parapets and one shop has retained its facebrick shop front. There is a cantilevered awning to both the shops. The parapets differ in design but share similar proportions.

The extent of fine facebrick work is of note and should be retained as it is now a rare surviving aesthetic in the

HERITAGE CITATION REPORT

commercial area of Tatura.

Physical Condition

The condition is good

Usage / Former Usage

108 - 110 Hogan Street were constructed as shops and have retained this use.

Intactness

108 - 110 Hogan Street is relatively intact

Occupancy

The shops are occupied

Site Context

108 - 110 Hogan Street Tatura is located in the commercial centre of Hogan Street, Tatura.

Statement of Significance

A contributory place within the Tatura Precinct. Please refer to the precinct citation (Hermes Record # 64225) for information about the significance of the place.

HERCON Criteria A, G, D

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

HERITAGE CITATION REPORT

Name 109, 111 and 113 Hogan Street, Tatura
Address 109, 111 & 113 Hogan Street TATURA **Significance Level** Contributory
Place Type Shop,Flat
Citation Date 2011



109, 111 and 113 Hogan Street, Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Postwar Period (1945-1965)

Integrity

It has retained much of its intactness

Description

Physical Description

The three shops post are representative of postwar growth in Tatura. They have different designs but they all illustrate the shift that occurred in design aesthetics after World War II. A functional Modernism replaced the often eclectic pre-war designs. This was partially due to an acceptance of Modernism as the new style and partially due to a way of saving on building materials and costs.

This group of three shops have a residence on the upper floor. Two of the shops have an upstairs balcony.

HERITAGE CITATION REPORT

Stylistically, the shops demonstrate a regional version of Modernism and this can be identified with the box like form, the flat roof and the simple, unadorned and direct expression of building materials - plain face brickwork; metal frames to the windows, simple timber fascias; relatively large glazed areas and the cantilevered awnings.

Physical Condition

It is in good condition

Usage / Former Usage

It was constructed as shops with upstairs accommodation

Intactness

It is relatively intact

Occupancy

It is occupied

Site Context

It is located in the commercial area of Hogan Street

DRAFT

Statement of Significance

A contributory place within the Tatura Precinct. Please refer to the precinct citation (Hermes Record # 64225) for information about the significance of the place.

HERCON Criteria A, G, D

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

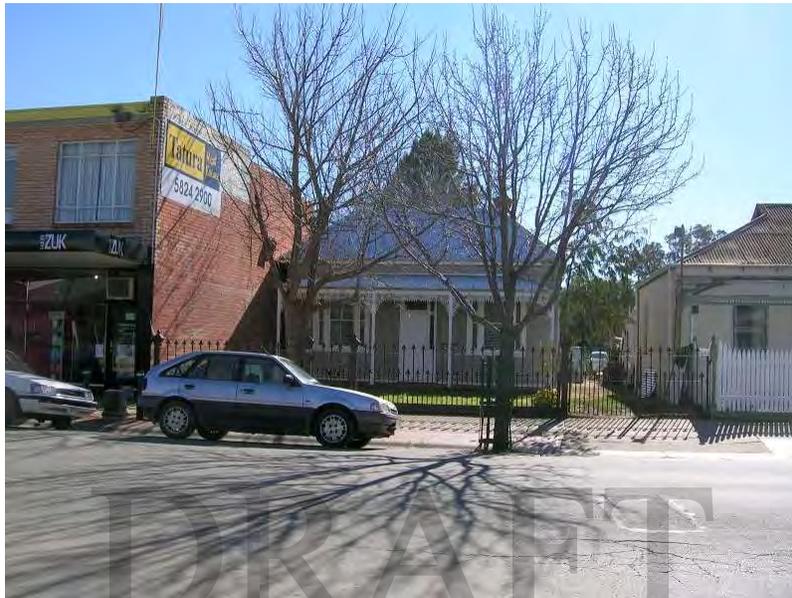
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Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 115 Hogan Street Tatura
Address 115 Hogan Street TATURA **Significance Level** Contributory
Place Type House
Citation Date 2011



115 Hogan Street Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Integrity

115 Hogan Street has retained much of its significance

Description

Physical Description

115 Hogan Street provides tangible evidence as to the development of Tatura during the late 19th century. It is of note that this is one of the few surviving houses in the commercial area of Hogan Street. Hogan Street was intended to be a residential street with Casey Street being the commercial area.

115 Hogan Street is a double fronted weatherboard cottage with a hip roof and convex hipped verandah to the front. The verandah has timber verandah posts and a cast iron frieze and cast iron brackets. The roof has been constructed from corrugated galvanised metal.

HERITAGE CITATION REPORT

Stylistically, the cottage illustrates many of the characteristics commonly identified with vernacular architecture during the late Victorian period. This includes: the symmetrical composition with the central door (including the side lights and high lights); flanked on either side with timber framed double hung sash windows (with side lights); the hipped roof ; the convex hipped verandah with timber verandah posts and the use of cast iron decorative elements.

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

The front fence is a metal reproduction Victorian palisade with gate and is not a sympathetic addition.

Physical Condition

The condition is good

Usage / Former Usage

115 Hogan Street was constructed as a residence it no longer retains this use. Its adaptive reuse is as a cafe and gallery.

Intactness

115 Hogan Street is relatively intact

Occupancy

115 Hogan Street is occupied

Site Context

115 Hogan Street Tatura is located in the commercial area of Hogan Street Tatura

Statement of Significance

A contributory place within the Tatura Precinct. Please refer to the precinct citation (Hermes Record # 64225) for information about the significance of the place.

HERCON Criteria A, G, D

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 117 Hogan Street Tatura
Address 117 Hogan Street TATURA **Significance Level** Contributory
Place Type House
Citation Date 2011



117 Hogan Street Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Integrity

117 Hogan Street has retained much of its integrity

Description

Physical Description

117 Hogan Street provides tangible evidence as the development of Tatura during the late 19th century. It is of note that this is one of the few surviving houses in the commercial area of Hogan Street. Hogan Street was intended to be a residential street with Casey Street being the commercial area.

117 Hogan Street is a double fronted weatherboard cottage with a convex hipped verandah to the front. The roof is a hip with gable vents at the ridge. The roof has been constructed from corrugated galvanised metal. There is a brick chimney.

HERITAGE CITATION REPORT

Stylistically, the cottage illustrates many of the characteristics commonly identified with vernacular architecture during the late 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

117 Hogan Street is in good condition

Usage / Former Usage

117 Hogan Street was constructed as a residence and has retained this use.

Intactness

117 Hogan Street is relatively intact

Occupancy

117 Hogan Street is occupied

Site Context

117 Hogan Street is located in the commercial area of Hogan Street Tatura

Statement of Significance

A contributory place within the Tatura Precinct. Please refer to the precinct citation (Hermes Record # 64225) for information about the significance of the place.

HERCON Criteria A, G, D

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 123 Hogan Street Tatura
Address 123 Hogan Street TATURA **Significance Level** Contributory
Place Type Shop
Citation Date 2011



123 Hogan St Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Postwar Period (1945-1965)

Description

Physical Description

The mid 20th century shop front has a stepped parapet constructed from cream face brickwork. The parapet is unrelieved by any cornices or relief moulding and is representative of the stripped aesthetic that became popular in Tatura during the post war period.

Statement of Significance

A contributory place within the Tatura Precinct. Please refer to the precinct citation (Hermes Record # 64225) for information about the significance of the place.

HERCON Criteria A, G, D

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 124 Hogan Street Tatura
Address 124 Hogan Street TATURA **Significance Level** Contributory
Place Type Shop
Citation Date 2011



124 Hogan Street Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Integrity

124 Hogan Street has retained much of its integrity. Modifications include the cantilevered awning.

Description

Physical Description

124 Hogan Street is one of the most intact and best preserved shop fronts in Tatura from the 1920s/30s. It is a brick structure with a rendered masonry parapet and a corrugated galvanised metal gable roof.

Stylistically the parapet has been influenced by the Interwar /Arts and Crafts aesthetic. This can be seen with the capped pilasters at either end of the parapet. The capping is continued to the rest of the parapet

HERITAGE CITATION REPORT

The shop front has retained most of its original shop front window framing and glazing. The glazing is representative of the period with a large shop front window and opaque glass to the transom lights. The ceramic tiles to the shop front are original.

Physical Condition

The condition of 124 Hogan Street is good

Usage / Former Usage

124 Hogan Street was constructed as a shop and it retains this use.

Intactness

124 Hogan Street is relatively intact

Occupancy

124 Hogan Street is occupied

DRAFT

Site Context

124 Hogan Street is located in the commercial area of Hogan Street Tatura

Statement of Significance

A contributory place within the Tatura Precinct. Please refer to the precinct citation (Hermes Record # 64225) for information about the significance of the place.

HERCON Criteria A, G, D

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 125 Hogan Street Tatura
Address 125 Hogan Street TATURA **Significance Level** Contributory
Place Type Shop
Citation Date 2011



125 Hogan Street, Tatura

Recommended Heritage Protection VHR No HI No PS -

Description

Physical Condition

The bank is constructed from a decorative cream brick and this contributes to a sense of its modernity. The original bank building has been altered with the construction of a protruding box-like structure (c1980s) however, this is a relatively sympathetic addition and demonstrates an evolution of building type and style. The addition is asymmetrical with a glazed upper section. The extent of the original fine cream brick walling is still appreciable.

Statement of Significance

A contributory place within the Tatura Precinct. Please refer to the precinct citation (Hermes Record # 64225) for information about the significance of the place.

HERCON Criteria A, G, D

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 126 - 128 Hogan Street Tatura
Address 126 - 128 Hogan Street TATURA **Significance Level** Contributory
Place Type Shop
Citation Date 2011



126-128 Hogan Street, Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Integrity

126 - 128 Hogan Street has retained much of its integrity.

Description

Physical Description

126 - 128 Hogan Street is a typical shop front as found in many regional shopping centres. It is a brick structure with a rendered masonry parapet and a corrugated galvanised metal gable roof.

Stylistically, the parapet has been influenced by the Interwar / Arts and Crafts aesthetic. This can be seen with the capped pilasters at either end of the parapet. The parapet has the distinction of retaining its original finish - unpainted cement.

HERITAGE CITATION REPORT

The shop front has retained some of its original shop front window framing and the tiling to the base.

Physical Condition

The condition of 126 - 128 Hogan Street is good.

Usage / Former Usage

126 - 128 Hogan Street was constructed as a shop and it has retained this use.

Intactness

126 - 128 Hogan Street is relatively intact.

Occupancy

126-128 Hogan Street is occupied.

Site Context

126 - 128 Hogan Street is located in the commercial section of Hogan Street, Tatura.

Statement of Significance

A contributory place within the Tatura Precinct. Please refer to the precinct citation (Hermes Record # 64225) for information about the significance of the place.

HERCON Criteria A, G, D

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 130 Hogan Street Tatura
Address 130 Hogan Street TATURA **Significance Level** Contributory
Place Type Shop
Citation Date 2011



130 Hogan Street Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Integrity

130 Hogan Street has retained some of its integrity with the most significant modification being the alterations to the shop front and the construction of a cantilevered awning.

Description

Physical Description

130 Hogan Street is brick shop with a cantilevered awning. The parapet has a strong vertical rendered panel to the centre. The render continues around the perimeter of the parapet.

Physical Condition

The condition is good

HERITAGE CITATION REPORT

Usage / Former Usage

130 Hogan Street was constructed as a shop and continues this use

Intactness

130 Hogan Street is largely intact

Occupancy

130 Hogan Street is occupied

Site Context

The shop is located in the commercial section of Hogan Street Tatura

Statement of Significance

A contributory place within the Tatura Precinct. Please refer to the precinct citation (Hermes Record # 64225) for information about the significance of the place.

HERCON Criteria A, G, D

DRAFT

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

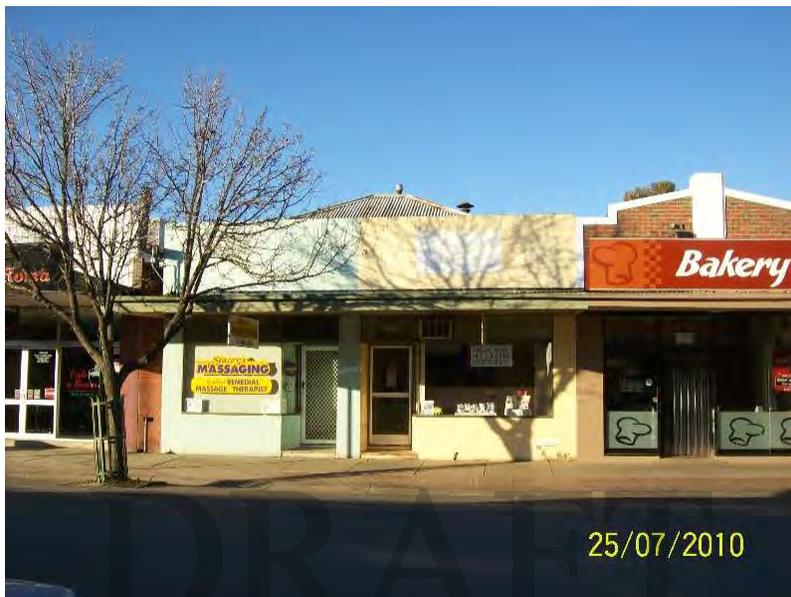
-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 132 - 134 Hogan Street Tatura
Address 132-134 Hogan Street TATURA **Significance Level** Contributory
Place Type Shop
Citation Date 2011



132-134 Hogan Street, Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Postwar Period (1945-1965)

Integrity

It has retained much of its integrity. However, the face brickwork has been painted.

Description

Physical Description

The pair of brick shops are representative of the post war growth in Tatura. The design of the shop fronts reflects a typical stripped aesthetic as became common after the war. The parapet is masonry and rectangular in shape and is utilitarian in function. There is a cantilevered verandah.

Intactness

It is relatively intact.

HERITAGE CITATION REPORT

Statement of Significance

A contributory place within the Tatura Precinct. Please refer to the precinct citation (Hermes Record # 64225) for information about the significance of the place.

HERCON Criteria A, G, D

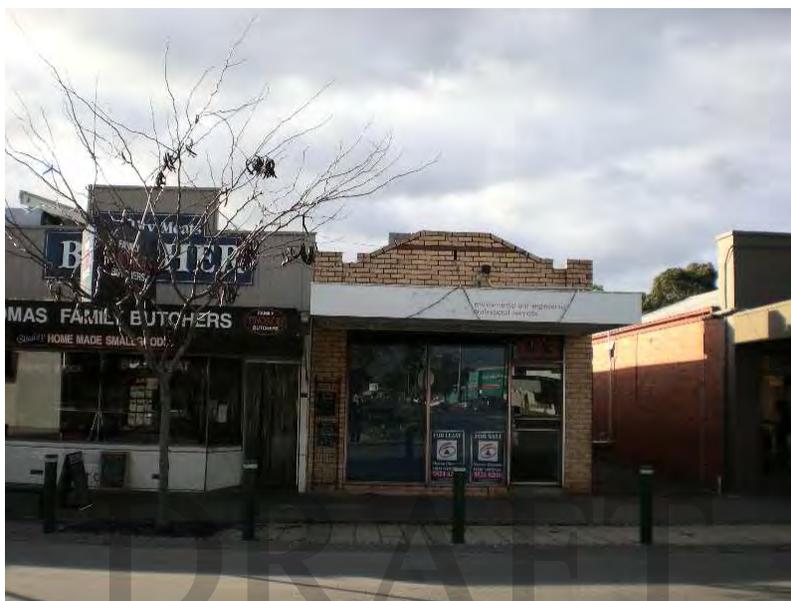
Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 133 Hogan Street Tatura
Address 133 Hogan Street TATURA **Significance Level** Contributory
Place Type Shop
Citation Date 2011



133 Hogan Street, Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Postwar Period (1945-1965)

Description

Physical Description

The 20th century shop front has been constructed from cream face brick. Unlike some of the other shop fronts constructed during a similar period the parapet is more stylised and more typical of a pre World War II shop front. The parapet rises up to a pediment like peak and this also has a stepped profile. The parapet has two brick piers at its extremities and this form the 'bookends' to the parapet.

The shop front is glazed.

Statement of Significance

A contributory place within the Tatura Precinct. Please refer to the precinct citation (Hermes Record # 64225) for information about the significance of the place.

HERITAGE CITATION REPORT

HERCON Criteria A, G, D

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name	137 Hogan Street Tatura	
Address	137 Hogan Street TATURA	Significance Level Contributory
Place Type	Shop	
Citation Date	2011	



137 Hogan Street Tatura

Recommended Heritage Protection	VHR No HI No PS Yes
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Architectural Style	Federation/Edwardian Period (1902-c.1918)
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Description

Physical Description

The commercial premise is constructed from painted masonry. The parapet is a simple stepped parapet with a course of relief brickwork. The ground floor is a glazed shop front and there is a cantilevered awning.

Statement of Significance

A contributory place within the Tatura Precinct. Please refer to the precinct citation (Hermes Record # 64225) for information about the significance of the place.

HERCON Criteria A, G, D

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 139 Hogan Street, Tatura - Planright Surveyors

Address 139 Hogan Street TATURA

Significance Level Contributory

Place Type Bank

Citation Date 2011



139 Hogan Street Tatura former Bank of NSW

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)
Stripped Classical

Integrity

139 Hogan Street, Tatura - Planright Surveyors
Hermes No 44057 Place Citation Report

01-May-2019

10:10 AM

The integrity is high

History and Historical Context

The Bank of New South Wales was constructed in 1937. It was one of the many major banks to construct premises in Tatura.

The former Bank of New South Wales is representative of phase three of development in Tatura.

Description

Physical Description

The former Bank of New South Wales is representative of the style of architecture favoured by the Bank during the 1930s. It is a two storey building face brick building with a parapet to conceal the low pitched roof. The bank chambers were on the ground floor with the upstairs devoted to the residence.

Stylistically the architecture is austere and conservative and classical in character. The facade has a strong symmetrical balance and this is articulated by the use of classical based architectural detailing such as the division of the facade into three bays - this has been achieved vertically as well as horizontally. The vertical division consists of three bays defined by brick pilasters. The central bay includes the main entrance and this has a glazed brick surround that sits proud of the face brick walling. On either side of the door there are large windows. The second floor has three windows spaced equidistantly across the facade. The horizontal balance is created by the rusticated plinth (using glazed bricks), the main body of the building and the brick work details to the parapet.

This tripartite division of the facade has a classical basis and as such was part of the architectural language of the 1930s.

Physical Condition

The condition is good

Usage / Former Usage

139 Hogan Street was constructed as a bank and this use is no longer retained. It is now a commercial premise and is currently being used as offices.

Intactness

HERITAGE CITATION REPORT

139 Hogan Street is relatively intact

Occupancy

139 Hogan Street is occupied

Site Context

The former bank is located in the commercial section of Hogan Street Tatura

Statement of Significance

A contributory place within the Tatura Township Precinct. Please refer to the precinct citation (Hermes record # 64225) for information about the significance of the place.

HERCON Criteria A, G, D, E

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 141 Hogan Street Tatura
Address 141 Hogan Street TATURA **Significance Level** Contributory
Place Type Shop
Citation Date 2011



141 Hogan Street Tatura

Recommended Heritage Protection VHR No HI No PS Yes

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

Description

Physical Description

The commercial premise is constructed from painted masonry. The parapet is a simple stepped parapet with a course of relief brickwork. The ground floor is a glazed shop front and there is a cantilevered awning.

Statement of Significance

A contributory place within the Tatura Precinct. Please refer to the precinct citation (Hermes Record # 64225) for information about the significance of the place.

HERCON Criteria A, G, D

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 143 Hogan Street Tatura
Address 143 Hogan Street TATURA **Significance Level** Contributory
Place Type Office building
Citation Date 2011



143 Hogan Street Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Postwar Period (1945-1965)

Description

Physical Description

The bank building is a single storey masonry building that has been painted. It is expressive of a simple modernist aesthetic. This can be found in the simple rectangular volume with a facade that has been divided into three horizontal bays - a stripped parapet, glazed band and a base. The horizontal banding of the windows reinforces the low slung aesthetics of this building.

Statement of Significance

A contributory place within the Tatura Precinct. Please refer to the precinct citation (Hermes Record # 64225) for information about the significance of the place.

HERCON Criteria A, G, D

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 145-147 Hogan Street Tatura
Address 145-147 Hogan Street TATURA **Significance Level** Contributory
Place Type Shop
Citation Date 2011



145-147 Hogan Street, Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Integrity

The integrity of 145-147 Hogan Street has been compromised by the unsympathetic modifications to the shop front.

The former shop front has been extensively modified. One half has been glazed with the other half a blank wall. There is a cantilevered awning.

Description

Physical Description

The offices are brick with a rendered masonry parapet and corrugated galvanised metal gable roof. The original building fabric has been modified and this mainly refers to the shop front.

HERITAGE CITATION REPORT

The parapet is the strongest indicator of the period and style of the original building. It is a rendered parapet with a strong cornice line and a string course. The parapet is divided into two bays with one bay being proportionally larger than the other.

Physical Condition

The condition is good

Usage / Former Usage

145-147 Hogan Street was constructed for commercial purposes and retains this use.

Intactness

145-147 Hogan Street is partially intact.

Occupancy

145-147 Hogan Street is occupied

Site Context

145-147 Hogan Street is located in the commercial section of Hogan Street Tatura.

Statement of Significance

A contributory place within the Tatura Precinct. Please refer to the precinct citation (Hermes Record # 64225) for information about the significance of the place.

HERCON Criteria A, G, D

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

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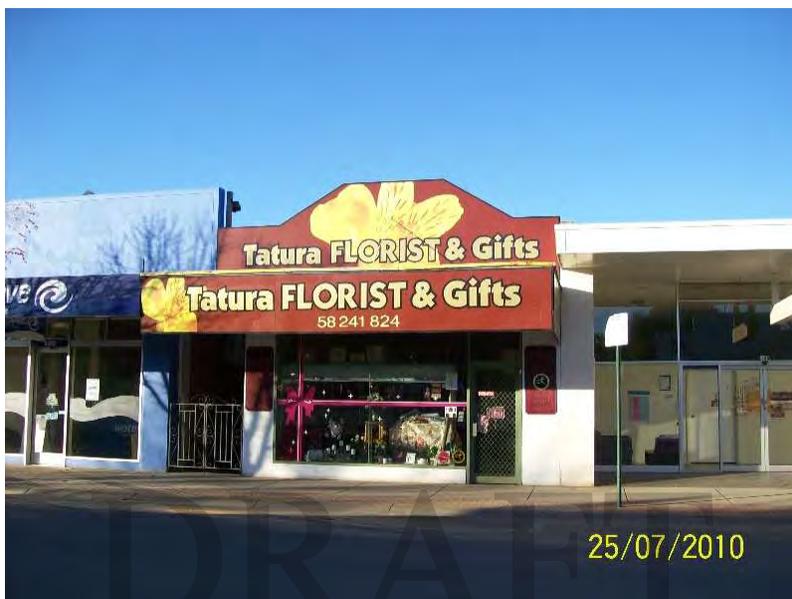
Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 148 Hogan Street Tatura
Address 148 Hogan street TATURA **Significance Level** Contributory
Place Type Shop
Citation Date 2011



148 Hogan Street Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Description

Physical Description

The brick shop has been modified at the ground floor level. The parapet is brick and styled in a typical manner for its period of construction. This includes the cornice mouldings and the parapet detailing.

Statement of Significance

A contributory place within the Tatura Precinct. Please refer to the precinct citation (Hermes Record # 64225) for information about the significance of the place.

HERCON Criteria A, G, D

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name	152 Hogan Street Tatura (Middle Cafe)		
Address	152 Hogan Street TATURA	Significance Level	Contributory
Place Type	Cafe		
Citation Date	2011		



152 Hogan Street Tatura

Recommended Heritage Protection	VHR No HI No PS Yes
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Architectural Style	Federation/Edwardian Period (1902-c.1918)
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Integrity

The integrity is moderate as there have been some modifications.

History and Historical Context

152 Hogan Street Tatura is representative of the second phase of commercial development in Tatura. The first phase of retail and commerce was located in Casey Street and the western end of Hogan Street. After the turn of the 19th century and from c.1910 Hogan Street took precedence over Casey Street as the main commercial street.

Description

Physical Description

152 Hogan Street Tatura (Middle Cafe)	01-May-2019	10:10 AM
Hermes No 43845	Place Citation Report	

HERITAGE CITATION REPORT

The Middle Cafe is a representative example of a late 19th/early 20th shop front. The design of the parapet is typical of late Victorian/early Federation architecture. It has been constructed from brick and has a rendered masonry parapet.

Physical Condition

The condition is good.

Usage / Former Usage

The cafe is a functioning cafe.

Intactness

The shop front has retained its original pediment. The shop front has been modified over time with last modification occurring during the late 20th century. Modifications include: construction of a cantilevered canopy and a glass shop front.

Occupancy

The building is occupied.

Site Context

The cafe is located in the main retail and commercial street (Hogan Street) in Tatura.

Statement of Significance

A contributory place within the Tatura Precinct. Please refer to the precinct citation (Hermes Record # 64225) for information about the significance of the place.

HERCON Criteria A, G, D

DRAFT

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 158-162 Hogan Street Tatura - Criterion Hotel
Address 158-162 Hogan Street TATURA **Significance Level** Contributory
Place Type Hotel
Citation Date 2011



158-162 Hogan Street Tatura - Criterion Hotel

Recommended Heritage Protection VHR No HI No PS Yes

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

Integrity

The Criterion Hoel is retained much of its integrity.

History and Historical Context

The original Criterion was a one storied timber building. The present hotel was built by T Reid in 1901.

The Criterion, Victoria and Commercial are surviving hotels from the first phase of development.

HERITAGE CITATION REPORT

The 1901 re-development of the Criterion was possibly in response to the arrival of the railway line (the railway reserve is opposite the hotel).

Description

Physical Description

The Criterion Hotel occupies a corner position in Hogan Street Tatura. The location is a prominent one in the urban landscape of Tatura and the scale of the hotel is appropriate for this site. The hotel is a large two storey rendered masonry building with a splayed main corner entrance and it has a cantilevered upper storey verandah.

Stylistically, the Criterion Hotel is representative of its period, region and genre. Originally it was red face brick with cement rendered mouldings to the windows and doors. The brickwork has been painted and the mouldings have been picked out in a contrasting colour.

The hotel has been constructed from rendered masonry. The roof and verandah are corrugated galvanised iron. The parapet has a cornice and the name of the hotel is picked out in relief above this cornice line. The upper floor balcony is a cantilevered with timber verandah posts and timber balusters and balustrading.

The windows are timber framed and double hung sash windows.

Physical Condition

The physical condition is good.

Usage / Former Usage

The Criterion Hotel was originally designed as a hotel with accommodation upstairs. The hotel still functions as a bar with food and there is limited accommodation.

Intactness

The Criterion Hotel is relatively intact.

Occupancy

The Criterion Hotel is occupied .

Site Context

HERITAGE CITATION REPORT

The Criterion Hotel is located near the former station building and the commercial centre of Hogan Street Tatura.

Statement of Significance

A contributory place within the Tatura Precinct. Please refer to the precinct citation (Hermes Record # 64225) for information about the significance of the place.

HERCON Criteria A, G, D

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 2-10 Walshe Street, Tatura
Address 2-10 Walshe Street TATURA **Significance Level** Contributory
Place Type Commercial Office/Building
Citation Date 2011



2-10 Walshe Street, Tatura

Recommended Heritage Protection VHR No HI No PS Yes

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

History and Historical Context

Part of the site is associated with Dr James Park. He had a Surgery and residence at Walsh Street from c1922 until his death in 1938. The brick clock tower in Hogan Street is a memorial to Dr Park who was known for his kindness and charity. His interest in the welfare of children encouraged the building of kindergarten room at the Presbyterian Sunday School - where a memorial photo was later unveiled. On his death flags were flown at half mast on all public and other buildings in town.

Description

Physical Description

The building occupies a corner site (Walsh & Hogan Street). The former residence has been demolished. The Hogan street facade of this building has been modified and extended to become a supermarket. It is constructed from rendered

HERITAGE CITATION REPORT

masnory. It includes shop front windows, a verandah and cement decorative elements to the parapet area. The verandah is a dominant architectural feature and provides a contiguous element between the old and new fabric.

Site Context

The former doctor's residence and doctor's surgery are located in a commercial area with a carpark and supermarket their immediate neighbours.

Statement of Significance

A contributory place within the Tatura Precinct. Please refer to the precinct citation (Hermes Record # 64225) for information about the significance of the place.

HERCON Criteria A, G, D

This place is also of Individual cultural heritage significance. Please refer to the individual citation for HO105 (HERMES record #156052)

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name Central Business Area Precinct
Address Fryers Street, Wyndham Street & Maude Street
Significance Level Local
Place Type Commercial Precinct
Citation Date 2011



Shepparton Central Business Area Precinct

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Settlement

The township of 'Macguire's Punt' (Shepparton) was surveyed in 1855 and the first land sale was conducted at Benalla in 1856. This first survey consisted of Wyndham and Welsford Streets which were crossed by Fryers, High and Vaughan Streets. The latter three streets began at Wyndham Street and finished at the river. Shepparton was proclaimed a town on September 28 1860. However, it remained relatively undeveloped during the 1850s and 1860s. In 1865 the *Victorian Gazetteer*, described Shepparton as being 'in the centre of a large pastoral district and has no mills or manufactures'[1] with a population that was estimated to be 30. The 1871 Census gives the population of Shepparton as 33.[2] It was not until there were changes to the Land Acts during the 1860s and 1870s and an increase in agricultural settlement in the surrounding district did Shepparton begin to develop and grow.

1874 John Downey surveyed the rest of the town but not all streets that were set out were named. [3] Alfred Leahy completed the survey of Shepparton in 1877 - all the streets were named during this period.

Land Selection

Between 1860 and 1878 a number of acts were passed governing the sale of Crown Land. None of these acts achieved the

HERITAGE CITATION REPORT

government's ambition of getting a large number of selectors successfully established on the land. It was not until the late 1870s that all the lands of the Goulburn Valley were selected and a meaningful settlement of the region began to take place. The *Victorian Gazetteer* in 1879 attributed the remarkable agricultural progress of the Shepparton district from 1873 to the surveyor of the Crown Lands who 'induced men of means to settle in the district... and in an incredibly short space of time the large and fertile sheep walks of the Goulburn Valley were settled by an industrious and well-to-do yeomanry.'^[4]

The Goulburn Valley contained some of the richest pastoral country in the colony but still selection was arduous as the clearing of land and fencing was completed with an axe, shovel and single furrowed plough. The housing consisted of primitive log huts with bark roofs.

'The district most favoured by the selectors of this period was the lower valley of the Goulburn, extending from Seymour down to the Murray, embracing a large part of the counties of Dalhousie, Moira, Rodney and Bendigo.

The country was lightly timbered and was not regarded as first class land for grazing but proved to be suitable for wheat, orchards and vineyards. During the decade that followed the passing of this Act towns developed: Nagambie, Murchison, Mooropna, Shepparton, Tatura, Nathalia - fostered by acts. They became well known as the area where the finest wheat and the finest fruit in Victoria was produced. [C S Martin & J L F Woodburn [Ed], Irrigation and Closer Settlement in the Shepparton District, 1836 - 1906, p 16 - 17]

The early years of selection (1871 - 1875) were marked by good seasons and high prices for wheat. The township of Shepparton grew in response to the successful settlement of the region with a population of 500 in 1879. The *Victorian Gazetteer* reported that the region was suitable for a range of crops that included cereals, vines, olives, fruit but a regular supply of water was needed. It was during this period that J Furphy of Shepparton produced his famous water cart.

Supply of Water

Initially the demand for water was for stock and domestic purposes and not any widespread thought for irrigation. However, the potential benefits of irrigation had been recognised from the mid 1850s. F C Christy delivered an address to the Philosophical Institute of Victoria in 1856 where he said that irrigation would assist in 'the cultivation of many commercial vegetable products at present unknown here.'^[5] His advice was not adopted by the European settlers but Chinese market gardeners both at the goldfields and on the Yarra flats - began to irrigate small plots of land. It has been suggested that the concepts of irrigation were not appreciated by European settlers because English colonists had a great respect for broad acre farming and associated irrigation with the Chinese whom they generally despised. Therefore during this period townships got water (Melbourne, Geelong and Ballarat) but rural water needs were not addressed.

The dry years of the late 1870s - 1884 meant many started to look at irrigation as an insurance against drought and as the foundation of a diversification of agriculture. Alfred Deakin the Minister for Water Supply and Commissioner for Public Works was the first Australian politician to seriously advocate irrigation. In 1884 he toured California looking at irrigation and on his return (in 1885), he presented his *First Progress Report* of the Royal Commission on Water Supply.^[6] The year 1886 augured well for irrigation as there was a legislative and financial base for development of irrigation. The Chaffey brothers were establishing irrigation at Mildura and this encouraged the Goulburn Valley to look at irrigation. The first large orchard was planted by the Mason Bros north of Shepparton in 1884 and by 1886 they had 70 acres of fruit trees and irrigated from the Goulburn River.

By 1889 the potential of dairy farming on irrigated pastures and fruit growing combined with markets in the United Kingdom encouraged farmers to push for irrigation to aid in the development of these industries. The development of refrigeration during this period made possible the export of perishable products to the United Kingdom and trial

HERITAGE CITATION REPORT

shipments of fruit and butter were made. Despite this progress irrigation was slower than anticipated and in 1890 irrigated agriculture was still experimental. The Mildura irrigation colony was working because the blocks were small and channels only had to serve a limited area. Whereas in the Shepparton area there was a combination of broadacre farming and irrigation and farmers were conservative. This is compared to Mildura where farmers came to the area to establish irrigated ventures.

By 1900 Victoria had a more diversified agriculture than had existed 15 years previously. Efforts to encourage dairying and fruit growing industries had resulted in a considerable expansion and the establishment of export trade during the 1890s. However comparatively little of this expansion was due to the development of irrigation. The fruit growing settlement of Ardomana and the irrigation of fodder crops had extended steadily but not a large amount were regularly watered. Export trade in dairy products developed more rapidly than trade in wine and fruit.

It was the dry years leading up to and the drought of 1902 that proved worth of irrigation. The opening of the Main Eastern Channel from the Goulburn Weir in 1911 marked the establishment and acceptance of irrigation and agriculture.

Irrigation brought immediate changes to the Shepparton region and between 1893 and 1923 the population doubled. This was supported by the increased growth of dairying and the production of dried fruit and grapes. By 1923 fruit trees and vines covered about 11,000 acres and co-operative canneries were established.

Approximately 44,600 acres of land were under irrigation.

Closer Settlement

Closer settlement policies^[7] were supported by a number of acts aimed at increasing the number of farmers. These policies were adopted because poorly paid agricultural workers on big properties were migrating to the cities or engaging in share farming. In many areas Closer Settlement was not successful because of the conditions contained within the act. However, it was more successful in the Shepparton region as irrigation meant that a number of agricultural enterprises could be undertaken instead of just cereal growing.

By 1910 the advantages of irrigation spread to the Shepparton side of the Goulburn River. Water for these new irrigation schemes came from East Goulburn Channel from the Goulburn River at Warring. As part of this development 26 properties were resumed and 10,700 acres cut into 31 acre blocks under Cl 69 of the Closer Settlement Agreement. The first permit for irrigation was issued in June 1910. Grahamvale was established in 1910 in a similar fashion followed by Orrvale, 1912 and Shepparton East 1912. Many of the properties that were generated by the Closer Settlement were farmed by new settlers, soldiers and migrants (a large number of which were Scottish).

Other settlements were: Lemnos; Pine Lodge North; Congupna; Zeerust; Marionvale; Katandra and North Shepparton.

As a consequence of these marked changes to the region a number of industries were established in Shepparton and these included: canneries, freezing works, a meat processing plant; Butter factories and other associated service industries.

The township grew with a number of subdivisions and land sales. One residential land sale in 1922 was described as the: '...one the greatest land sales in the history of the town of Shepparton never before had such high prices been realised on a new subdivision for a residential allotment. [8]

Commercial Development of Shepparton

The earliest settlement of the town was near the river crossing at McGuire's Punt. This pattern of development of settlement near river crossings was maintained up until the turn of the 19th century with Welsford Street being the main

HERITAGE CITATION REPORT

commercial street. However, Wyndham Street superseded Welsford Street as a business centre during the late 19th /early 20th century. The focus of Wyndham Street was originally nearer to the present day Mechanics Institute then with the arrival of the railway business development moved up to the railway station. The construction of the Post Office in 1883 (on the corner of Wyndham and Fraser Streets) saw business move away from the vicinity of the railway station and towards the post office area of Wyndham Street.

Land in Fryers Street in the 1880s was relatively cheap and it attracted a number of light industrial enterprises along with general commercial shops. The flour mill was located in Fryers Street, a large timber yard, the original water tower. It was not until the effects of increased number of settlers to the area and the subsequent growth of the township did Fryers Street develop into the commercial/retail street it is today. Much of this development occurred during the 1920s - 1940s.

Post war changes to the streetscapes and character of the town are largely found in the number of new buildings that were constructed during this period. Many of the older buildings were demolished to make way for the growth of the region.

[1] C S Martin & J L F Woodburn [Ed], *Irrigation and Closer Settlement in the Shepparton District, 1836 - 1906*, p 9

[2] Murchison had a population of 235; Rushworth - 399; Nagambie - 146 and Whroo - 455]

[3] C W S James, *History of Shepparton*, Shepparton 1934, p 18

[4] C S Martin & J L F Woodburn [Ed], *Irrigation and Closer Settlement in the Shepparton District, 1836 - 1906*, p 16

[5] C S Martin & J L F Woodburn [Ed], *Irrigation and Closer Settlement in the Shepparton District, 1836 - 1906*, p 20

[6] C S Martin & J L F Woodburn [Ed], *Irrigation and Closer Settlement in the Shepparton District, 1836 - 1906*, p9 35 - 36

[7] *Closer Settlement Acts* in 1915, 1918, 1922 1923 and *Discharged Soldiers Settlement Acts* in 1917 and 1924

[8] C S W James *History of Shepparton*, p 31

Description

Physical Condition

The Shepparton Central Business Area is distinguished by its variety - both in period of development and stylistic variations. There is no sense of homogeneity and nor is there a sense of a centre or urban space that defines Shepparton. This in part can be attributed to its pattern of development - first near to the river (for transport) then later development moved towards the railway precinct as well as near to the post office. This disparate and uncoordinated development has

HERITAGE CITATION REPORT

left a legacy of urban eclectism. The Central Business Area is informed by this disparate development pattern. There are a number of representative places from each major period of development - although none from the earliest period - the late 1860s/1870s.

The pattern of subdivision follows the original town survey and this is a rectilinear street layout with the Goulburn River as a demarcation to the east.

The building stock varies in quality. Most of the buildings are two storey and constructed from masonry. The most striking buildings tend to be the banks, large commercial/retail structures and some of the public places. The other buildings are representative of their building type, scale and period. The most distinctive in terms of architecture are those buildings from the 20th century and particularly those from the post war period.

The streetscape is largely modern and all the street trees are recently planted.

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

Shepparton Central Business Area Precinct

WHAT IS SIGNIFICANT?

The Shepparton Business Area Precinct is of cultural heritage significance. The precinct includes a number of representative places that assist in demonstrating the historic pattern of development (and in particular the commercial enterprises of Shepparton) during the 1870s-1970s.

The establishment and consolidation of the township c.1870s - c.1910 saw many of the rudimentary commercial structures replaced by more substantial brick structures. Representative buildings from this period include: 227-241 Wyndham Street (Mechanics' Institute); 288 Wyndham Street, 290 Wyndham Street and 292 Wyndham Street; Friar's Cafe (former Baptist Church); Fairley's Building (south-west cnr Fryers and Maude Streets); Hotel Australia (north-east cnr Fryers and Maude Streets); 50 Fryers Street; 52 Fryers Street; 67 Fryers Street & 86-88 Fryers Street.

The Interwar period was a time of great prosperity and growth and the extent of development during this period is clearly evident. During this period there were a number of buildings constructed in Wyndham and High Streets. The character of Fryers Street changed substantially during the 1920s - 1930s- from a light industrial area to its present commercial retail character. Prosperity during this period was fostered by the development of large areas of farm land in conjunction with irrigation, dairying, establishment of orchards, canning and the production of dried fruits and the development of service industries.

Representative buildings from this period include: 243-245 Wyndham Street; 279-283 Wyndham Street (Kilpatrick's Building); 179-189 Maude Street (south-east cnr Fryers & Maude Streets - Fairway Building); Fairley Buildings (cnr of Fraser and Maude Streets - 200-210 Maude Street and 13-23 Fraser Street); 44 Fryers Street; 46-48 Fryers Street; 61-65 Fryers Street; 69-71 Fryers Street; 113A Fryers Street; 94 Fryers Street & 96 Fryers Street.

The immediate post war period saw many changes to the built fabric of Shepparton with the construction of a number of new buildings. This continued well into the 1970s and a number of older buildings were demolished to make way for the

HERITAGE CITATION REPORT

growth of the town during this period. Post war prosperity; post war immigration and good agricultural seasons (and prices) underpinned the continued expansion of the commercial areas and township. Post war Shepparton was a time of

rapid change and growth and this is represented by: 97-101 Fryers Street; 219-225 Wyndham Street; 296 Wyndham Street; 310-312 Wyndham Street & 261-267 Wyndham Street.

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

. Fraser Street; *13-23 Fairley Buildings (and 200-210 Maude Street - HO425).

. Fryers Street; 44, 46-48, 50, *52-62 Fairley's Building (and 174-198B Maude Street - HO130), 61-65, 67, 69-71 (and 172 Maude Street), *73-83 (Hotel Australia - HO76), 86-88, 92, 94, 96-98, 97-101, 100, 113A & *125-127 (former Baptist Church - HO131).

. Maude Street; *136-162 Wesleyan Religious Complex (HO426), 172 (and 69-71 Fryers Street), *174-198B Fairley's Building (and 52-62 Fryers Street - HO130), *179-187 Fairway Building & *200-210 Fairley Buildings (13-23 Fraser Street - HO425).

. Wyndham Street; *219-225 (HO422), *227-241 Mechanics' Institute (HO97), 238-240, 243-245, *261-267 (ANZ Bank - HO408), *269-275 (HO98), *279-283 (Kilpatrick's Building - HO136), 285-289 Fairley's Building (and 52-62 Fryers and 174-198B Maude Streets - HO130), 288, 290-292, *296 (HO424), 302-308, 310-312, 314 & 316.

HOW IS IT SIGNIFICANT?

The Shepparton Central Business Area Precinct is of historic, social and aesthetic significance to the City of Greater Shepparton.

WHY IS IT SIGNIFICANT?

The precinct is of historic and social significance as it provides tangible physical evidence of the settlement pattern of the commercial area of Shepparton. The built fabric demonstrates the historic and aesthetic character associated with each major phase of development.

HERCON Criteria A & G

It is of aesthetic and architectural significance for the representative examples of architecture from each period. These examples provide physical evidence of the variety of architectural styles, scale of development and the types of building materials and finishes that were used in their construction.

HERCON Criteria D & E

*This place is also of Individual cultural heritage significance. Please refer to the individual citation for further information.

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 13-23 Fraser and 200-210 Maude Streets - Fairleys Building
Address Cnr Fraser & Maude Streets (13-23 Fraser and 200-210 Maude Streets) SHEPPARTON **Significance Level** Contributory
Place Type Shop
Citation Date 2011



13-23 Fraser and 200-210 Maude Streets, Shepparton - Fairleys Building

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)
Stripped Classical

Integrity

The Fairley's Building has retained much of its integrity.

History and Historical Context

During the 1920s and 1930s Shepparton became established as regional centre. The expansion of the town was supported by Closer Settlement and irrigation. Closer settlement policies[1] were aided by a number of acts aimed at increasing the number of farmers. These policies were adopted because poorly paid agricultural workers on big properties were migrating to the cities or engaging in share farming. In many areas Closer Settlement was not successful because of the conditions contained within the act. However, it was more successful in the Shepparton region as irrigation meant that a number of enterprises could be undertaken instead of just cereal growing.

HERITAGE CITATION REPORT

By 1910 the advantages of irrigation spread to the Shepparton side of the Goulburn River. Water for these new irrigation schemes came from East Goulburn Channel from the Goulburn River at Warring. As part of this development 26 properties were resumed and 10,700 acres were cut into 31 acre blocks under Cl 69 of the Closer Settlement Agreement. The first permit for irrigation was issued in June 1910. Grahamvale was established in 1910 in a similar fashion followed by Orrvale, 1912 and Shepparton East 1912. Many of the properties generated by the Closer Settlement were farmed by new settlers, soldiers and migrants (a large number of which were Scottish).

Other settlements were established at: Lemnos; Pine Lodge North; Congupna; Zeerust; Marionvale; Katandra and North Shepparton.

As a consequence of these marked changes to the region a number of industries were established in Shepparton and these included: canneries, freezing works, meat processing plant; Butter factories and other associated service industries. The township grew with a number of subdivisions and land sales. One residential land sale in 1922 was described as the: '...one the greatest land sales in the history of the town of Shepparton never before had such high prices been realised on a new subdivision for a residential allotment. [2]

The Fairley Building at 200 - 204 Maude Street illustrates the impact of this economic growth, business development and the increasing population. The quality of design is also indicative of the growing importance of Shepparton as a regional centre. It was constructed in 1928 by the Fairleys. They were (and are) a prominent early family in the history of Shepparton.

James Fairley was Scottish born importer and general merchant. He opened his first store in Shepparton at the north east corner of High Street, near the railway station. He was active in the business of Shepparton. He was the first chairman of the Directors of the Shepparton Co-operative Butter Factory. His son Andrew was also a prominent business man and he served as the Chairman of the Shepparton Preserving Company from 1923 and as a Borough and City Councillor from 1927 - 1950.

The Fairley Building at 26 - 34 Maude Street Shepparton was once the largest store in Shepparton. During the same period as 200 - 204 Maude Street was constructed (1928) the earlier Fairley Store was remodelled. These two buildings would have been seen as occupying the most prominent business addresses in Shepparton and essentially were the bookends for this Maude Street block. The 1920s was a time of growth and prosperity for Shepparton and the construction of a new commercial buildings and the refurbishment of an existing building illustrate the economic prosperity and business confidence of the time.

The radio station 3SR broadcasted from the top floor of Fairleys Buildings. 3SR was known as the 'Heart of Victoria' Argus Station as it was owned by the Argus newspapers.

[1] *Closer Settlement Acts* in 1915, 1918, 1922 1923 and *Discharged Soldiers Settlement Acts* in 1917 and 1924

[2] C S W James *History of Shepparton*, p 31

Description

Physical Description

The Fairley's Building is a large rendered masonry building located on a prominent corner site. The building has been designed to address the corner aspect. It is a two storey structure on the corner and it falls away to single storey wings on Maude and Fraser Streets. The corner location has been marked by a splayed wall with a blind window on the upper

HERITAGE CITATION REPORT

floor. The blind window contains raised letters naming the building 'Fairley Building 1928'.

The upper floors on the corner site have a stepped parapet to both sides and to the splayed corner. There is a flagpole rising up through the corner section.

There is a prominent cornice with brackets to the underside. There is a band of recessed panels and a string course to the underside of the cornice. This is repeated under the window line.

The triple panelled windows have rendered surrounds and all the upper sashes have nine panes. The window sills have brackets to the undersides. The upper corners of the windows are distinguished by a decorative boss.

The cantilevered canopy has been modified but still retains sections of a pressed metal ceiling as have the ground floor shop fronts.

Intactness

It is largely intact.

Statement of Significance

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes Record # 64224)

HERCON Criteria A, G, D & E

This place is also of Individual cultural heritage significance. Please refer to the individual citation for HERMES record #201953

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 136-162 Maude Street, Shepparton - Wesley Church, Hall, Manse and former Church
Address 136-162 Maude Street SHEPPARTON **Significance Level** Contributory
Place Type Church Hall
Citation Date 2011



158 Maude Street, Shepparton - Wesley Church

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)
Gothic Revival

History and Historical Context

The Methodist church has had a presence on this site since 1888, with a substantial complex of buildings gradually evolving. The first church (sited adjacent to the present church) opened in 1888, the foundation stone being laid by Mrs Ralph Longstaff on 6 June. A parsonage was built adjoining the church. In 1908, this first parsonage was demolished and construction commenced of a new Wesley Church. A tender for the works was let by G B [sic] Leith to T S [sic] Kittle at a cost of £1427. The original church became known as Wesley Hall, and a new parsonage was erected adjacent to the complex to replace the nineteenth century building. This second parsonage was, in turn, replaced by the existing brick building in 1930. In 1956 work commenced on a Wesley Memorial Hall and Kindergarten. Modifications to the 1908 church include the installation of a pipe organ in 1951 and memorial stained glass and front porch in 1956. It operated as the Methodist Church until 1977 at which point it became the Uniting Church.

References

136-162 Maude Street, Shepparton - Wesley Church, Hall, Manse and former Church 01-May-2019 10:13 AM
Hermes No 192180 Place Citation Report

HERITAGE CITATION REPORT

Miles Lewis. *Australian Architectural Index*.

Identified By

SOMA Design Partnership, June 2001

Description

Physical Description

The ecclesiastical complex at 136 - 162 Maude Street consists of a number of contributory buildings; the former Methodist Church, Wesley Church, Hall and Manse.

The former Methodist Church at 162 Maude Street is a red face brick building consisting of a nave, sanctuary and projecting front entrance porch, each with a parapeted gabled roof clad in corrugated galvanised steel. Gable ends have rendered copings and the porch parapet is finished with a wrought iron finial. The main gable contains a large oculus opening (infilled) with a rendered hood moulding. The front porch contains side entrances with pointed arch timber doors and a single lancet opening with timber-framed double-hung sash window. External walls are buttressed and contain regular repetitive fenestration of lancet timber-framed double-hung sash windows with leadlight glazing.

The Wesley Church consists of a face red brick building on a cruciform plan with nave, sanctuary and transepts and a later red brick entrance porch. The main gabled roof is clad in corrugated galvanised steel, is penetrated by prominent roof ventilators and is concealed by capped return parapets, whereas the double-gabled roofs over each transept have timber-lined eaves and prominent louvered gable vents. The main gable ends are half timbered with roughcast rendered infill and Art Nouveau detail and contain a large drop-arched bar tracery window with leadlight glazing. Each transept bay contains three lancet openings with timber-framed fixed sash windows with leadlight glazing. Small projecting bays flank the nave and have rendered crenellated tops. The parapeted porch is devoid of architectural embellishment and contains timber-framed glazed doors and recessed glass-fronted notice boards.

The Wesley Church Hall is a simple single-storey double-fronted red face brick hall with projecting front porch and link to the adjoining manse. The main gabled roof is clad in corrugated galvanised steel, whereas the flat porch roof is parapeted. The facade contains a single high level steel-framed multi-paned fixed sash window while the breakfronted porch facade contains a pair of timber doors surrounded by a segmented compound arch and flanked on either side by a pair of steel-framed double-hung sash windows. The side walls are buttressed and contain regular fenestration with steel-framed awning sash windows. A Sunday School wing extends from the south-west corner of the hall.

The former Wesley manse is a single-storey red face brick bungalow with hipped roof clad with Marseilles pattern terracotta tiles. The roof is penetrated by prominent, yet unembellished, red face brick chimneys. The main roof extends over a wide front verandah which features panels of brickwork at each corner containing semi-circular arched openings with clinker brick surrounds. The asymmetrical doublefronted facade contains a single timber-framed glazed door flanked by timber-framed double-hung sash windows.

HERITAGE CITATION REPORT

A low red face brick fence, which would appear to date from the 1950s extends across the street frontage of the entire property, including the adjoining original Methodist Church.

Previous Statement Significance

The following statement of significance was included in the citation for HO88- Wesley Church, manse and former church

HO88 was subsumed into the Central Business Area HO160 as part of Amendment C110 in 2013.

Wesley Church, Hall and Manse, Maude Street, Shepparton, is of local historical, social and aesthetic significance. The complex of buildings continues a long and continuous use of the site for Methodist / Uniting Church worship and social activity for over 110 years. Aesthetically, despite the later porch addition, the church building is a fine and intact example of an Edwardian church with distinctive Art Nouveau and Mediaeval detail. The uniform use of face red brickwork for the other buildings on the site creates a uniform complex of ecclesiastical buildings.

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

Statement of Significance

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation Hermes Record #64224.

HERCON Criteria A, G, D & E

This place is also of Individual cultural heritage significance. Please refer to the individual citation HO411 (HERMES record #201945)

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

No

Fences & Outbuildings

Yes The brick fence to the front of the complex is significant.

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

HERITAGE CITATION REPORT

The internal controls apply to the internal layout of the former Methodist Church and the Wesley Church building. They do not apply to finishes.

DRAFT

HERITAGE CITATION REPORT

Name 52-62 Fryers, 174-198 Maude and 285-289 Wyndham Streets - Fairleys Building

Address Cnr 52-62 Fryers, 174-198B Maude and 285-289 Wyndham Streets SHEPPARTON **Significance Level** Contributory

Place Type Shop

Citation Date 2011



52-62 Fryers, 174-198 Maude and 285-289 Wyndham Streets - Fairleys Building

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

This shop occupies land originally consisting of Allotments 1 and 1A in Section B of the 1874 town subdivision. By 1891, rate books indicate that there was a substantial warehouse at the site valued at £280 and owned and occupied by Thomas Geddes. Geddes remained at this location until 1900, when the property was purchased by James Fairley.

Fairley, a Scottish born importer and general merchant, opened his first Shepparton store at the north-east corner of High Street, near the railway line. He was active in the business affairs of the district, being the first Chairman of Directors of the Shepparton Co-Operative Butter Factory. His son, Andrew, was also to become a prominent figure in local affairs, serving as the Chairman of Directors of the Shepparton Preserving Company from 1923 and as a Borough and City Councillor from 1927 to 1950.

In 1900, the store was valued at £195. In c.1903, alterations to the brick front of the store were carried out by the prominent Shepparton architect J A K Clarke. Clarke was again the architect for the extensive additions completed in

HERITAGE CITATION REPORT

1906 which made it the largest store in Shepparton. By 1914 the warehouse was valued at £312, with an additional three adjacent shops listed in rate books as valued at £86, £65 and £50.

Early photographs show a verandah extending along the Maude and Fryers Street frontages, with a cast iron valance and a rendered parapet surmounted by a series of triangular pediments. By 1920, the warehouse had been allocated a street number, 26-34 Maude Street. In the late 1920s or early 1930s the facade was remodelled. In 1925/26, George Samuel Arthur and Samuel George Gaylard became tenants, remaining there at least until the 1940s.

References

Ingrid Turner *From the Past to the Present: A Pictorial History of Shepparton's Buildings and Businesses*, p. 36.

City of Shepparton, *On McGuire's Punt*, pp. 104-105. *Shepparton Rate Books*, 1890-1940.

Identified By

Allom Lovell & Associates

DRAFT

Description

Physical Description

Constructed c.1900s, the shop was variously altered to and now presents as a single-storey inter-War Classical revival building with a rendered masonry parapet concealing the roofline. Along Fryers Street the parapet has a pediment at either end, set between plain rusticated pilasters. The central section of the parapet contains a recessed panel bearing the word FAIRLEY'S in raised pressed cement lettering. The Maude Street elevation is similarly detailed, although the southern end has been partially demolished and replaced with a modern double-storey addition. Extending along both street frontages is a verandah with pressed metal soffit and recent tile facing, supported on cast-iron columns. The original shopfronts have been replaced with modern glazed shopfronts.

Previous Statement Significance

Fairley's Building, Fryers Street Shepparton, is of local historic and aesthetic significance. Established in 1900 by the prominent retailer, James Fairley, the building was later remodelled to become the largest store in the district. Despite substantial alterations to the building, the verandah and inter-War Free Classical style parapet remain substantially intact and make an important contribution to the streetscape.

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

Statement of Significance

HERITAGE CITATION REPORT

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes Record # 64224).

HERCON Criteria A, G & D

This place is also of Individual cultural heritage significance. Please refer to the individual citation for HO130(HERMES record #112008)

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 187 Maude Street, Shepparton (Former Fairway Building)
Address Cnr Fryers and Maude (187) Street SHEPPARTON **Significance Level** Contributory
Place Type Shop
Citation Date 2011



187 Maude Street, Shepparton - Former Fairway Building

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)
International

Integrity

It has retained much of its integrity.

History and Historical Context

This was the built for Clark Maples a furniture manufacturer. It was their show rooms for a number of years.

Description

Physical Description

HERITAGE CITATION REPORT

The former Clark Maples store is constructed from rendered masonry. It illustrates many of the design qualities associated with modern architecture pre World War II. It has a simple geometric shape with a curved corner facing the intersection of the streets. The windows on both elevations are horizontal bands that emphasise the length of the building. The curved corner rises up and this central verticality is reinforced by the vertical nature of the glass brick glazing panel.

The ground floor shop fronts have been modernised. The rendered canopy has retained its original underside of decorative pressed metal panels.

Physical Condition

The condition is good.

Intactness

It is relatively intact.

Statement of Significance

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes record # 64224) for information about the significance of the place.

HERCON Criteria A, G & D

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 44 Fryers Street, Shepparton - R W White Building
Address 44 Fryers Street SHEPPARTON **Significance Level** Contributory
Place Type Shop
Citation Date 2011



44 Fryers Street, Shepparton - R W White Building

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Integrity

The R W White building has a decorative brick parapet that is distinguished by the application of raised horizontal brick courses. The brickwork has been painted. The removal of the painted finish to the facebrick work would contribute to its integrity.

The original verandah has been removed and a cantilevered canopy has been constructed. The shop front is also a later modification.

Description

Physical Description

The R W White Building is a single storey shop front constructed from masonry. The ground floor is a modern shop front. The parapet has been constructed from decorative brickwork. There are a number of string lines of relief brickwork

HERITAGE CITATION REPORT

that contribute to the design. There is an inverted V constructed from brickwork which adds a distinction to the facade. The name 'R W White' is in relief work on the parapet.

Physical Condition

The condition is good.

Statement of Significance

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes record #64224) for information about the significance of the place.

HERCON Criteria A, G & D

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 46-48 Fryers Street, Shepparton - Lyall Eales Stores
Address 46-48 Fryers Street SHEPPARTON **Significance Level** Contributory
Place Type Shop
Citation Date 2011



46-48 Fryers Street, Shepparton - Lyall Eales Stores

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)
Moderne

Integrity

46 - 48 Fryers Street Shepparton illustrates a rudimentary application of Art Deco stylistic elements. This includes the stepped parapet, the pronounced vertical brickwork projection and the horizontal raised brick banding.

Modifications include the construction of a cantilevered canopy and a later shopfront.

Description

Physical Description

The shop is a single storey shop front constructed from rendered masonry. The design of parapet illustrates design features that are associated with Art Deco/Moderne architecture such as the horizontal masonry banding with the contrast of the central vertical bands rising up through the parapet. The parapet edging is line of soldier brickwork.

HERITAGE CITATION REPORT

Physical Condition

The condition is good.

Statement of Significance

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes record #64224) for information about the significance of the place.

HERCON Criteria A, G & D

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

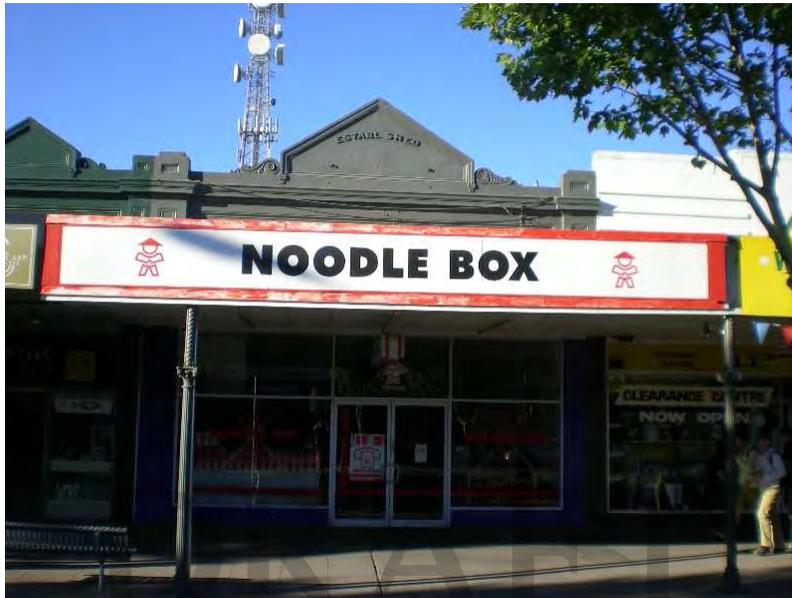
Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 50 Fryers Street, Shepparton
Address 50 Fryers Street SHEPPARTON **Significance Level** Contributory
Place Type Shop
Citation Date 2011



50 Fryers Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

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

Description

Physical Description

50 Fryers Street Shepparton is a single storey shop front that is constructed from rendered masonry. The design of the parapet is typical for the period. It has a symmetrical composition with a central pediment to the top of the parapet. Typical decorative features such as: pilasters, cornices, recessed panels, console brackets have been used in the design of the parapet.

The prominent gable pediment with cornice and stylised console brackets and symmetrical pilasters is representative of turn of the century shop front design.

Physical Condition

HERITAGE CITATION REPORT

The condition is good.

Statement of Significance

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes record # 64224) for information about the significance of the place.

HERCON Criteria A, G & D

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name	52 Fryers Street, Shepparton		
Address	52 Fryers Street SHEPPARTON	Significance Level	Contributory
Place Type	Shop		
Citation Date	2011		



52 Fryers Street, Shepparton

Recommended Heritage Protection	VHR No HI No PS Yes
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Architectural Style	Federation/Edwardian Period (1902-c.1918)
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Description

Physical Description

It is a single storey shop front constructed from rendered masonry. The design of parapet is typical for the period. It has a symmetrical composition with a central pediment to the top of the parapet. Decorative features such as: pilasters, cornices, recessed panels, console brackets have been used in the design of the parapet.

The prominent gable pediment with cornice and stylised console brackets and symmetrical pilasters is representative of turn of the century shop front design.

Physical Condition

The condition is good.

HERITAGE CITATION REPORT

Statement of Significance

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes record # 64224) for information about the significance of the place.

HERCON Criteria A, G & D

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 54-56 Fryers Street, Shepparton
Address 54-56 Fryers Street SHEPPARTON **Significance Level** Contributory
Place Type Shop
Citation Date 2011



54-56 Fryers Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

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

Description

Physical Description

54 - 56 Fryers Street Shepparton is a single storey shop front that is constructed from rendered masonry. The design of the parapet is typical for the period. It has a symmetrical composition with a central pediment to the top of the parapet. Typical decorative features such as: pilasters, cornices, recessed panels, console brackets have been used in the design of the parapet.

The prominent gable pediment with cornice and stylised console brackets and symmetrical pilasters is representative of turn of the century shop front design.

Physical Condition

HERITAGE CITATION REPORT

The physical condition is good

Statement of Significance

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes record # 64224) for information about the significance of the place.

HERCON Criteria A, G & D

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 61-65 Fryers Street, Shepparton - former Coles Building
Address 61-65 Fryers Street SHEPPARTON **Significance Level** Contributory
Place Type Shop
Citation Date 2011



61-65 Fryers Street, Shepparton - former Coles Building

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Integrity

The most significant alterations are the changes to the upper floor. This modification has reduced the integrity of the building. It appears that this addition could be reversed at a later date if so required and this could assist with returning the architectural integrity to the facade.

Description

Physical Condition

The former Coles building is a two storey rendered masonry commercial building. It has a contemporary glazed shop front to the ground floor and the upper floor has been modified with the removal of some decorative elements and the painting of the glazed areas. There is a simple and low profile cornice to the upper edge of the parapet. The cantilevered awning has retained three rows of 'coursing' to the fascia and this provides a relief to the relatively austere presentation

HERITAGE CITATION REPORT

of this building.

Intactness

The former Coles building has been modified and most of the changes are additions to the original fabric.

Statement of Significance

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes record # 64224) for information about the significance of the place.

HERCON Criteria A, G & D

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 67 Fryers Street Shepparton
Address 67 Fryers Street SHEPPARTON **Significance Level** Contributory
Place Type Shop
Citation Date 2011



67 Fryers Street Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

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

Integrity

The integrity of the upper floor is high but the lower floor has been modernised and most of the original features have been removed.

Description

Physical Description

67 Fryers Shepparton is a two storey rendered masonry and painted face brick commercial premise. The ground floor has been modified and has a contemporary glazed shop front. The upper floor appears to be original to the date of construction. The upper floor decorative elements are symmetrically arranged. There is a pair of double hung windows with moulded and stylised architraves. The simple moulded pilasters at either end of the facade provide an aesthetic termination to the design of the facade. The parapet is stepped and has a stylised masonry machicolation (fret

HERITAGE CITATION REPORT

work)located between the piers. The design of the shop front is appropriate for the region and the era of construction.

This building has a relatively high degree of aesthetic and architectural finesse as compared to the other more typical and representative examples found within the precinct.

Physical Condition

The condition is good.

Intactness

67 Fryers Street is fairly intact.

Statement of Significance

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes record # 64224) for information about the significance of the place.

HERCON Criteria A, G & D

Recommendations 2011

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

DRAFT

Yes
No
Greater Shepparton Heritage Incorporated Plan
No

HERITAGE CITATION REPORT

Name 69-71 Fryers Street and 172 Maude Street, Shepparton
Address 69 - 71 Fryers Street and 172 Maude Street
SHEPPARTON **Significance Level** Contributory
Place Type Shop
Citation Date 2011



69-71 Fryers Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Integrity

69 - 71 Fryers Street and 172 Maude Street has retained a relatively high degree of integrity.

Description

Physical Description

69 Fryers Street and 172 Maude Street, Shepparton is a distinctive building in Fryers Street. Its architectural expression and detailing is unusual for Shepparton. Like many buildings from this period it relies on elements from Art Deco, Arts and Crafts - albeit from a regional perspective. The shop is located on a corner and the design reflects this prominent location by having a splayed corner entrance and a prominent splayed parapet. The ground floor consists of a glazed shop front area with expanses of solid walling to the Maude Street elevation. The parapet is rendered masonry with contrasting piers that appear to be constructed from ashlar blocks with deep mortar beds with struck joints. This gives the impression

HERITAGE CITATION REPORT

of a more rustic appearance than the dressed finish would indicate. The piers combined with the projecting rendered central motif and other vertical elements are the dominant aesthetic. This aesthetic is continued on the ground floor with a sequence of pilasters and solid walling.

Physical Condition

The condition is good.

Intactness

69 - 71 Fryers and 172 Maude Street has largely retained its intactness.

Statement of Significance

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes record # 64224) for information about the significance of the place.

HERCON Criteria A, G & D

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

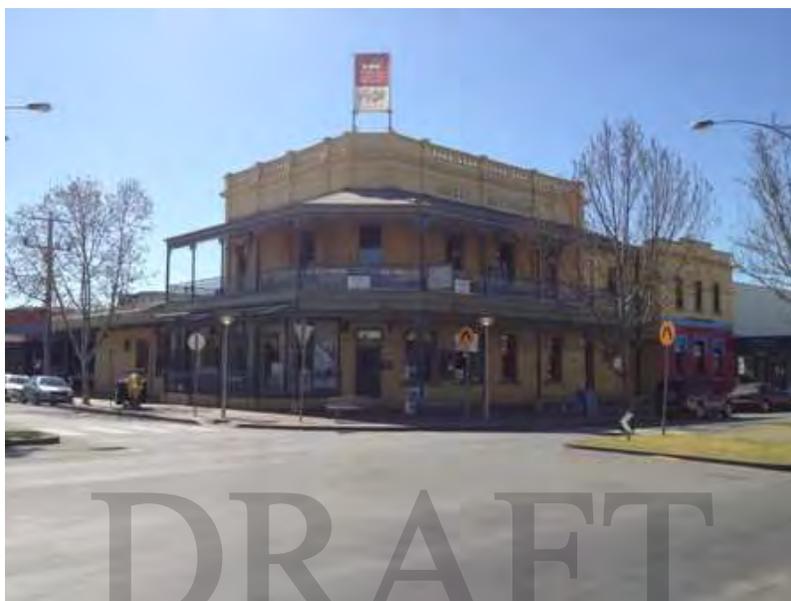
Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 73-83 Fryers Street, Shepparton - Hotel Australia
Address 73-83 Fryers Street (cnr Maude Street) SHEPPARTON **Significance Level** Contributory
Place Type Hotel
Citation Date 2011



73-83 Fryers Street, Shepparton - Hotel Australia

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

A tender notice which appeared in the *Argus* on 24 June, 1881 almost certainly relates to the construction of this double-storey hotel, which may have replaced an earlier building on the site. The architect for the works was G D Langridge of Collingwood. During the 1880s it was known as Coghlan's Hotel and the rate book entry for 1886 lists the publican as Margaret McGuinness, and values the property at £160. By 1899 it had become the Union Hotel, and incorporated an adjacent shop, the publican then being Henry Ware. By the 1930s it was renamed the Hotel Australia and had been assigned a street number, 31-33 Fryers Street, which later became 73 Fryers Street.

References

Shepparton Ratebooks, 1886-1934.

HERITAGE CITATION REPORT

Miles Lewis *Australian Architectural Index*

Identified By

SOMA Design Partnership, June 2001.

Description

Physical Description

The Hotel Australia is a double-storey rendered masonry corner hotel with splayed entrance. To the east is a double-storey accommodation wing and to the north, a more recent single-storey bottle-shop addition.

A recent timber-framed deck with canvas awning has been constructed at ground floor level in front of the west elevation. The hipped corrugated steel clad roof is screened by a parapet a frieze bearing the words 'HOTEL AUSTRALIA' in pressed cement lettering. Street frontages have a double-storey nonoriginal return verandah supported on cast iron columns with lace frieze and brackets and contemporary wrought iron balustrade. The facade generally contains repetitive regular fenestration with timber-framed double-hung sash windows and a timber-framed half-glazed door at first floor level. First floor openings have rendered entablatures supported on consoles whereas the ground floor windows have a continuous label mould, some of which have been altered.

The parapeted symmetrical facade of the double-storey brick (overpainted) accommodation wing features rendered string courses, drip and label moulds. It contains a central entrance with timber-framed doors, flanked by a pair of timber-framed double-hung sash windows and with three timber-framed double-hung sash windows at first floor level.

Previous Statement Significance

The following statement of significance was included in the citation for HO76 - Hotel Australia

HO76 was subsumed into the Central Business Area HO160 as part of Amendment C110 in 2013.

The Hotel Australia, 73 Fryers Street, Shepparton, is of local historical, social and aesthetic significance. Constructed in 1881, the hotel has served as a meeting and lodging place for over 110 years. Aesthetically, the hotel is a largely intact example of a large Victorian-era hotel, of which there are few remaining examples in the municipality.

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

HERITAGE CITATION REPORT

Statement of Significance

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes Record # 64224).

HERCON Criteria A, G, D & E

This place is also of Individual cultural heritage significance. Please refer to the individual citation for HO76 (HERMES record #112020)

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 86-88 Fryers Street Shepparton
Address 86-88 Fryers Street SHEPPARTON **Significance Level** Contributory
Place Type Shop
Citation Date 2011



86-88 Fryers Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

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

History and Historical Context

86 - 88 Fryers Street was constructed c1885. It is listed in the rate books as being the premise of William V & Charles F Quiggan - merchants. A photograph taken c1900 shows the shop as being 'Quiggan's Ironmongers.'

References:

Shepparton Rate Books

Exhibition Catalogue 'Streetscapes' printed in 1998 by the Greater Shepparton City Council

Description

Physical Description

86-88 Fryers Street Shepparton
Hermes No 112004 Place Citation Report

01-May-2019

10:13 AM

HERITAGE CITATION REPORT

86-88 Fryers Street Shepparton is a single storey shop. It is constructed from rendered masonry. The ground floor is a modern shop front. The parapet is rendered masonry with rendered mouldings including bosses; string coursing; console brackets and other cast decorative features. The parapet rises up to a central arched cap with a central cast decoration. The verandah is modern with circular metal verandah posts and a relatively deep fascia.

Physical Condition

The condition is good.

Intactness

Modifications to 86-88 Fryers Street include the construction of a contemporary shop front and the removal of the original verandah. There were also decorative pressed cement urns on the parapet and these have been removed.

Statement of Significance

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes record # 64224) for information about the significance of the place.

HERCON Criteria A, G & D

Recommendations 2011

DRAFT

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

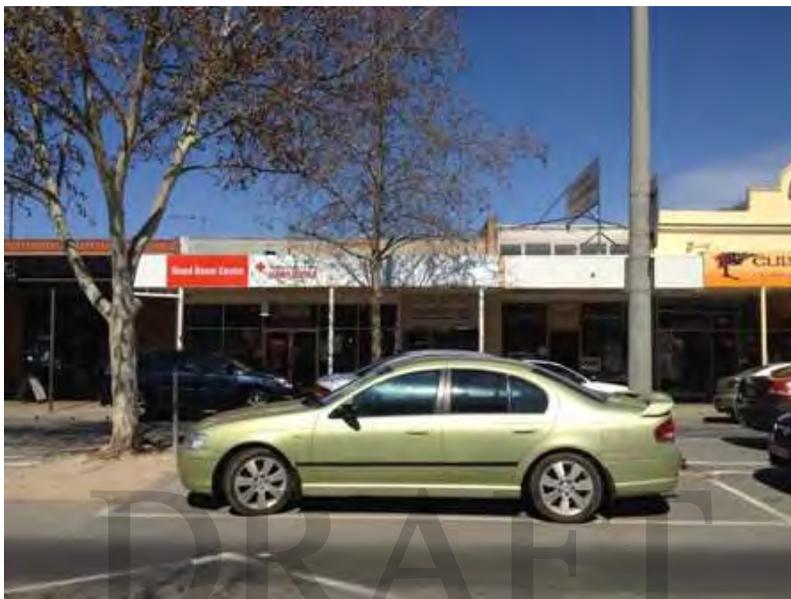
Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 92 Fryers Street, Shepparton
Address 92 Fryers Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2011



92 Fryers Street, Shepparton (to the right)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Mid-Twentieth Century (1940-60) Austerity

Description

Physical Description

The ground floor has a modified shop front and is now a contemporary feature. The upper clerestory window is a post war convention that was a popular way of getting light and ventilation into shops [pre the universality of mechanical ventilation]. The windows are timber framed and have a pleasing geometry. These types of shop front designs can be found in townships such as Tallangatta - a post war relocated township. There are other examples to be found within the Greater Shepparton City.

Intactness

The ground floor is modified but the upper clerestory window is relatively intact.

HERITAGE CITATION REPORT

Statement of Significance

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes record # 64224) for information about the significance of the place.

HERCON Criteria A, G & D

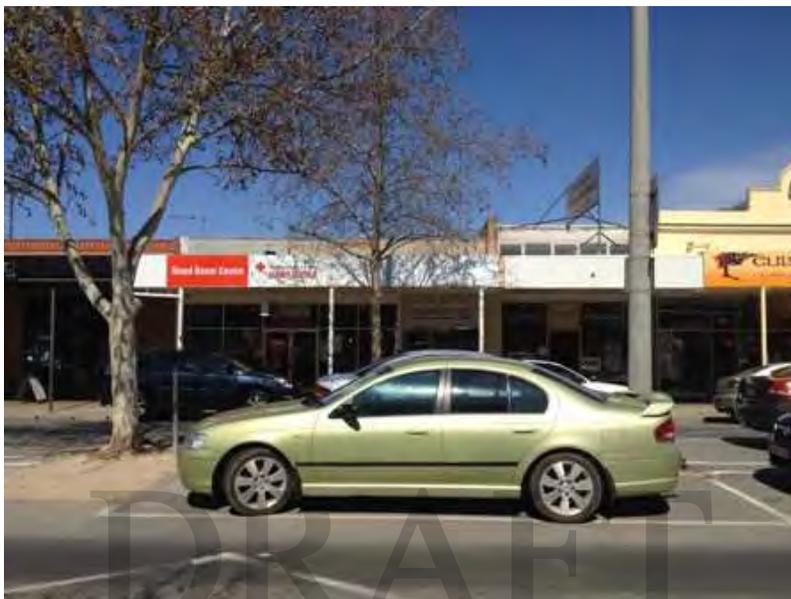
Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 94 Fryers Street, Shepparton
Address 94 Fryers Street SHEPPARTON **Significance Level** Contributory
Place Type Shop
Citation Date 2011



94 Fryers Street, Shepparton (to the left)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Integrity

The parapet has retained much of its integrity. The ground floor has been modified and is a contemporary shop front.

Description

Physical Description

The upper parapet is one of the few surviving metal parapets found in the Shepparton central business area. Sheet metal parapets were commonly constructed during the Depression period as they provided a cheap and easy method of creating a parapet. Signage could be painted easily onto the surface. Some metal parapets were constructed from pressed metal sheets - to resemble brickcoursing others provided a textural finish such as rough cast render. However, the more minimal approach was plain sheet metal that was located across the front of the parapet and then painted.

Intactness

94 Fryers Street, Shepparton
Hermes No 192252 Place Citation Report

01-May-2019

10:13 AM

HERITAGE CITATION REPORT

The parapet is largely intact. The metal sheet parapet still has evidence of early signage and lettering.

Statement of Significance

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes record # 64224) for information about the significance of the place.

HERCON Criteria A, G & D

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 96-98 Fryers Street Shepparton
Address 96-98 Fryers Street SHEPPARTON **Significance Level** Contributory
Place Type Shop
Citation Date 2011



96-98 Fryers Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Description

Physical Description

96-98 Fryers Street, Shepparton is a single storey shop. The ground floor has been modified. The face brick work on the parapet is distinctive and is representative of its period of construction in this region. It is a simple low parapet with a cornice line created by alternate rows of bricks on edge. The simplicity and use of facebrickwork while modest provides a pleasing aesthetic and contributes to the eclecticism of Fryers Street.

Physical Condition

The condition is good.

Intactness

HERITAGE CITATION REPORT

Modifications to the shops at 96-98 Fryers Street include the construction of a new shop front. The face brickwork parapet has retained much of its integrity.

Statement of Significance

A contributory place within the Shepparton CBD Precinct. Please refer to the precinct citation (Hermes record # 64224) for information about the significance of the place.

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 97-101 Fryers Street Shepparton
Address 97-101 Fryers Street SHEPPARTON **Significance Level** Contributory
Place Type Shop
Citation Date 2011



97-101 Fryers Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Postwar Period (1945-1965)

Description

Physical Description

97-101 Fryers Street is a two storey commercial premise and residence with a single storey commercial to one side. The ground floors to both commercial premises have been modified and contemporary shop fronts have been constructed. There is a cantilevered canopy the ground floor shop fronts.

The buildings have been constructed from cream face brickwork, and, as is typical of the period, there are few stylistic embellishments.

The second floor (residence) has a symmetrical facade with a large glazed window. The parapet is stepped with shallow gradations.

Physical Condition

HERITAGE CITATION REPORT

The condition is good.

Statement of Significance

A contributory place within the Shepparton CBD Precinct. Please refer to the precinct citation (Hermes record # 64224) for information about the significance of the place.

HERCON Criteria A, G & D

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

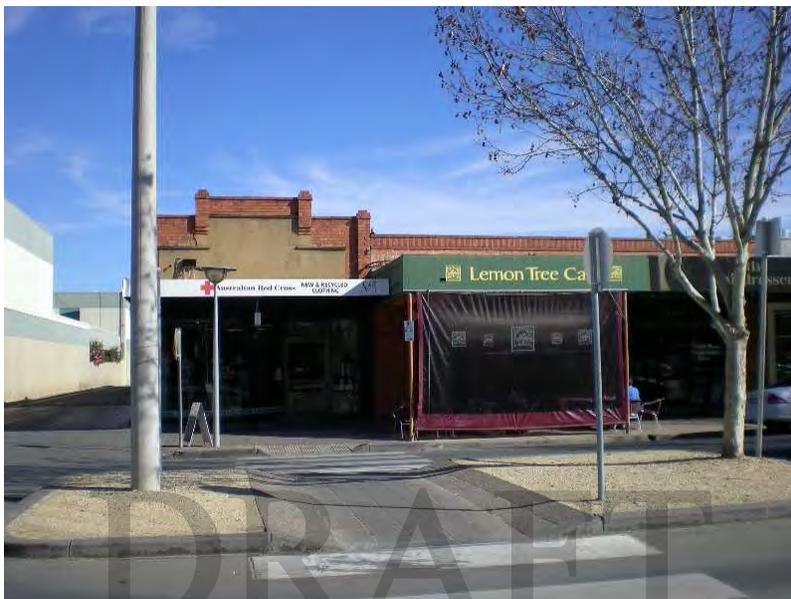
Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 100 Fryers Street Shepparton
Address 100 Fryers Street SHEPPARTON **Significance Level** Contributory
Place Type Shop
Citation Date 2011



100 Fryers Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Integrity

There have been some modifications undertaken to the ground floor shop front.

Description

Physical Description

100 Fryers Street is a single storey brick shop. The ground floor has been modified but the parapet has largely retained its integrity. The parapet is stepped and there is a rendered panel to the centre. The face brickwork to the parapet has included brick piers with corbelling a brick capping to the parapet.

Physical Condition

The condition is good.

HERITAGE CITATION REPORT

Statement of Significance

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes record # 64224) for information about the significance of the place.

HERCON Criteria A, G & D

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 113A Fryers Street Shepparton
Address 113A Fryers Street SHEPPARTON **Significance Level** Contributory
Place Type Shop
Citation Date 2011



113A Fryers Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Description

Physical Description

113A Fryers Street, Shepparton has an unusual and distinctive architectural expression. It has been constructed from rendered masonry. The facade has been divided into four bays. There are two entrances - one at each end and the two central bays are glazed. The lower part of the facade has stylised pilasters and these define the bays. Each pilaster consists of an elongated plinth with reeding to their upper sections and these are capped with stylised capitals. The design of the pilasters is reminiscent of many of pillars that can be found on the Interwar Bungalow.

The parapet is distinguished by a continuation of pilasters (although these have a different design) that include elements such as corbelling and pointed cappings. The parapet is finished with a flat masonry capping and distinctive consoles.

The doors are timber and the windows have timber mullions.

HERITAGE CITATION REPORT

Physical Condition

The condition is good.

Intactness

It has largely retained its integrity and is relatively intact.

Statement of Significance

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes record # 64224) for information about the significance of the place.

HERCON Criteria A, G & D

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 125-127 Fryers Street, Shepparton - former Baptist Church
Address 125-127 Fryers Street SHEPPARTON **Significance Level** Contributory
Place Type Church
Citation Date 2011



125-127 Fryers Street, Shepparton - former Baptist Church

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

125-127 Fryers Street, Shepparton - former Baptist Church
Hermes No 112032 Place Citation Report

01-May-2019

10:13 AM

HERITAGE CITATION REPORT

The first Baptist Church service was conducted in Shepparton in 9 April 1882 with the first baptisms conducted in the Goulburn River a week later on April 16. Services were initially held in the Mechanics Hall until August 1892 when the church purchased a meeting house in Edward Street, at the rear of the present site. On March 3 1901, the present site was purchased with the church being opened for service in December 1904. In 1913 a Sunday school building was erected at the rear of the church. The local Baptist congregation continued to use the church until the 1980s. The church was sold in 1988.

References

Sue Wallace, *Shepparton Shire Reflections 1879-1979*.

William James, *A History of Shepparton: Showing its Development and Subsequent Progress*, p.77.

Wilfred Poole, Shepparton Baptist Church (pers comm.)

Identified By

DRAFT

Allom Lovell & Associates

Description

Physical Condition

Friar's cafe is a single storey red-brick Gothic Revival former church building with a parapeted gabled roof, clad in corrugated galvanised steel and penetrated by cylindrical metal ventilators. The distinctive front gable is raked and stepped, and flanked on either side by pinnacles and surmounted by a stone cross. The gable has a cast-iron finial at its apex and also contains three lancet-arched windows with leadlight glazing surmounted by a circular timber vent, grouped under a lancet arched drip mould. Side walls contain lancet-arched windows with leadlight glazing. The west elevation is screened by a recent verandah and has been altered by the addition of aluminium-framed windows. The recent front porch is of red-brick construction and contains lancet-arched openings and a rooftop balcony.

Previous Statement Significance

The following statement of significance was included in the citation for HO131 - former Baptist Church

HO131 was subsumed into the Central Business Area HO160 as part of Amendment C110 in 2013.

The former Baptist Church, Fryers Street Shepparton is of local historic and aesthetic significance. Constructed in 1904, the church served as a place of worship for the district's Baptists until the 1980s. Aesthetically, it is a reasonably intact

HERITAGE CITATION REPORT

and interesting example of a Gothic revival style rural church.

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

Statement of Significance

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes Record # 64224).

HERCON Criteria A, G & D

This place is also of Individual cultural heritage significance. Please refer to the individual citation for HO131 (HERMES record #112035)

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

Internal controls apply to the extant timber flooring.

HERITAGE CITATION REPORT

Name 219-225 Wyndham Street, Shepparton
Address 219-225 Wyndham Street SHEPPARTON **Significance Level** Contributory
Place Type Office building
Citation Date 2011



219 - 225 Wyndham Street Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Late Twentieth Century (c.1960-c.2000)

Integrity

Its integrity is high.

History and Historical Context

The history of the adaptation of curtain wall construction is linked to commercial modernism and the creation of geometric/crystalline objects in the landscape. There are many examples of this type of construction to be found in the major cities in Australia but few examples are found in the smaller regional centres. That there is one such example (albeit a relatively late exponent of the curtain wall system) is a testimony to the culture of modernising Shepparton that occurred from the post war period and in particular during the 1970s.

The crystalline concept for buildings developed in Europe in the early part of the 20th century. It was initially an intellectual concept that was discussed and illustrated in publications by architects such as the German expressionist

HERITAGE CITATION REPORT

architects Paul Scheerbart and Bruno Taut and in particular through the designs of Mies Van Der Rohe. However, it was not until the 1950s that the concepts behind a glass walled building and a commercial skyscraper fused and the seminal glass box became a feature of many city skylines. The technical development that allowed for an economic and practical construction was the development of patent systems such as that of Aluminex. These vertical glazing systems relied on the use of extruded or rolled mullions spanning between floors in the vertical direction. The first and critical use of this type of system was the United Nations Headquarter, New York [Le Corbusier & Oscar Niemeyer 1950] and this was followed by Mies Van Der Rohe's Lake Shore Drive apartments Chicago [1951] and Lever House New York [Gordon Bunshaft of Skidmore Owings & Merrill 1952]. The Lever House most directly influenced Australian examples and of these ICI House Melbourne is one of the most notable Australian examples.

During the 1950s/early 60s curtain wall high rise became the common architectural expression for Australian development within the central business areas. However, by the 1960s architects tended to turn away from curtain walling and to precast concrete panels. However, there were also a number of problems with this technology during its early use (mainly due to stresses at the fixing points). Subsequent systems for high rise were developed with fewer issues and curtain walling in some form has become part of the Australian lexicon in all large cities.

The curtain wall as found at 219-225 Wyndham Street is essentially a continuous non-load bearing skin on the face of a building and as such is a good example of the earlier technologies - albeit as a low rise building. Despite being constructed after the immediate main architectural stream of these building types it is a notable building in a regional area and one of the finer examples of its type. Of particular note is the double height atrium and the design of the interior entrance space this is a rare example of this type of interior layout as associated with this particular building type, construction type and period of construction.

Description

Physical Description

The commercial premise is a two storey curtain wall building. The curtain wall consists of two bands of rectangular (vertical) proportioned panes with smaller rectangular panes (horizontal) to the top and bottom of the curtain wall. The frames are squared aluminium sections and the effect is a wall of glass with a regular articulation of its facade. The entrance to the building is centralised and opens into a double height atrium (which is filled with plants). This crafted internal space and finely executed exterior has created a fine modern building that is architecturally unusual for Shepparton.

Physical Condition

The condition is good.

Intactness

It has largely retained its intactness.

Statement of Significance

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes Record # 64224).

HERITAGE CITATION REPORT

HERCON Criteria A, G & D

This place is also of Individual cultural heritage significance. Please refer to the individual citation for HO407 (HERMES record #201954)

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

Other Recommendations

The intenal controls apply to the internal construction and the atrium.

DRAFT

HERITAGE CITATION REPORT

Name 227-241 Wyndham Street, Shepparton - Mechanics Institute
Address 227-241 Wyndham Street SHEPPARTON **Significance Level** Contributory
Place Type Mechanics' Institute
Citation Date 2011



227-241 Wyndham Street, Shepparton - Mechanics Institute

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

The land on which the Mechanics Institute stands was granted to the Shepparton Free Library and Workingmen's Club on 20 February 1884. The purpose of the grant was for the construction of a Mechanics' Institute which was completed the same year. The Mechanics' Institute was a brick building containing a library and a billiard room. During the 1940s the original facade was replaced with the existing cream brick moderne frontage, and a cantilevered Art-Deco awning was installed. The Institute's billiard club was one of Shepparton's successful community organisations throughout the first half of the twentieth century. It maintained a steady membership of several hundred people until its closure in 1957. The billiard room was then converted for use as the Shepparton Public Library until the Library was relocated to new premises on Marungi Street during the late 1980s. The Mechanics' Institute building continues to accommodate community activities.

References

HERITAGE CITATION REPORT

Pam Baragwanath, *If These Walls Could Speak*, p. 249.

Identified By

SOMA Design Partnership, June 2001

Description

Physical Description

The Mechanics Institute, Shepparton, is a red brick hall with a hipped and gabled roof clad in corrugated galvanised steel. The parapeted gable end at the rear of the building contains a circular louvred vent flanked on either side by rendered, panelled and capped chimneys. A skillion roofed wing to the rear of the building (possibly original) is obscured by modern additions. The skillion wing extends beyond the south elevation of the hall, its front elevation containing a door (sheeted over) with a timber-framed fanlight. The original street frontage has been replaced by a parapeted, double-height cream-brick Moderne facade and a cantilevered awning featuring horizontal banding with a stepped motif to the centre and a pressed metal soffit. Above the awning the facade contains a concrete hood and vertical bands, clad in green ceramic tiles (possibly associated with bricked in windows). The south elevation has a mural to its entire wall area and contains regular fenestration of timber-framed, double-hung sash windows and c.1920 V-jointed timber board door. The north elevation contains non-original, multi paned, steel-framed windows with concrete lintels and face brick sills.

Abutting the south of the Mechanics Institute is a single storey red brick hall on a long rectangular plan, set back several metres from the street. It has a hipped roof clad in corrugated galvanised steel and penetrated by simple brick chimneys with rendered caps. Side walls contain regular fenestration of timber-framed, double-hung sash windows with concrete sills and lintels. The original facade has been replaced by a rendered parapeted wall with a projecting cream brick entry porch with a skillion roof.

Previous Statement Significance

The following statement of significance was included in the citation for HO97 - The Mechanics Institute

HO97 was subsumed into the Central Business Area HO160 as part of Amendment C110 in 2013.

The Mechanics' Institute, Wyndham Street, Shepparton, is of local historic and social significance. Erected in 1884, the building has provided a venue for community activities for over 100 years.

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

HERITAGE CITATION REPORT

Statement of Significance

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes Record # 64224).

HERCON Criteria A, G & D

This place is also of Individual cultural heritage significance. Please refer to the individual citation for HO97 (HERMES record #156738)

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

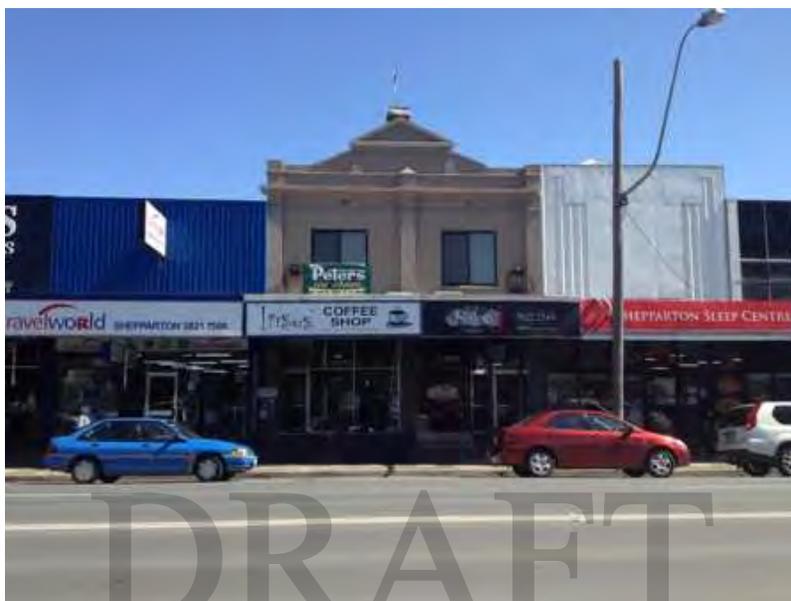
Other Recommendations

Internal controls apply to the extant timber flooring.

DRAFT

HERITAGE CITATION REPORT

Name 238-240 Wyndham Street Shepparton
Address 238-240 Wyndham Street SHEPPARTON **Significance Level** Contributory
Place Type Monument
Citation Date 2011



238-240 Wyndham Street Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

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

Integrity

It has retained much of its integrity.

Description

Physical Condition

The shop at 238 - 240 Wyndham Street, Shepparton is a substantial two storey rendered masonry building. The parapet is rendered masonry with a simple decorative pediment and a double cornice. The facade is divided into two bays by pilasters which rise up and through to the upper cornice.

The upper floor windows are not original - they have been replaced by aluminium framed sliding windows.

HERITAGE CITATION REPORT

The ground floor is a modern glazed shop front.

This shop is one of the few surviving 19th/early 20th century commercial structures in this section of Wyndham Street.

Intactness

It is largely intact.

Statement of Significance

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes Record # 64224)

HERCON Criteria A,G & D

Recommendations 2011

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Yes
No
No
No
No
Greater Shepparton Heritage Incorporated Plan
No

HERITAGE CITATION REPORT

Name 243-245 Wyndham Street, Shepparton - Kittles Building
Address 243-245 Wyndham Street SHEPPARTON **Significance Level** Contributory
Place Type Shop
Citation Date 2011



243-245 Wyndham Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Integrity

The integrity of the building has been compromised. The ground floor has been modified and little of the original shop front can be discerned. The upper floor has been modified with the building-in of the upper floor verandah. However, these works could be readily reversed.

History and Historical Context

John Edwin (Jack) and William (Bill) Kittle were builders and undertakers. They took over the businesses established in Shepparton and Mooroopna in the late 1870s by their father Thomas and his brother John. Jack was mainly involved with the building operations and took charge of the Mooroopna business when his uncle died. Bill managed the undertaking business. The funeral parlour established in Maude Street by Kittle Bros still operates under their name but the family has not been connected with it for many years. Bill was a Commissioner of the Shepparton Water Trust for many years as well as a staunch member of the Methodist Church. The Kittle's Building was built by the Kittle brothers.

HERITAGE CITATION REPORT

Description

Physical Description

The Kittle's building is constructed from masonry and this has been rendered. The original fabric and design of the Kittle's Building is largely confined to the upper floor of the building. The ground floor is a contemporary shop front and the cantilevered canopy is a later modification. The upper floor has retained much of its architectural integrity. Stylistically it is characterised by classically derived features and this includes the capped pilasters; strong cornice line; pediment with capped pilasters rising up through the ends of the pediment and pilasters flanking the central panel. The central panel of the pediment contains the name 'Kittle's Building'.

Physical Condition

The condition is good to fair.

Intactness

243-245 Wyndham Street has some degree of intactness. The upper floor is the most intact.

Statement of Significance

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes Record # 64224).

HERCON Criteria A,G & D

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 261-267 Wyndham Street, Shepparton - ANZ Bank
Address 261-267 Wyndham Street SHEPPARTON **Significance Level** Contributory
Place Type Bank
Citation Date 2011



261-267 Wyndham Street, Shepparton - ANZ Bank

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Late Twentieth Century (c.1960-c.2000)

History and Historical Context

Tenders were called by the original Bank of Australasia at this site by architects Reed and Barnes in July 1878. The Bank of Australasia merged with the Union Bank of Australia to form the ANZ Bank in 1951 and an ANZ branch has continued to occupy a building on this site since the merger. In 1970 the ANZ merged with the English, Scottish and Australian Bank (ES&A) to form the present company - the ANZ.

Extract from the City of Greater Shepparton Heritage Study Stage Two 2004

Tenders were called for the construction of the original Bank of Australasia at this site by architects Reed and Barnes in July 1878. The Bank of Australasia merged with the Union Bank of Australia to form the ANZ bank in 1951; an ANZ branch continued to occupy the building from this date. The original nineteenth century bank was demolished in the late 1960s and the existing ANZ constructed. In 1970 the ANZ Bank merged with the English, Scottish and Australian Bank

HERITAGE CITATION REPORT

Limited (ES&A) to form the present company, the Australia and New Zealand Banking Group Limited.

References

Shepparton Ratebooks.

Identified By

SOMA Design Partnership, June 2001.

Description

Physical Description

The ANZ Bank, 261 Wyndham Street, Shepparton, is a modern double-storey corner bank building of steel framed and masonry construction with a white marble veneer. The steel framed flat roof has a wide steel fascia and soffit. The corner is articulated by a brise-soleil of horizontal aluminium-clad louvres.

The Fryers Street elevation features full-height anodised aluminium-framed shop windows set behind a row of five steel columns encased in fibro-cement sheet. Projecting from the centre of the elevation is a cantilevered awning (possibly non-original) and disabled access ramp.

Physical Condition

Good.

Intactness

Good.

Statement of Significance

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes Record # 64224)

HERCON Criteria A,G & D

This place is also of Individual cultural heritage significance. Please refer to the individual citation for HO408 (HERMES record #201955)

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 269-275 Wyndham Street, Shepparton
Address 269-275 Wyndham Street SHEPPARTON **Significance Level** Contributory
Place Type Other - Commercial
Citation Date 2011



269-275 Wyndham Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

The current Full House Saloon began life as a bank building, and was constructed in the late nineteenth century. Tenders were called by architects Smith and Johnson for the construction of the local branch of the Bank of Victoria on this site in 1882. Rate books list the bank's rateable value at £223 in 1897, gradually rising to £277 by 1920. Early bank managers included Arthur Whitehead and Louis Byrne [sic]. The original bank was replaced in c.1926, and ratebooks indicate that by the following year, 1927, the value of the building had increased from £277 to £550. By the early 1930s the Bank of Victoria had been succeeded by the Commercial Bank of Sydney, which continued to operate the branch. Subsequent managers include men from local families, Alfred Henry Locke and Irwin Danure. The property retained its connections with banking, and finally became the Challenge Bank. More recently, the building has become a hotel..

References

HERITAGE CITATION REPORT

Shepparton Ratebooks

Identified By

SOMA Design Partnership, June 2001

Description

Physical Description

269 - 275 Wyndham Street Shepparton, is a double-storey rendered masonry former bank building with a parapeted facade and splayed corner entrance. The street elevations are divided into bays by regular recessed double-height fenestration with fluted mouldings and rendered spandrel panels featuring moulded crests. Ground floor openings contain timber-framed double-hung sash windows. The original first floor windows appear to have been replaced with fixed sash windows. The entrance has a rendered surround with fluted moulding and a stylised cornice moulding and contains a pair of nonoriginal aluminium-framed doors and highlight. It is surmounted by a single timber-framed fixed sash window and flagpole.

Previous Statement Significance

DRAFT

The following statement of significance was included in the citation for HO98 - Former Bank

HO98 was subsumed into the Central Business Area HO160 as part of Amendment C110 in 2013.

269-275 Wyndham Street, Shepparton, is of local historical and aesthetic significance. Aesthetically, it is a fine example of an inter-War Moderne commercial building.

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

Statement of Significance

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes Record # 64224). HERCON Criteria A, G & D

This place is also of Individual cultural heritage significance. Please refer to the individual citation for HO98 (HERMES record #156151)

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 279-283 Wyndham Street, Shepparton - Kilpatricks Building
Address 279 - 283 Wyndham Street SHEPPARTON **Significance Level** Contributory
Place Type Shop
Citation Date 2011



279-283 Wyndham Street, Shepparton - Kilpatricks Building

Recommended Heritage Protection VHR No HI No PS Yes

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

History and Historical Context

This shop occupies land originally consisting of Allotment 1A in Section E of the 1874 town subdivision.

The site appears to have consisted of vacant land until the late 1920s, when this set of three shops was constructed by Kilpatrick, Kittle and Thorn. The 1929/30 rate books list the shops as valued at £115 each, with L. Williams, women's clothing fitter Veronica Cohen and auctioneers Kilpatrick's McLellan & Co. By the 1930s the shops had been allocated street numbers 151-155, these changing to the current address of 279-283 by the early 1940s. By 1941, tenants included Roy Gorr chemist, W Maher's café and Kilpatrick's McLellan & Co. Some time after the 1940s, the first floor balconies were enclosed with glazing.

References

HERITAGE CITATION REPORT

Ingrid Turner *From the Past to the Present: A Pictorial History of Shepparton's Buildings and Businesses*, p. 10.

Shepparton Ratebooks, 1910-1942.

Identified By

Allom Lovell & Associates

Description

Physical Description

Kilpatrick's Building is a double-storey, inter-War, Classical-Revival brick shop building with a stepped and rendered parapet concealing the roofline. The parapet contains a central recessed panel with egg and dart moulding to the surround and the inscription 'KILPATRICK'S BUILDING'. The first floor facade consists of an enclosed verandah, divided into three regular bays by pilasters with simple moulded capitals and bases. The two end bays each contain casement and fixed-sash, steel-framed windows (glazing overpainted) while the central bay has been fitted with a modern single-pane, fixed-sash window. The ground floor facade has been extensively modified and contains glazed, aluminium-framed shopfronts. The shops at no. 279-281 have been amalgamated to a single tenancy. The building has a cantilevered awning with remnants of the original awning in front of No.283.

Previous Statement Significance

The following statement of significance was included in the citation for HO136 - Kilpatrick's Building

HO136 was subsumed into the Central Business Area HO160 as part of Amendment C110 in 2013.

Kilpatrick's Building, 279 - 283 Wyndham Street Shepparton, is of local historic and aesthetic significance. Erected c.1929, it provides evidence of the ongoing commercial development of Shepparton during the inter-War period. Despite alterations, the building is aesthetically significant as one of the few pre-World War Two commercial buildings remaining in Wyndham Street.

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

Statement of Significance

HERITAGE CITATION REPORT

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes Record # 64224).

HERCON Criteria A, G & D

This place is also of Individual cultural heritage significance. Please refer to the individual citation for HO136 (HERMES record #156237)

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 288 Wyndham Street Shepparton
Address 288 Wyndham Street SHEPPARTON **Significance Level** Contributory
Place Type Shop
Citation Date 2011



288 Wyndham Street Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

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

Integrity

288 Wyndham Street Shepparton
Hermes No 108164 Place Citation Report

01-May-2019

10:13 AM

HERITAGE CITATION REPORT

The integrity is fair.

History and Historical Context

The earliest settlement of the town was near the river crossing at McGuire's Punt. This pattern of development of settlement near river crossings was maintained up until the turn of the 19th century with Welsford Street being the main commercial street. However, Wyndham Street superseded Welsford Street as a business centre during the late 19th /early 20th century. The focus of Wyndham Street was originally nearer to the present day Mechanics Institute. The opening of the Shepparton Railway Station on 13 January 1880 saw business development moved towards the railway station and High Street developed with a number of businesses being established between the railway station and Welsford Street.

Then with the construction of the Post Office in 1883 (on the corner of Wyndham and Fraser Streets) a number of businesses were attracted to the post office area of Wyndham Street. This is illustrated by 288 and 290 - 292 Wyndham Streets Shepparton

C S Martin & J L F Woodburn [Ed], *Irrigation and Closer Settlement in the Shepparton District, 1836 - 1906*

C W S James, *History of Shepparton*, Shepparton 1934,

This building is reported as being constructed by a one O'Gilpin.

One of the earliest uses for this building was as a bakery with a residence upstairs. The ovens were in the rear section. There was originally a yard and sheds to the rear where the bakers carts were parked and the harnesses were kept. The yeast was stored in the cellar. The cellar and parts of the building to the rear have been demolished.

By 1968 it had become a newsagent and then recent developments have seen it become two ground floor shop fronts.

Source: Shepparton Historical Society and & personal communications from the owner Mijo Darveniza

Description

Physical Description

288 Wyndham Street, Shepparton is a two storey commercial building. It is constructed from masonry and has a rendered finish. The ground floor has been modified and is a modern shop front. The upper floor has a central pair of windows and these are timber framed double hung sash windows. The parapet is simply designed with a central pediment with a cornice. The string course sits below the pediment.

Intactness

Its intactness has been compromised by the removal of the upper floor windows. The ground floor has been modified

HERITAGE CITATION REPORT

over time and is a contemporary shop front.

Statement of Significance

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes Record # 64224)

HERCON Criteria A, G & D

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name	290 - 292 Wyndham Street Shepparton		
Address	290 - 292 Wyndham Street SHEPPARTON	Significance Level	Contributory
Place Type	Shop		
Citation Date	2011		



290 - 292 Wyndham Street Shepparton

Recommended Heritage Protection	VHR No HI No PS Yes
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Architectural Style	Federation/Edwardian Period (1902-c.1918)
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Integrity

Its integrity has been compromised. The ground floor has been modified and retains little of its original fabric. The upper floor has had its openings removed.

History and Historical Context

The earliest settlement of the town was near the river crossing at McGuire's Punt. This pattern of development of settlement near river crossings was maintained up until the turn of the 19th century with Welsford Street being the main commercial street. However, Wyndham Street superseded Welsford Street as a business centre during the late 19th /early 20th century. The focus of Wyndham Street was originally nearer to the present day Mechanics Institute. The opening of the Shepparton Railway Station on 13 January 1880 saw business development moved towards the railway station and High Street developed with a number of businesses being established between the railway station and Welsford Street.

HERITAGE CITATION REPORT

Then with the construction of the Post Office in 1883 (on the corner of Wyndham and Fraser Streets) a number of businesses were attracted to the post office area of Wyndham Street. This is illustrated by 288 and 290 - 292 Wyndham Streets Shepparton

C S Martin & J L F Woodburn [Ed], *Irrigation and Closer Settlement in the Shepparton District, 1836 - 1906*

C W S James, *History of Shepparton*, Shepparton 1934,

Description

Physical Description

The commercial building has been constructed from masonry and this has been rendered.

The relatively large commercial building has been modified with the ground floor retaining little of its original fabric. The cantilevered canopy is a later modification. The upper floor has had all its openings removed/built in. Original architectural features that have been retained include: pilasters at the edge of the facade that rise up to the parapet; the parapet has an open work pattern which is uncommon in Shepparton; the parapet is defined by a strong cornice line and the pediment to the parapet has console brackets and decorative shell motifs.

Physical Condition

The condition is good.

DRAFT

Intactness

Its intactness has been compromised by development to the ground floor and changes to the upper floor openings.

Statement of Significance

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes Record # 64224)

HERCON Criteria A, G & D

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 296 Wyndham Street Shepparton
Address 296 Wyndham Street SHEPPARTON **Significance Level** Contributory
Place Type Shop
Citation Date 2011



296 Wyndham Street Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Postwar Period (1945-1965)

Integrity

HERITAGE CITATION REPORT

296 Wyndham Street has retained much of its integrity.

History and Historical Context

Historical Context

The theoretical basis to Modernism was slowly accepted in Australia during the Pre-War period. Functionalism in the context of the Modern Movement provided the impetus for many development projects in the northern hemisphere during the 1920s but these types of mainstream buildings were rarely seen in Melbourne or the rest of Australia. Early sources of Australian modernism tended to be found in the heavier brick buildings of W M Dudok of Holland instead of the comparatively lighter structures of the International Style. The favouring of a Dudok inspired modernism continued well after the end of World War II. There are a number of examples found within the Shepparton region that have been inspired by Dudok's aesthetics and this can be found in the: composition, the use of face brickwork (generally cream), a stripped aesthetic and in some instances features common to Functionalism/Modernism/International Style.

After the war the attitude to Modernism changed and there was a greater acceptance of this style. Large numbers of returned service men enrolled in Australian schools of architecture from 1946 and most of them entered the profession in the early 1950s. The impact of the war on many of these new graduates fostered a wholehearted embracing of the Modern movement as they were determined to help make a better world by applying theories of rational and functional design. In Melbourne this was led by a number of young architects such as Robin Boyd, Roy Grounds, Frederick Romberg and Neil Clerehan. They promoted a minimalistic and low key aesthetic through their work, writings and in particular through regular publications in newspapers and periodicals such as the Age Small Homes Service. Examples of good modern designs were published regularly and it was through the efforts of these early Post War Modernists that modern architecture became accessible and popularised.

296 Wyndham Street Shepparton demonstrates a good example of regional Modernism as applied to commercial architecture. The composition of this facade is strongly referential and is of note as a regional interpretation from this period.

Description

Physical Description

The shop is constructed from cream face brick. The ground floor has been modified. The cantilevered canopy is original and retains most of its features including the external finish to the underside of the canopy. The upper floor has retained most of its architectural features. This includes: the port hole windows; the panel of vertical proportioned windows and upward sweeping canopy to the upper windows.

Physical Condition

The condition is good.

Intactness

296 Wyndham Street is relatively intact.

HERITAGE CITATION REPORT

Statement of Significance

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes Record # 64224)

HERCON Criteria A, G & D

This place is also of Individual cultural heritage significance. Please refer to the individual citation for HO409 (HERMES record #201956)

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

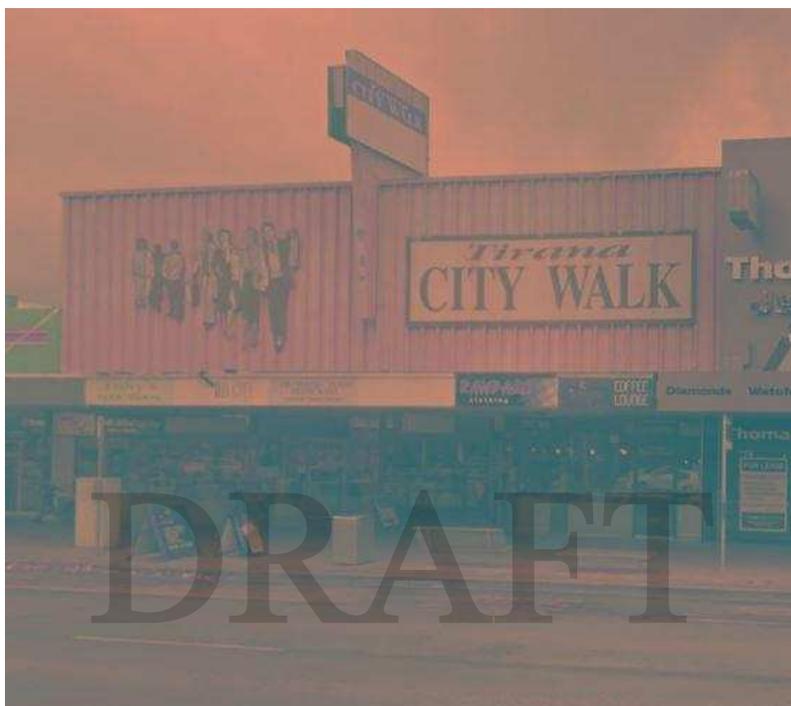
Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 302-308 Wyndham Street, SHEPPARTON
Address 302-308 Wyndham Street SHEPPARTON **Significance Level** Contributory
Place Type Other - Commercial
Citation Date 2014



Tirana City Walk
302-308 Wyndham Street, SHEPPARTON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Late Twentieth Century (c.1960-c.2000) Modernist

Description

Physical Description

The signage is typical for its period. The graphics and the stylised figures have been coloured in primarily green, greys and whites. The parapet has a trim deck profile and this is representative of the period.

Statement of Significance

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes

HERITAGE CITATION REPORT

Record # 64224)

HERCON Criteria A, G, & D

Recommendations 2014

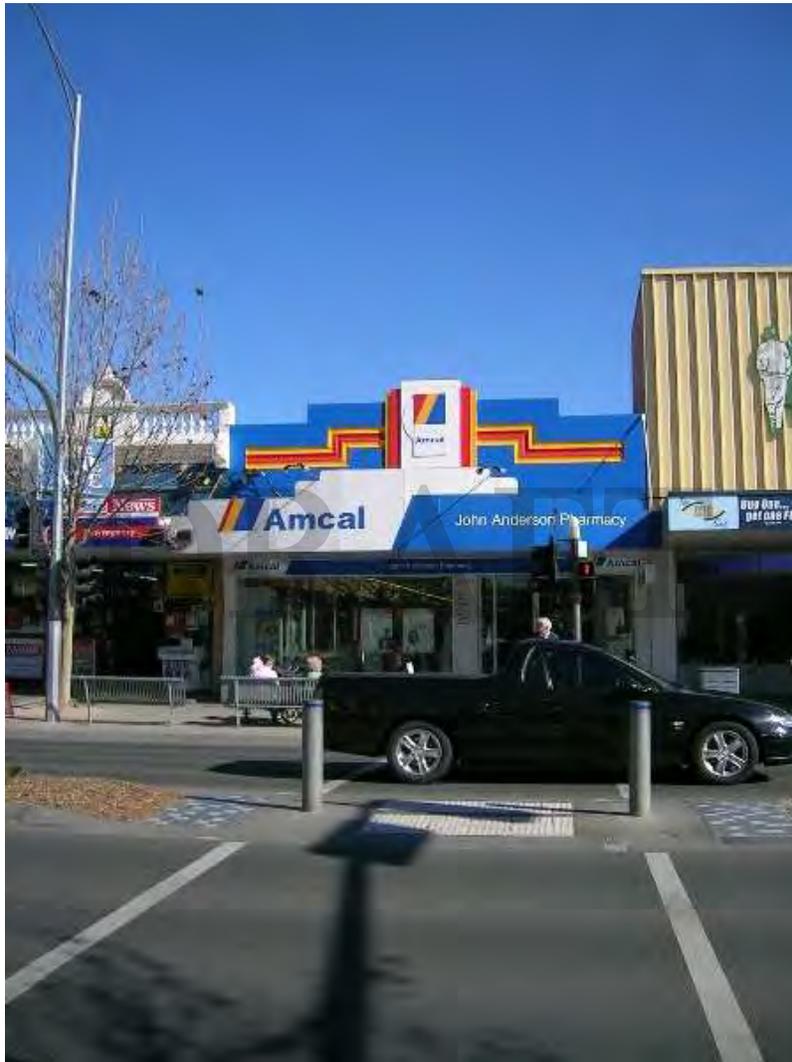
External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted Incorporated Plan	No
Aboriginal Heritage Place	Greater Shepparton Heritage Incorporated Plan
	No

DRAFT

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name 310 - 312 Wyndham Street Shepparton
Address 310 - 312 Wyndham Street SHEPPARTON **Significance Level** Contributory
Place Type Shop
Citation Date 2011



310-312 Wyndham Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Postwar Period (1945-1965)

Integrity

310 - 312 Wyndham Street Shepparton
Hermes No 108167 Place Citation Report

01-May-2019 10:13 AM

HERITAGE CITATION REPORT

The shop has retained some of its integrity.

History and Historical Context

Post war changes to the physical and social fabric of Shepparton were supported by economic and population growth. Economic growth was supported by: increased irrigation; the development and diversification of agricultural practices; the intensification of horticulture; developments in the dairying industry; the modernisation of established industries and the establishment of new industries.

Population growth was sustained by the post war baby boom as well as post war migration. Shepparton and region received many migrants including those who were former Prisoner of War Internees. Increased migration to the region led to the first public naturalisation ceremony being held in Shepparton in 1954.

The population increased in the decade that followed the war from less than 8000 to more than 12,000. In 1953 in response to this growth The Shepparton Town Planning Scheme was adopted. It was designed for orderly development of the township with zones for residential, commercial, industrial and agricultural development.

These social and economic changes have left their imprint on the built fabric of Shepparton. A number of buildings in the central business area dating from the 19th and early 20th century were demolished to make way for the modernisation and growth of Shepparton. Of these, the demolition of the Post Office still resonates within the community and it continues to be a lamented casualty of the 'modernisation' of Shepparton. As well as demolishing older buildings a number of older buildings received new facades as part of the modernisation process.

The City of Shepparton in 1957 published a pamphlet highlighting this. The pamphlet described all the events that contributed to the towns sense of progress between 1927 and 1957. The development of the commercial centre was seen as *'spectacular evidence of the progress of Shepparton over the past 30 years. Older buildings have been rebuilt or ...brought up to date and many new, attractive shops and offices have been erected. Regulations made ...in 1930 ensured development of the central shopping area along the "block" system,...avoiding "ribbon growth". ...The latest survey shows that there are 331 retail shops, stores and offices in Shepparton.[p21 City of Shepparton's Progress 1927 - 1957]*

The diversity of architecture from the mid 20th century provides tangible evidence as the nature and extent of change. Many of the buildings and modernised shop fronts from the post war period and up to the 1960s reflect a confidence in the future of Shepparton as a modern city. Stylistically they illustrate a regional interpretation of modern architecture and a confidence in execution.

History

The shop occupies land originally consisting of Allotment 6 in Section A of the 1874 town subdivision. Rate Books suggest that a shop was constructed on this site in the late 19th century. This was demolished with the current building constructed c1950s.

Description

Physical Description

HERITAGE CITATION REPORT

The masonry shop has been rendered. The ground floor has been modified and little of the original fabric has been retained. The cantilevered canopy appears to be original. .

The upper floor illustrates many of the design features associated with the mid 20th century. This includes: the incised stepped pattern in the render, the stepped parapet, and the contrasting horizontal central motif. Stylistically the parapet has been influenced by elements of the Moderne. This style was not uncommon in regional areas during the mid 20th century period and it was influenced by Art Deco and Moderne architecture of the pre World War II period.

Physical Condition

The condition is good.

Intactness

The shop is relatively intact.

Statement of Significance

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes Record # 64224)

HERCON Criteria A, G & D

DRAFT

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 314 - 316 Wyndham Street Shepparton
Address 314 - 316 Wyndham Street SHEPPARTON **Significance Level** Contributory
Place Type Shop
Citation Date 2011



314-316 Wyndham Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Integrity

The integrity is fair.

Description

Physical Description

The two shop fronts were once part of a group of three and as such had a symmetrical presentation. The ground floor has been modified and the replacement is a glazed shop front. The upper parapet which is rendered masonry illustrates many of the characteristics associated with late Victorian and early Federation parapet design. That is the use of a pediment and a strong symmetrical arrangement of decorative features. This includes the balusters, pilasters and former urns.

Intactness

HERITAGE CITATION REPORT

It is moderately intact - although some of the decorative features on the parapet appear to have been removed.

Statement of Significance

A contributory place within the Shepparton Central Business Area Precinct. Please refer to the precinct citation (Hermes Record # 64224)

HERCON Criteria A, G & D

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name Macintosh Street Precinct
Address Macintosh and Wyndham Streets SHEPPARTON **Significance Level** Local
Place Type House
Citation Date 2011



Macintosh Street Residential Precinct

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Thematic History

Shepparton grew around a crossing of the Goulburn River originally known as Macguire's Punt. The development of a small village at the crossing by the early 1850s led to the first survey of the township in 1855, by surveyor J G W Wilmot. A more substantial, but only partially completed town survey was carried out by John Downey in 1864. Alfred Leahy became Government Contract Surveyor after settling in Shepparton with his wife in the 1870s, and in 1874 he completed the survey to the extent of all the area between Knight, Archer and Hayes Street and the Goulburn River. He also named all the town's streets.

Knight Street originally formed the northern boundary of the township of Shepparton. The land immediately to the north of this between Wyndham and Hawdon Streets formerly comprised a single large block covering Sections 15 and 16, which was part of the estates of Alfred Leahy. Leahy purchased an 604 ha [845 acres] area of land immediately north of Knight Street including these two Sections, in an estate known as Shepparton Park. Some subdivision of this land was undertaken by Leahy, including the extension of Maude Street north of Knight Street. A prominent local figure, Leahy was heavily involved with the opening up of land to selectors around the Shepparton area and was also elected a Shire Councillor.

HERITAGE CITATION REPORT

The population of Shepparton grew steadily over the decades after 1880, reflecting the broader development of irrigation and closer settlement in the Goulburn Valley region. From 1,090 in 1880, the number of inhabitants grew to 1,679 in 1891, 2,067 in 1900, 3,000 in 1910 and 4,000 in 1920. By 1930 it had reached 5,700, rising to 7,000 in 1940. This growth stimulated a steady amount of residential construction within the township boundaries and in areas adjacent to it, with the gradual subdivision of many of the early larger allotments.

Close residential development lagged behind that in the township immediately to the south by several decades. This is in part due to Leahy's activities as a land developer and his ownership of land to the north of the central business area. These northern sections of land met much of the immediate demands during the late 19th and early 20th century. It was really not until the late 1960s/70s that a greater intensity of residential development occurred to the south and particularly along the Melbourne Road [an extension of Wyndham Street].

References:

Shepparton Greater City Heritage Study I & II Allom Lovell & Associates 2004

Water:the Vital Element, Martin Summons, 2010

History of Shepparton, G Raymond, 1938

DRAFT

Place History

Macintosh Street Precinct was developed during the 1930s and 1940s. The houses in the street are the product of a few individual builders including the local builder John Mulvaney. The development of this precinct is similar in character and scale to the early A V Jennings developments such as Hillcrest Avenue, South Caulfield.

3 Macintosh Street & 537 Wyndham Street were designed and constructed by John Mulvaney. They were built c1937 - 38 and he also built another two near identical houses one on the corner of Wyndham and Rea Streets and another in Railway Parade. Number 3 Macintosh Street is the second last house he built, with the last one at 537 Wyndham Street, Mulvaney died soon after at the age of 42.

During this period most of the residential expansion in Shepparton was to the north and it is for this reason that the residential development found in Macintosh Street is of note - being south of the central business area. This expansion to the south (in addition to land that was available to the north) was possibly supported by a relatively sharp increase in the population - a growth of 13% during the period from c1930 - c1940.

Description

Physical Description

HERITAGE CITATION REPORT

The Macintosh Precinct demonstrates the character of residential development to the south of the central business area during the immediate pre and post World War II period. The Macintosh Street Precinct consists of standard size residential blocks and is characterised by similar scaled houses constructed from similar materials. The houses have a similar setback and garden setting and this contributes to a pleasing uniform streetscape. The architectural aesthetic is consistent for houses 7,9,11,13 & 15 Macintosh Street - albeit modified to introduce an individual characteristic for each house. 3 Macintosh Street and 537 Wyndham Street share a different aesthetic expression to those at 7,9,11, 13, 15 Macintosh Street.

3 Macintosh Street Shepparton and 537 Wyndham Street were built prior to World War II and provide a counterpoint to the other houses in the precinct which are a product of austerity and a changing architectural appreciation. 3 Macintosh Street and 537 Wyndham Street have a nostalgic air and refer to a romanticised interpretation of an English architectural aesthetic that has its antecedents in the Arts and Craft Revival. The architecture relies on quaintness and a reproduction of cottage like features. Elements that evoke this style and were common to the period are: the rendered brickwork with contrasting glazed brick accents, protruding timber windows (debased oriel windows); decorative 'sunray' radiating brick work to the porch, corbelled brick work to the eaves and to the underside of the windows and the curved elements of the brick chimney.

7,9,11,13 & 15 Macintosh Street were built a relatively short time later but are the product of a different era. Austerity and government restrictions guided their design and construction. This was enforced by rising costs, shortages of materials and government restrictions. Planning was economical, verandahs and spacious porches disappeared reducing an entrance porch to a minimum area. The strictures introduced during this period paved the way for an acceptance of a stripped functional aesthetic with minimal architectural expressionist features and/or stylistic pretensions. It brought about an acceptance of a functional modernist aesthetic that was imposed more by necessity than architectural philosophy. Each of the five houses are essentially functional with limited decorative differences.

For instance: 7 Macintosh Street has a barley twist column to the porch area; 9 Macintosh Street has a recessed porch flanked with barley twist columns, 11 Macintosh street has a decorative porch and chimney; 13 has an L Shaped plan with a corbelled gable and decorative porch; 15 has a limited variation with some contrasting glazed brickwork and a porch area.

Statement of Significance

The history and description for the precinct are the sources of evidence for the following Statement of Significance.

What is Significant?

The Macintosh Street Shepparton Residential Precinct which includes: 3,7,9,11,13,15 Macintosh Street and 537 Wyndham Street, Shepparton.

How is it Significant?

The Macintosh Street Shepparton Residential Precinct is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic and social significance as it demonstrates the character of residential expansion to the south of the CBD.

HERITAGE CITATION REPORT

It demonstrates the changing character of housing developments during the pre and immediate post World War II eras.

The precinct is representative of the limited extent of the southward residential expansion of the city during the 1900s - 1940s. Expansion to the south during the late 19th and early 20th century was less extensive when compared to the more rapid and expansive housing developments that were occurring to the north of the central business area.

Macintosh and Wyndham Streets were developed in response to a demand for residential land that was driven by an economic prosperity which was linked to the increasing success and sustainability of irrigation, dairying and farming and the growth of the town as a service centre.

HERCON criteria A & G

It is of architectural significance as it demonstrates a regional aesthetic from the late 1930s and the 1940s.

The precinct provides representative examples of the earlier and more decorative English cottage styles and the aesthetic changes to a more stripped and restrained expression. The changing aesthetics were in part guided by austerity but increasingly there was a growing acceptance of functionalism.

HERCON criterion D

The precinct is a relatively rare example (from this period) of a housing development to the south of the central business area.

HERCON criterion B

DRAFT

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

Yes Front fences and gates

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 3 Macintosh Street Shepparton
Address 3 Macintosh Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2011



3 Macintosh Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Integrity

3 Macintosh Street has retained a high degree of integrity.

Description

Physical Description

3 Macintosh Street illustrates many of the characteristics associated with housing from the 1930/40s.

The architecture has its antecedents in the British Arts and Crafts movement - this has evolved into the quaint cottage like representation with architectural features such as rendered masonry with contrasting brick features, projecting timber windows, corbelled brick work, curved feature chimney and a porch with radial brick sunray design. The scale of the building and the proportion of the windows, doors and decorative features all support this interpretation of an English cottage aesthetic.

HERITAGE CITATION REPORT

The house is constructed from masonry and has a terracotta tiled roof.

The garden setting is integral to the aesthetic qualities of the house and the streetscape values.

Intactness

3 Macintosh Street is largely intact.

Statement of Significance

A contributory place within the Macintosh Street Precinct. Please refer to the precinct citation (Hermes record # 161790) for information about the significance of the place.

HERCON Criteria A, B, D, G

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

Yes

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 7 Macintosh Street Shepparton
Address 7 Macintosh Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2011



7 Macintosh Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Integrity

7 Macintosh Street has retained much of its integrity.

History and Historical Context

MacIntosh Street was named after Isabella MacIntosh MacKellar and earlier owner of the land in this subdivision.

MacIntosh Street was developed as part of the residential expansion to the south of the CBD. The southward expansion of the city during the 1900 - 1920s was relatively less extensive when compared to the expansion to the north. The development of the town was in response to a demand for residential land driven by an economic prosperity which was linked to the increasing success and sustainability of irrigation, dairying and farming.

Description

HERITAGE CITATION REPORT

Physical Description

7 Macintosh Street is a rendered brick house with a terracotta tiled roof. It has an asymmetrical facade with a small porch with a barley twist column. The timber framed windows are in groups of three. The architecture is austere and hints at a functional modernism - albeit informed by the austere conditions of the period.

The garden setting is integral to the aesthetics of the house and contributes to the suburban character of the Macintosh Street Precinct.

Intactness

7 Macintosh Street is largely intact.

Statement of Significance

A contributory place within the Macintosh Street Precinct. Please refer to the precinct citation (Hermes record # 161790) for information about the significance of the place.

HERCON Criteria A, B, D, G

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 9 Macintosh Street Shepparton
Address 9 MacIntosh Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2004



9 Macintosh Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Integrity

9 Macintosh Street has retained much of its intactness.

History and Historical Context

MacIntosh Street was named after Isabella MacIntosh MacKellar and earlier owner of the land in this subdivision.

MacIntosh Street was developed as part of the residential expansion to the south of the CBD. The southward expansion of the city during the 1900 - 1920s was relatively less extensive when compared to the expansion to the north. The development of the town was in response to a demand for residential land driven by an economic prosperity which was linked to the increasing success and sustainability of irrigation, dairying and farming.

Description

HERITAGE CITATION REPORT

Physical Description

9 Macintosh Street is a rendered brick house with a terracotta tiled roof. The facade has a symmetrical presentation. This is illustrated by the recessed central porch with barley twist columns and flanking windows. The timber windows have three panels. The design is spare with the main architectural impact derived from the central recessed porch, barley twist columns and the contrasting brick banding.

Intactness

9 Macintosh Street is largely intact.

Statement of Significance

A contributory place within the Macintosh Street Precinct. Please refer to the precinct citation (Hermes record # 161790) for information about the significance of the place.

HERCON Criteria A, B, D, G

Recommendations 2004

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 11 Macintosh Street Shepparton
Address 11 Macintosh Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2011



11 Macintosh Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Integrity

It has retained much of its integrity.

History and Historical Context

MacIntosh Street was named after Isabella MacIntosh MacKellar and earlier owner of the land in this subdivision.

MacIntosh Street was developed as part of the residential expansion to the south of the CBD. The southward expansion of the city during the 1900 - 1920s was relatively less extensive when compared to the expansion to the north. The development of the town was in response to a demand for residential land driven by an economic prosperity which was linked to the increasing success and sustainability of irrigation, dairying and farming.

Description

HERITAGE CITATION REPORT

Physical Description

11 Macintosh Street has a stripped aesthetic with an asymmetrical facade. The design has few stylistic embellishments and the main architectural features are found in the contrasting planar elements of the porch and the chimney. Its design demonstrates some of the tenets of functionalism and modernism - albeit in a debased regional manner.

The main architectural features are the projecting porch with a stepped parapet and the decorative chimney with its double band of contrasting brickwork to the top edge. The other feature is the triple banding of timber double hung windows.

It is constructed from rendered masonry and has a terracotta tiled roof.

The garden setting is integral to the aesthetics of the house and contributes to the suburban character of Macintosh Street Precinct.

Physical Condition

The condition is good.

Intactness

It is relatively intact.

Statement of Significance

DRAFT

A contributory place within the Macintosh Street Precinct. Please refer to the precinct citation (Hermes record # 161790) for information about the significance of the place.

HERCON Criteria A, B, D, G

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	Yes
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

HERITAGE CITATION REPORT

Name 13 Macintosh Street Shepparton
Address 13 Macintosh Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2011



13 Macintosh Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Integrity

It has retained much of its integrity.

History and Historical Context

MacIntosh Street was named after Isabella MacIntosh MacKellar and earlier owner of the land in this subdivision.

MacIntosh Street was developed as part of the residential expansion to the south of the CBD. The southward expansion of the city during the 1900 - 1940s was relatively less extensive when compared to the expansion to the north. The development of the town was in response to a demand for residential land driven by an economic prosperity which was linked to the increasing success and sustainability of irrigation, dairying and farming and post war growth.

Description

HERITAGE CITATION REPORT

Physical Description

13 Macintosh Street is a typical residential regional example - of its period and scale. It has drawn on many of the architectural features that are found on similar regional houses from the 1940s. This includes the: asymmetrical layout - with a projecting wing; the double hung timber window windows with the horizontal timber mullions; the brick corbelling to the gable front, the feature face brick work to the gable (currently painted) as a contrast to the rendered walling; the arched porch entry with the half size barley twist columns and contrasting cement banding and face brickwork (currently painted); and contrasting brick sills and plinth.

The house is constructed from masonry that is rendered and there are contrasting face brick sections. The roof is a terracotta tiled roof.

The garden setting is integral to the aesthetic qualities of the house and contributes to the suburban character of the Macintosh Street Precinct.

Physical Condition

The condition is good.

Intactness

It is relatively intact.

Statement of Significance

DRAFT

A contributory place within the Macintosh Street Precinct. Please refer to the precinct citation (Hermes record # 161790) for information about the significance of the place.

HERCON Criteria A, B, D, G

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

Yes

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 15 Macintosh Street Shepparton
Address 15 Macintosh Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2011



15 Macintosh Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Integrity

15 Macintosh Street has retained much of its integrity.

History and Historical Context

MacIntosh Street was named after Isabella MacIntosh MacKellar and earlier owner of the land in this subdivision.

MacIntosh Street was developed as part of the residential expansion to the south of the CBD. The southward expansion of the city during the 1900 - 1920s was relatively less extensive when compared to the expansion to the north. The development of the town was in response to a demand for residential land driven by an economic prosperity which was linked to the increasing success and sustainability of irrigation, dairying and farming

Description

HERITAGE CITATION REPORT

Physical Description

15 Macintosh Street is a rendered brick house with a terracotta tiled roof. It has an asymmetrical composition with timber framed triple band of windows to the recessed and projecting facades.

The entrance porch has a flat roof - hinting at a functional expression - this is reinforced by the austere facade and presentation of the house.

The garden setting is integral to the aesthetics of the house and contributes to the suburban character of Macintosh Street Precinct.

Intactness

15 Macintosh is largely intact.

Statement of Significance

A contributory place within the Macintosh Street Precinct. Please refer to the precinct citation (Hermes record # 161790) for information about the significance of the place.

HERCON Criteria A, B, D, G

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

Yes

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 537 Wyndham Street Shepparton
Address 537 Wyndham Street SHEPPARTON **Significance Level** Contributory
Place Type House
Citation Date 2011



537 Wyndham Street, Shepparton

Recommended Heritage Protection VHR No HI No PS Yes

Integrity

537 Wyndham Street has retained much of its integrity.

History and Historical Context

Wyndham Street was named after Sir Henry Wyndham KCB MP, General Wyndham commanded the detachment of Coldstream Guards that held Hougomont at the Battle of Waterloo.

This section of Wyndham Street was developed as part of the residential expansion to the south of the CBD. The southward expansion of the city during the 1900 - 1920s was relatively less extensive when compared to the expansion to the north. The development of the town was in response to a demand for residential land driven by an economic prosperity which was linked to the increasing success and sustainability of irrigation, dairying and farming.

Description

HERITAGE CITATION REPORT

Physical Description

537 Wyndham Street is a rendered brick house with a terracotta tiled roof. The design is asymmetrical with three receding facades with opposing gable roofs. The porch has a corbelled edge to the eave line and corbelled brickwork to the undersides of the windows. The main gable features timber strapping to a rendered finish. There are window hoods to the windows.

The garden setting is integral to the aesthetics of the house and contributes to the suburban character of Macintosh Street Precinct.

Intactness

537 Wyndham Street is largely intact.

Statement of Significance

A contributory place within the Macintosh Street Precinct. Please refer to the precinct citation (Hermes record # 161790) for information about the significance of the place.

HERCON Criteria A, B, D, G

DRAFT

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

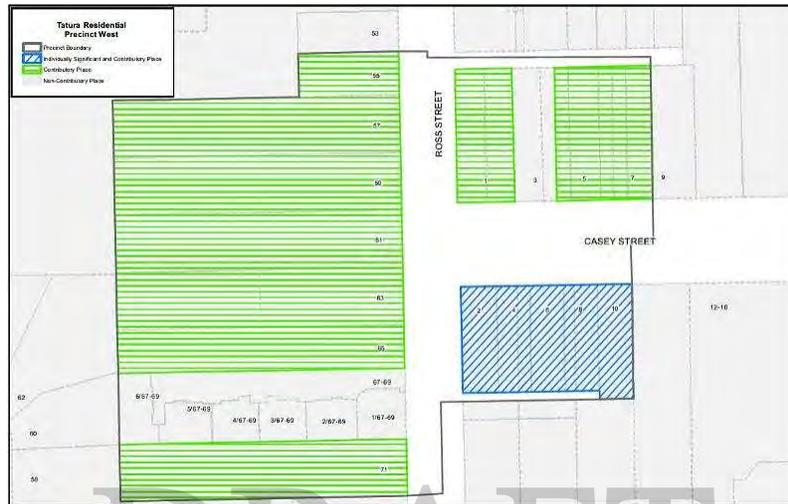
Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name Tatura Residential Precinct West
Address Casey & Ross Streets TATURA **Significance Level** Local
Place Type Residential Precinct
Citation Date 2011



HERITAGE CITATION REPORT

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.

HERITAGE CITATION REPORT

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 (HO105), *4 (HO105), 5, *6 (HO105), 7, *8 (HO105), *10 (HO105)

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 City of Greater Shepparton.

Why is it significant?

HERITAGE CITATION REPORT

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 criterion 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 criterion 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 criterion D

* This place is also of Individual cultural heritage significance. Please refer to the individual citation for further information.

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 1 Casey Street Tatura
Address 1 Casey Street TATURA **Significance Level** Contributory
Place Type House
Citation Date 2011



1 Casey St Tatura

Recommended Heritage Protection VHR No HI No 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.

HERITAGE CITATION REPORT

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

HERITAGE CITATION REPORT

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

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name	2, 4, 6, 8 and 10 Casey Street, Tatura - Cottages	
Address	2, 4, 6, 8 & 10 Casey Street TATURA	Significance Level Contributory
Place Type	Terrace	
Citation Date	2011	



2, 4, 6, 8 and 10 Casey Street, Tatura

Recommended Heritage Protection	VHR No HI No PS Yes
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Architectural Style	Federation/Edwardian Period (1902-c.1918)
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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

HERITAGE CITATION REPORT

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

This place is also of Individual cultural heritage significance. Please refer to the individual citation (HERMES record #156351)

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 5 Casey Street Tatura
Address 5 Casey Street TATURA **Significance Level** Contributory
Place Type Cottage
Citation Date 2011



5 Casey St Tatura

Recommended Heritage Protection VHR No HI No 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.

HERITAGE CITATION REPORT

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.

HERITAGE CITATION REPORT

HERCON Criteria A, G & D

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 7 Casey Street Tatura
Address 7 Casey Street TATURA
Place Type Cottage
Citation Date 2011

Significance Level Contributory



7 Casey Street, Tatura

Recommended Heritage Protection VHR No HI No 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

HERITAGE CITATION REPORT

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

DRAFT

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

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 55 Ross Street Tatura
Address 55 Ross Street TATURA **Significance Level** Contributory
Place Type House
Citation Date 2011



55 Ross St Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Integrity

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

HERITAGE CITATION REPORT

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.

DRAFT

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

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 57 Ross Street Tatura
Address 57 Ross Street TATURA **Significance Level** Contributory
Place Type House
Citation Date 2011



57 Ross Street Tatura

Recommended Heritage Protection VHR No HI No PS Yes

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

Integrity

57 Ross Street 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.

HERITAGE CITATION REPORT

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 gablet 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.

DRAFT

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 #

HERITAGE CITATION REPORT

195310) for information about the significance of the place.

HERCON Criteria A, G & D

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

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



59 Ross St Tatura

Recommended Heritage Protection VHR No HI No 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.

HERITAGE CITATION REPORT

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

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 61 Ross Street Tatura
Address 61 Ross Street TATURA **Significance Level** Contributory
Place Type House
Citation Date 2011



61 Ross St Tatura

Recommended Heritage Protection VHR No HI No PS Yes

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

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

HERITAGE CITATION REPORT

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 galvanised 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.

DRAFT

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

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

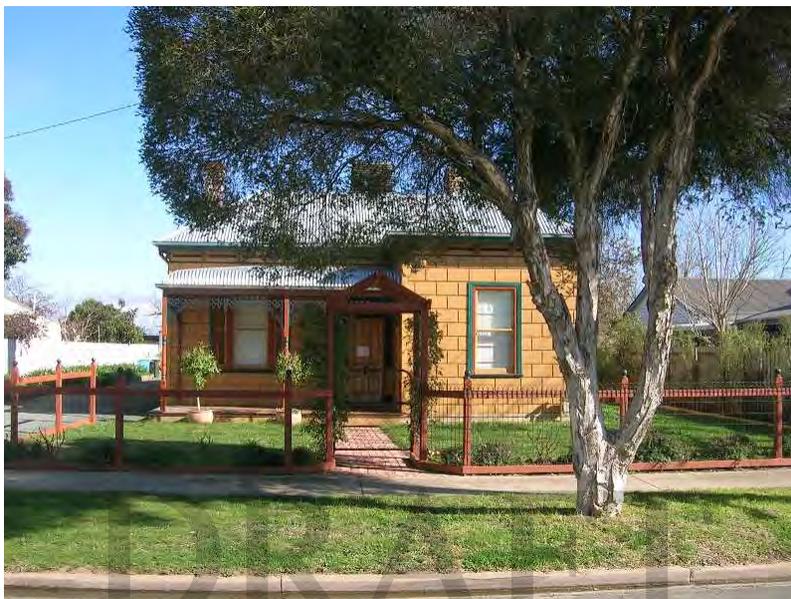
Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 63 Ross Street Tatura
Address 63 Ross Street TATURA **Significance Level** Contributory
Place Type House
Citation Date 2011



63 Ross St Tatura

Recommended Heritage Protection VHR No HI No 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

HERITAGE CITATION REPORT

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

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

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



65 Ross Street Tatura

Recommended Heritage Protection VHR No HI No 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

HERITAGE CITATION REPORT

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

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 71 Ross Street Tatura
Address 71 Ross Street TATURA **Significance Level** Contributory
Place Type House
Citation Date 2011



71 Ross St Tatura

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Integrity

71 Ross Street has retained much of its intactness.

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.

HERITAGE CITATION REPORT

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

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

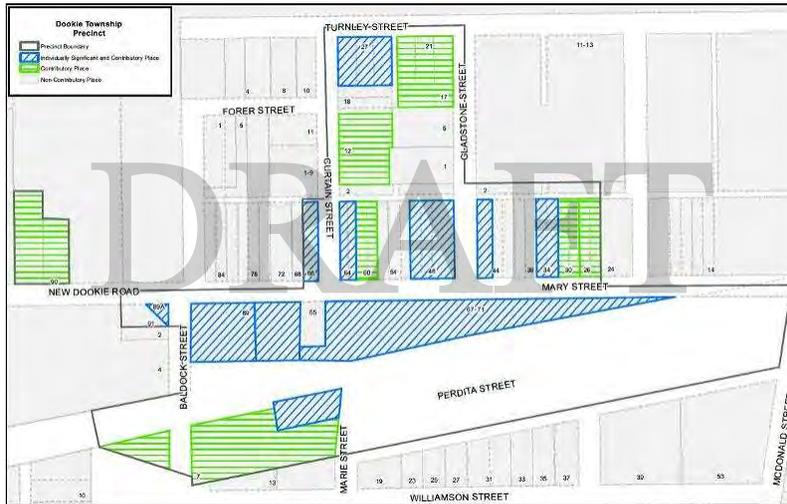
Name Dookie Township Precinct

Address Baldock Street - Railway Siding DOOKIE 12 Curtain Street DOOKIE 17 Gladstone Street DOOKIE 21 Turnley Street DOOKIE 26 Mary Street DOOKIE 27 Turnley Street DOOKIE 30 Mary Street DOOKIE 34 Mary Street DOOKIE 44 Mary Street DOOKIE 48 Mary Street DOOKIE 60 Mary Street DOOKIE 62-64 Mary Street DOOKIE 66 Mary Street DOOKIE 67-71 and Part of 89 Mary Street DOOKIE 7 Baldock Street DOOKIE 89A Mary Street DOOKIE 90 Mary Street DOOKIE 92 Mary Street DOOKIE Part of 89 Mary Street DOOKIE

Significance Level Local

Place Type Mixed Use Precinct

Citation Date 2014



Dookie Township Precinct

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Dookie was established in response to the Land Selection Acts. The selection era, which began in the 1860s, saw an aggregation of like-minded individuals determined to open up the land. Selectors came from distant parts of the state, or from other colonies and sometimes from other British dominions.

A series of Land Acts were passed to foster the settlement: the Nicholson Land Act of 1860, the Duffy Land Act of 1862 and the first and second Grant Acts of 1865 and 1869. These Acts were designed to remove land from the control of the squatters and make it available for selectors. The first three Acts (1860, 1862 and 1865) failed in their aim to wrest the land from the wealthy squatters. The final Act (1869) ended the inequities and loop-holes that allowed the squatters to

HERITAGE CITATION REPORT

continue their hold over the land. Permanent land settlement was favoured by Government and the squatters were replaced by selectors under the new legislation.

With the passing of the Grant Act in 1869, almost the whole colony was opened up for selection, including unsurveyed land. This resulted in settlers pouring into the northern plains. The Survey Officer's Report for 1872 states:

Following the Land Act of 1869, steady and increased settlement took place which has now amounted to a rush. Under this Act, settlement is going on at an unprecedented pace. Up the Goulburn River, at Cooma, Paroopna, Toolamba and North Murchison, nearly all the land is taken up with a bona fide class of men who have good farms and implements, and who are getting repaid with fine crops.

Selectors of unsurveyed land pegged out their claim and then applied for survey. A person could only select up to 320 acres (including land already selected). The Act established a system under which land was held by license for three years before it could be purchased, and if conditions regarding improvement were met, selectors could purchase the land from 10/- to £1 per acre. Fencing and occupation were requirements of selection and indicative of serious intent to farm the land.

Life for selectors often meant struggle and hardship. While the back-breaking toil remained a feature of life for the men on the land, life for the wives of the selectors, and later for those taking up the Closer Settlement schemes, must have proved a doubly difficult existence. For many women from the city or other settled country areas, the new way of life must have been isolating and at times frightening. The women were frequently left to tend the flocks of sheep when their sons and husbands worked away from the selection. This was common practice, and was often the only means by which the family could meet their financial commitments. If husbands or brothers were not working away from the selection, the women and other members of the family were still responsible for the household chores, the care of domestic and other animals, including poultry and pigs. Consequently, many women learnt the techniques of farming, milking or cheese-making - either for their own use or for sale - by talking to their women neighbours, or by reading about it in the weekly country newspapers.

As the population increased in the Dookie district, Dookie was surveyed by S K Vickery in October 1872, then proclaimed the Town of Dookie on 17 February 1873. On 1 May 1876, the name was changed to the town of Cashel, as many of the residents originally came from Cashel or near Cashel, Co. Tipperary, Ireland.

Cashel was, however, supplanted by Dookie, when it was clear in 1887 that the rail line would bypass Cashel. Cashel's subsequent decline was gradual, with buildings being carted to Dookie, demolished and rebuilt there, or sold for removal. By 1900 only a store and hotel were left. Today the Cashel bank building (Hermes No 156139), the foundations of the Catholic Church and a few other buildings, and some underground tanks are all that remain.

With the arrival of the rail line Dookie experienced a minor land boom, with a number of land auctions occurring in 1887-88, prior to the opening of the rail line. The railway was opened on 1 October 1888. The township continued to grow and soon had banks, hotels, flour mill, shops, churches and a public hall. Many of the settlers were mixed farmers; they milked cows, sold the milk/cream, raised pigs, sheep and cattle and grew crops. However, in addition to these more traditional farming industries, wine making became a significant economic driver in the Dookie district. It began in the mid-1870s and there were at least 35 vineyards in the district by the mid-1890s. Phylloxera and a reduced demand for wine saw the gradual decline of the vineyards. It was not until the late 20th century, with an increased demand for Australian wine, that the district has seen a resurgence of viticulture and vineyards.

The post war period saw a marked change in the farming practices and an increase in agricultural prosperity. Dookie in particular experienced increased grain yields and this was fostered by the close relationship between the district's grain growers and the Dookie Agricultural College. Increased yields and good prices saw farming become more profitable and this left a stamp of prosperity on the township. It also altered the cultural landscape of the district with the large silos at

HERITAGE CITATION REPORT

Dookie and Cosgrove providing a dominant and visual resonance from many viewpoints.

In the township a new emporium and community facilities such as the Bowls Club and a Maternal Childcare Centre were developed and a new residential area was established to the south of the early township.

City of Greater Shepparton Heritage Study Stage Two, pages 30 - 33

Statement of Significance

What is Significant?

The Dookie Township Precinct is significant.

The Dookie township was established in response to the Land Selection Acts. For the Dookie agricultural district this period is characterised by the establishment of traditional farm-based industries (grazing and cropping) as well as a thriving viticultural industry.

The township's location was predicated on the establishment of rail line and station and this meant that the earlier township of Cashel stagnated and was no longer the main settlement for this district. A number of buildings from the initial settlement period have survived and these provide a sense of a typical selection era township. These include the: hotel, store, newspaper office, rail station, churches, hall, flour mill and housing.

The next significant period in the development of the township occurred during the post-war period. This was a time of agricultural prosperity which was fostered by a close relationship between the district's farmers (and in particular the grain growers) and the Dookie Agricultural College. There were a number of new buildings that were built in the township during this period. These include the Maternal Centre, the Bowls Club, the Uniting Church, the silos, the reconstruction of the front of the Emporium and a new bank. Of these the Maternal Centre, the Bowls Club and the silos are places that help understand the social and specialist infrastructure changes that occurred after World War II.

Places that contribute to the precinct:

*7 Baldock Street DOOKIE (Silos) HO255

Railway Siding Baldock Street DOOKIE

12 Curtain Street DOOKIE (House)

17 Gladstone Street DOOKIE (House)

26 Mary Street DOOKIE (The Bakery)

30 Mary Street DOOKIE (The Maternal Childcare Centre)

*34 Mary Street DOOKIE (Memorial Hall) HO407

*44 Mary Street DOOKIE (Gladstone Hotel) HO17

*48 Mary Street DOOKIE (former Co Store, Emporium) HO408

HERITAGE CITATION REPORT

60 Mary Street DOOKIE (General Store)

*64 Mary Street DOOKIE HO16 (Former butcher shop and Dookie and Katamatite Recorder Office and Former Post Office)

*66 Mary Street DOOKIE (Former National Bank) HO409

*67-71 and 89 Mary Street DOOKIE (CWA Gardens) HO258

*89 Mary Street DOOKIE (Bowls Club) HO410

*89a Mary Street DOOKIE (War Memorial) HO411

90 Mary Street DOOKIE (House)

92 Mary Street DOOKIE (House)

21 Turnley Street DOOKIE

*27 Turnley Street DOOKIE (Uniting Church) HO412

How is it Significant?

The Dookie Township Precinct is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic significance as it provides tangible physical evidence of the impact of the Land Selection Acts on the development of the district. The first settlement in the district was Cashel, but the construction of the railway saw development move to the current location and Dookie quickly became the main township. The district was prosperous and this can be seen in the extent of public, commercial and private buildings. The agricultural prosperity was fostered through good soils, a variety of farming enterprises, an extensive viticultural industry as well as cropping and grazing. The close relationship between local farmers and the Dookie Agricultural College also assisted in the development of agriculture and this was particularly evident during the post war period. A large number of buildings survive from this period. HERCON criterion A

It is of historic and aesthetic significance for the commercial and residential development that occurred in response to the success of many of the settlers. HERCON criteria A & D

It is of historic significance as it provides tangible physical evidence of the impact of post war growth. This can be found in the redevelopment of the Emporium, the Maternal Centre, the Bowls Club, the Uniting Church, the silos and a new bank.

The Maternal Centre and the Bowls Club are of historic significance as they represent social changes that occurred after World War II. The post war population growth saw the establishment of maternal centres a relatively unknown service pre-war. The Bowls Club as a community development, provided a social focus for the district. Recreational facilities like these were increasingly important elements in community life.

The redevelopment of the Emporium with its cantilevered verandah demonstrates a modernisation of a

HERITAGE CITATION REPORT

primary commercial building within the township. This type of updating of existing facilities was a common post war response where new architecture represented a better vision for the future.

The silos were constructed as part of the nation wide post-war modernisation of many industries and this included bulk grain handling. The construction of these large storage facilities next to the railway linked agricultural product to the ports and overseas markets. HERCON criterion A

A strong community spirit has been a cornerstone of this community and this is demonstrated by the establishment of the CWA Gardens and, the later community art and events, that have sustained the township in recent years. HERCON criterion A & G

*This place is also of Individual cultural heritage significance. Please refer to the individual citation for further information

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

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HERITAGE CITATION REPORT

Name 7 Baldock Street, DOOKIE (Silos)
Address 7 Baldock Street DOOKIE **Significance Level** Contributory
Place Type Silo
Citation Date 2014



7 Baldock Street, Dookie (Silos)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Postwar Period (1945-1965)

Statement of Significance

A contributory place within the Dookie Township Precinct. Please refer to the precinct citation (HERMES record # 200690) for information about the significance of the place.

HERCON Criteria A, B, D, G

This place is also of Individual cultural heritage significance. Please refer to the individual citation for (HERMES record #201958)

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name	Baldock Street, Dookie (Railway Siding)		
Address	Baldock Street DOOKIE	Significance Level	Contributory
Place Type	Rail Transport Precinct		
Citation Date	2014		



Baldock Street, Dookie (Railway Siding)

Recommended Heritage Protection	VHR No HI No PS Yes
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Architectural Style	Victorian Period (1851-1901)
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Description

Physical Condition

The railway siding consists of a raised bank, with remnants of railway infrastructure - particularly those that relate to the movement of grain.

Statement of Significance

A contributory place within the Dookie Township Precinct. Please refer to the precinct citation (HERMES record # 200690) for information about the significance of the place.

HERCON Criteria A, D, G

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 12 Curtain Street, DOOKIE
Address 12 Curtain Street DOOKIE **Significance Level** Contributory
Place Type House
Citation Date 2014



12 Curtain Street DOOKIE

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Description

Physical Description

12 Curtain St Dookie is a late Victorian house. Its representative architectural values lie in the symmetrical facade with its central doors and windows on either side and the verandah. The windows are a later addition. The house is constructed with timber weatherboards and the roof is clad with corrugated metal roof.

Statement of Significance

A contributory place within the Dookie Township Precinct. Please refer to the precinct citation (HERMES record # 200690) for information about the significance of the place.

HERCON Criteria A, D, G

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 17 Gladstone Street, DOOKIE
Address 17 Gladstone Street DOOKIE **Significance Level** Contributory
Place Type House
Citation Date 2014



17 Gladstone Street, Dookie

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Description

Physical Description

The late Victorian house at 17 Gladstone Street Dookie is a good representative example of this type. Architectural features such as the symmetrical facade with its central door and flanking double hung windows, bullnosed verandah with highly decorative cast iron frieze and prominent hipped roof all contribute to the aesthetic significance of this house.

Statement of Significance

A contributory place within the Dookie Township Precinct. Please refer to the precinct citation (HERMES record # 200690) for information about the significance of the place.

HERCON Criteria A, D, G

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	GSHIP
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 26 Mary Street, DOOKIE (The Bakery)
Address 26 Mary Street DOOKIE
Place Type Other - Commercial
Citation Date 2014

Significance Level Contributory



26 Mary Street, Dookie

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Description

Physical Description

The Bakery building demonstrates typical features from the period but the overall design is less typical. Typical features include the finishes such as the rendered masonry, the timber framed window, the gable with its decorative gable front are representative of the period. The lean-to addition contributes to the aesthetics of the building. The signage found on the building is integral to the architectural representation.

Statement of Significance

A contributory place within the Dookie Township Precinct. Please refer to the precinct citation (HERMES record # 200690) for information about the significance of the place.

HERCON Criteria A, D, G

HERITAGE CITATION REPORT

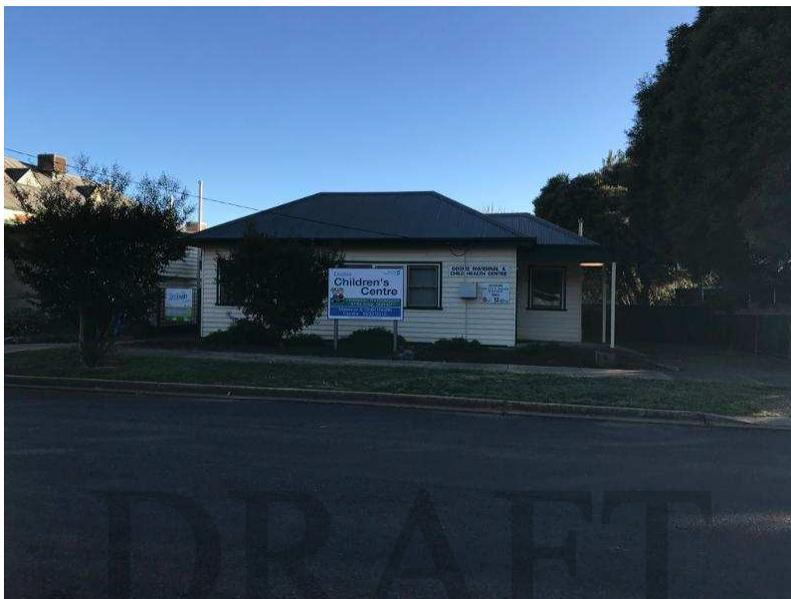
Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 30 Mary Street, DOOKIE (Maternal Childcare Centre)
Address 30 Mary Street DOOKIE **Significance Level** Contributory
Place Type Childcare facility
Citation Date 2014



30 Mary Street, Dookie

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Postwar Period (1945-1965)

Description

Physical Description

The Maternal Centre demonstrates many of the architectural features associated with post-war architecture. This includes the stripped aesthetics that acknowledge Modernism without adopting the style in a purist form. The utilitarian facade with its regular scaled and proportional fenestration, the side entry with its simple porch and its hipped roof all support this architectural expression.

The building is constructed with timber weatherboard cladding and the roof is clad with corrugated metal.

Statement of Significance

A contributory place within the Dookie Township Precinct. Please refer to the precinct citation (HERMES record # 200690) for information about the significance of the place.

HERITAGE CITATION REPORT

HERCON Criteria A, D, G

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	=
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 34 Mary Street, DOOKIE (Memorial Hall)
Address 34 Mary Street DOOKIE **Significance Level** Contributory
Place Type Hall Public
Citation Date 2014



34 Mary Street, Dookie (Dookie Memorial Hall)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Description

Physical Description

The Dookie Hall is a rectangular building with a gable roof the original brick facade has an oculus vent. The front of the original building has a later addition to the front of the building.

The original hall has been constructed from face red brick and the sides of the hall have high windows and doorways. The roof is clad with corrugated metal and there are gable vents to both sides of the roof. The later addition is a simple rectangular box with feature brick courses. The main front gable front from the original building has been painted white. The hallgrounds are landscaped with low garden beds and grassed areas.

Statement of Significance

A contributory place within the Dookie Township Precinct. Please refer to the precinct citation (HERMES record #

HERITAGE CITATION REPORT

200690) for information about the significance of the place.

HERCON Criteria A, D, G

This place is also of Individual cultural heritage significance. Please refer to the individual citation HERMES record #199616

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 44 Mary Street, DOOKIE (Gladstone Hotel)
Address 44 Mary Street DOOKIE **Significance Level** Contributory
Place Type Hotel
Citation Date 2014



44 Mary Street, Dookie (Gladstone Hotel)

**Recommended
Heritage Protection**

VHR No HI No PS Yes

Architectural Style

Victorian Period (1851-1901)

Description

Physical Description

The Gladstone Hotel, 44 Mary Street, Dookie, is a two-storey rendered brick Victorian corner hotel with a hipped roof with corrugated galvanised steel cladding and paired eaves brackets. The Mary Street frontage is screened by a wide return verandah supported on cast iron columns with a cast iron lace balustrade. Walls have regular fenestration of timber-framed, double-hung sash windows with projecting sills. The splayed corner is fitted with a non-original flush panel timber door. Abutting the north of the hotel is a double storey brick (over-painted) later addition with a skillion roof. At the east end of the Mary Street facade is a single storey modern brick addition.

Statement of Significance

A contributory place within the Dookie Township Precinct. Please refer to the precinct citation (HERMES record # 200690) for information about the significance of the place.

HERCON Criteria A, B, D, G

This place is also of Individual cultural heritage significance. Please refer to the individual citation (HERMES record #156159)

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 48 Mary Street, DOOKIE (Dookie Emporium)
Address 48 Mary Street DOOKIE **Significance Level** Contributory
Place Type Shop
Citation Date 2014



48 Mary Street, Dookie (Dookie Emporium)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Postwar Period (1945-1965)

Description

Physical Condition

The Dookie Co-op Store is a large rectangular brick building that is distinguished by its mid 20th century shop front and awning. The cantilevered awning is a typical shop front awning from this period. It demonstrates the move away from posted verandahs and the increasingly common use of cantilevered technologies.

Statement of Significance

A contributory place within the Dookie Township Precinct. Please refer to the precinct citation for HO (Hermes record # 200690) for information about the significance of the place.

This place is also of Individual cultural heritage significance. Please refer to the individual citation (HERMES record #199658)

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 60 Mary Street, DOOKIE (General Store)
Address 60 Mary Street DOOKIE **Significance Level** Contributory
Place Type Shop
Citation Date 2014



60 Mary Street, Dookie (General Store)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Description

Physical Condition

The General Store has a central splayed entry and is flanked on either side by a glazed shop front with a timber stall board. The verandah has a straight profile and the posts are timber. The parapet area has provided an appropriate area for a variety of signage.

Statement of Significance

A contributory place within the Dookie Township Precinct. Please refer to the precinct citation (HERMES record # 200690) for information about the cultural heritage significance of the place.

HERCON Criteria A, & D

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 64 Mary Street, DOOKIE (former Butcher shop and Dookie and Katamatite Recorder Office)
Address 64 Mary Street DOOKIE **Significance Level** Contributory
Place Type Commercial Office/Building
Citation Date 2014



62-64 Mary Street, Dookie (former Butcher shop and Dookie and Katamatite Recorder Office)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Description

Physical Description

The former butcher's shop, Mary Street, on the corner of Curtain Street, Dookie, is a single storey brick building with a parapeted gabled and hipped roof clad in corrugated galvanised steel. The parapet is of face brick (over-painted) with a segmented arched pediment and moulded cornice. The pediment is set between scrolled consoles and surmounted by an acroterion motif and bears the words ESTABLISHED 1897 in raised, pressed cement lettering. Across the front of the building there is a non-original skillion roofed verandah supported on steel posts. The shop entry is splayed and set to one side and is flanked by a large multi-paned, fixed-sash timber-frame shop window. The entire shop front appears to have been reconstructed c.1920s and has been partially re-clad in glazed tiles.

The former Newspaper office has a simple aesthetic that is typical of early 20th century utilitarian shop front design. It is

HERITAGE CITATION REPORT

characterised by its plain undecorated facae with a single door and a large 4 pane windows. The verandah is continuous with the former butcher shop and it has a sheet metal parapet.

Statement of Significance

A contributory place within the Dookie Township Precinct. Please refer to the precinct citation (HERMES record # 200690) for information about the cultural heritage significance of the place.

HERCON Criteria A & D

This place is also of Individual cultural heritage significance. Please refer to the individual citation (HERMES record #201465) for further information.

HERCON Criteria A, B, D &G

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 66 Mary Street, DOOKIE (former National Bank)
Address 66 Mary Street DOOKIE **Significance Level** Contributory
Place Type Bank
Citation Date 2014



66 Mary Street, Dookie (former National Bank)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

History and Historical Context

The first National Bank was built in Cashel (former South Dookie) 18 September 1873.

In April 1888 a branch of the National Bank opened in Dookie. The Cashel Bank is believed to have closed in about 1892 and it then became the manager's residence until 1902. In 1902 a new bank manager's house was built in Forer Street. In 1907 the bank bought the former Post Office building on the corner of Mary and Curtain Streets. It was altered to suit its new function and the National Bank opened on 29 April 1907. In 1936 the bank manager's house was destroyed by fire. In 1938 the block of land adjoining the bank was purchased and a new bank and residence was built. the bank opened in 1939. The Dookie National Bank was also the agent for the State Savings Bank. The bank building is no longer a bank and is privately held.

Description

Physical Description

66 Mary Street, DOOKIE (former National Bank)
Hermes No 199656 Place Citation Report

01-May-2019

09:06 AM

HERITAGE CITATION REPORT

The former National Bank is representative of State Savings Bank architecture from the 1930s. It is a rectangular building with a flat roof. It had a face brick finish but this has since been painted. The architecture was distinguished by contrasting brick panels and feature areas of tapestry brickwork. The facade is asymmetrical with a door to one side and two high windows with horizontal timber window frames.

The residence at the back has been designed with a number of sympathetic features that assist it read as part of the bank development.

Statement of Significance

A contributory place within the Dookie Township Precinct. Please refer to the precinct citation (HERMES record # 200690) for information about the significance of the place.

HERCON Criteria A, D, G

This place is also of Individual cultural heritage significance. Please refer to the individual citation (HERMES record #199657)

Recommendations 2014

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Yes
No
Yes All mature trees
No
No
-
No

HERITAGE CITATION REPORT

Name	67-71 and Part of 89 Mary Street, DOOKIE (CWA Gardens)		
Address	Part of 89 Mary Street DOOKIE 67-71 Mary Street DOOKIE	Significance Level	Contributory
Place Type	Memorial		
Citation Date	2014		



67-71 and Part of 89 Mary Street, Dookie (CWA Gardens)

Recommended Heritage Protection **VHR** No **HI** No **PS** Yes

Description

Physical Description

A small public park or garden of trapezoidal shape lying axially along the main street of Dookie in the centre of the town, with the longest (rear) side against the railway line.

The fence along the front and sides is the original, of concrete posts with rails of metal piping, all now painted green, and wire mesh. The main entrance is via a small modern childproofgate under a high wooden signboard supported by treated pine posts, on which is painted 'CWA Gardens Established 1937'. There are double wire gates of the original construction on the eastern boundary, and a small entrance on the east.

Layout, within the constricted site, is substantially the original: lawns, treed boundaries, winding paths, and circular and irregular beds of plants, now largely groundcovers.

HERITAGE CITATION REPORT

The Gardens are dominated by mature trees dating from the original plantings, including Canary Island palms (*Phoenix canariensis*), largely on the rear boundary; a central specimen in a round bed, the first tree planted in the Gardens, is a focal point, and is marked by a recent plaque. Also dating to the original plantings are mature pines on the rear and side boundaries, possibly Aleppo pines (*Pinus halepensis*) or Monterey pines (*Pinus radiata*), along with a small number of flowering gums, and an oak at the rear.

Exotic deciduous trees of various ages are dotted around the site, and screening out the railway land at the rear there are relatively recent plantings of Australian natives, including groundcovers, on a slight bank. Drought-tolerant plants such as agapanthus, geraniums and wormwood (*Artemisia*) are planted towards the front.

A tall tower of perforated steel sheeting houses the clock from Chateau Dookie (a well-known local vineyard of the late nineteenth century) and its mechanism; attached are three brass explanatory plaques. A Victorian Railways concrete mileage marker is located near a flagpole.

A modern covered barbecue area is located in the western section; attached is a plaque listing the foundation members of the Dookie CWA in 1929. Further facilities consist of a sizeable shaded playground area, a brick toilet block, a picnic table setting, drinking fountain, park benches and bins. A town notice board is situated immediately west of the main gate, and four flagpoles line the fence, outside the Gardens but contributing to the reserve.

Statement of Significance

A contributory place within the Dookie Township Precinct. Please refer to the precinct citation (HERMES record # 200690) for information about the significance of the place.

HERCON Criteria A, D, G

This place is also of Individual cultural heritage significance. Please refer to the individual citation for (HERMES record #197745)

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

Yes Clocktower is significant

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

DRAFT

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HERITAGE CITATION REPORT

Name 89 Mary Street, DOOKIE (Dookie Bowls Club)
Address 89 Mary Street DOOKIE **Significance Level** Local
Place Type Bowling Green
Citation Date 2011



DOOKIE BOWLS CLUB

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

PLACE HISTORY

At a public meeting held in the Memorial Hall in 1960 it was decided on 10 October to form a bowling club in Dookie. The Bowls Club was formed on 10 February 1961. Meetings were held in the Memorial Hall until May 1963. Land was released from the Railways and work commenced on preparing the green in July 1961. All the labour was voluntary and 121 people took out debentures to help finance the construction of the green. Water for the greens was obtained from bores.

The Dookie Bowls Club was officially opened on 13 January 1963 by the R V B A vice-president. The temporary clubhouse was an unused garage donated by P Deane. A new clubhouse was built and officially opened on 22 January 1966 by the R V B A district councillor T Hayes. The first committee meeting was held in the new venue on 14 January 1966. Chairs tables and other amenities were donated by the ladies committee and individual members of the club.

HERITAGE CITATION REPORT

Members started playing pennant in 1963-64 in the Waranga Bowls Association. They won the first division in 1980-81. Night pennant of mixed bowls began in 1968. The Dookie Bowls Club became incorporated in 1984. The first ladies committee formed on 22 October 1962. The ladies committee raised funds of the club and undertook much of the catering.

Description

Physical Description

The Dookie Bowls Club was constructed in 1961. Its architecture is functional and is representative of architectural styles from this period. In particular, architectural features such as the elongated facade with a flat roof, the regular fenestration and the utilitarian sheet cladding are typical features from this post war period.

The Club rooms overlook the bowling greens and these are surrounded by a mesh fence.

Statement of Significance

What is Significant?

The Dookie Bowls Club, 89 Mary Street, Dookie is significant.

How is it Significant?

The Dookie Bowls Club is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The Dookie Bowls Club is of historic and social significance as the clubs were built by voluntary labour and financed by the community. The club is an important sporting and community venue in the Dookie region. HERCON criteria A & G

The Dookie Bowls Club is of aesthetic significance for its vernacular modernist architecture which is typical of the post war period. It is a good representative example of its type and period. HERCON criterion D

A contributory place within the Dookie Township Precinct. Please refer to the precinct citation (HERMES record # 200690) for information about the significance of the place.

HERCON Criteria A, B, D, G

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name 89(A) Mary Street, DOOKIE (War Memorial)
Address 89(A) Mary Street DOOKIE **Significance Level** Contributory
Place Type War Memorial
Citation Date 2014



89 (A) Mary Street, Dookie (War Memorial)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Description

Physical Description

The cairn has been constructed from locally quarried stone with a low concrete capped wall on either side. It has a two stepped concrete stone base and sits on a paved apron. The inscription reads:

THIS MEMORIAL IS ERECTED TO THE MEMORY OF THOSE WHO GAVE THEIR LIVES SERVING THE EMPIRE IN THE GREAT WARS 1914-1918 1939 - 1945.

LEST WE FORGET

Statement of Significance

A contributory place within the Dookie Township Precinct. Please refer to the precinct citation for HO (Hermes record #

HERITAGE CITATION REPORT

200690) for information about the significance of the place.

HERCON Criteria A, D, G

This place is also of Individual cultural heritage significance. Please refer to the individual citation (HERMES record #199654)

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 90 Mary Street, DOOKIE
Address 90 Mary Street DOOKIE **Significance Level** Contributory
Place Type House
Citation Date 2014



90 Mary Street, Dookie

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Description

Physical Description

90 Dookie Road, Dookie, demonstrates many of the aesthetic values associated with the late Victorian house. This includes the symmetrical facade with a central door and multi-paned double hung sash windows on either side. The corrugated metal hip roof contributes to the architectural expression. The house is clad with timber weatherboards.

Statement of Significance

A contributory place within the Dookie Township Precinct. Please refer to the precinct citation (HERMES record # 200690) for information about the significance of the place.

HERCON Criteria A, D, G

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 92 Mary Street, DOOKIE
Address 92 Mary Street DOOKIE **Significance Level** Contributory
Place Type House
Citation Date 2014



92 Mary Street, Dookie

Recommended Heritage Protection VHR No HI No PS Yes

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

Description

Physical Condition

The Interwar Bungalow demonstrates a typical regional character with its asymmetrical facade and hipped corrugated metal clad roof. This includes the projecting gable front and recessed verandah area.

Statement of Significance

A contributory place within the Dookie Township Precinct. Please refer to the precinct citation (HERMES record # 200690) for information about the significance of the place.

HERCON Criteria A, D, G

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 21 Turnley Street, DOOKIE
Address 21 Turnley Street DOOKIE **Significance Level** Contributory
Place Type House
Citation Date 2014



21 Turnley Street, DOOKIE

Recommended Heritage Protection VHR No HI No PS Yes

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

Description

Physical Description

A turn of the century house constructed from timber with a corrugated metal roof. The facade is symmetrical with a central door flanked on either side with sash windows. The verandah to the front has a decorative cast iron frieze.

Statement of Significance

A contributory place within the Dookie Township Precinct. Please refer to the precinct citation for HO (Hermes record # 200690) for information about the significance of the place.

HERCON Criteria A, D, G

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 27 Turnley Street, DOOKIE (Uniting Church)
Address 27 Turnley Street DOOKIE **Significance Level** Contributory
Place Type Church,Bell Tower,Church Hall
Citation Date 2014



Uniting Church, 27 Turnley Street, Dookie

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Postwar Period (1945-1965)

Description

Physical Description

The Uniting Church demonstrates many of the stylistic features associated with the incorporation of modernist ideals and gothic styled architecture. This can be found in the stripped gothic detailing. The entrance panel with the pointed window and door detail is of note for its incorporation of gothic and modern architectural expressions.

The dormer like windows to the side elevations are an unusual addition.

The Church Hall also demonstrates a modernist styling with its full height doors, bands of full height windows, flat roof and face brick walling.

Statement of Significance

HERITAGE CITATION REPORT

A contributory place within the Dookie Township Precinct. Please refer to the precinct citation for HO (Hermes record # 200690) for information about the significance of the place.

HERCON Criteria A, D, G

This place is also of Individual cultural heritage significance. Please refer to the individual citation (HERMES record #201979)

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name	Murchison Central Township Precinct	
Address	Murchison Public Gardens MURCHISON Roderick Square Reserve MURCHISON 1 Stevenson Street MURCHISON 12 Robinson Street MURCHISON 14-16 McKenzie Street MURCHISON 15 Impey Street MURCHISON 15 Watson Street MURCHISON 17 Stevenson Street MURCHISON 2 Impey Street MURCHISON 20 Robinson Street MURCHISON 21 Stevenson Street Meteorite Gardens MURCHISON 21 Watson Street MURCHISON 29 Stevenson Street MURCHISON 3 Stevenson Street MURCHISON 33 Stevenson Street MURCHISON 37 Stevenson Street MURCHISON 39 Stevenson Street MURCHISON 4 Impey Street MURCHISON 4 McKenzie Street MURCHISON 43 Stevenson Street MURCHISON 45 Stevenson Street MURCHISON 47 Stevenson Street MURCHISON 5 Stevenson Street MURCHISON 6 Impey Street MURCHISON 65 Stevenson Street MURCHISON 69 Stevenson Street MURCHISON 7 Stevenson Street MURCHISON 71 Stevenson Street MURCHISON 71a Stevenson Street MURCHISON 8 Impey Street MURCHISON	Significance Level Contributory
Place Type	Mixed Use Precinct	
Citation Date	2014	

DRAFT



Murchison Central Township Precinct

Recommended Heritage Protection **VHR** No **HI** No **PS** Yes

History and Historical Context

Aboriginal Post Contact History

The Ngooraialum tribe were the Aboriginal inhabitants of the area. This tribe (and other clans) were placed in the Murchison Protectorate soon after Europeans came to this area. The Murchison Protectorate was one of four Port Phillip Aboriginal Protectorates established in February 1839. The Chief Protector was George Augustus Robinson (1788-1866). Robinson supervised the four Protectorates set up in different geographic districts of Port Phillip. Initially, in May 1839, the Goulburn Valley Protectorate was located near Mitchellstown under James W Dredge. He quickly resigned in protest, it is said, at the appalling conditions imposed upon the Aboriginal people. Dredge was replaced one year later by William Le Souef in 1840, and the Protectorate removed to 'a square mile of country which Robinson had chosen'. By 1841, Le Souef reported to Robinson that improvements to the Protectorate included acres of wheat, barley, oats, maize and potatoes. It also included five small and large bark buildings. The work was undertaken by those living within the Protectorate. The Goulburn Aboriginal Station, as it was known, closed in May 1853, and Governor La Trobe abolished the Office of the Protector of Aborigines in 1860.

Murchison and District

Squatters started settling the area in 1840. French vigneron Ludovic Marie came to the district in the 1850s and established a vineyard. He also set up a hotel and a punt service over the Goulburn for gold miners travelling between Bendigo and Beechworth. Marie received his licence to establish a punt 1855. In 1854, the township site was surveyed by the Colonial Surveyor Philip Chauncy. The area surveyed for the township was next to the former Protectorate and adjacent to the river crossing point. It appears that Chauncy placed the township centre in this location for a number of reasons. The river crossing was already at this location and had created a de facto settlement. He was acting on early town planning principles (that went back to Arthur Philip), where townships were to be situated on rivers, the area was typically 3 miles (1.9km) by 1 mile (0.4km), and within this area only small allotments were to be released with the rest of the space reserved for future expansion. Public areas were to be reserved for public buildings and other purposes such as public squares and/or reserves. Chauncy's 1854 survey of the Port of Echuca is similar in intent to Murchison - with both having a town square near to the river and roughly in the centre of the old township. The location for Echuca like Murchison was identified by the site of the punt and the river crossing.

Murchison soon became prosperous as it was on the route to the goldfields and shallow draft paddle steamers could navigate the Goulburn River. There are a number of early buildings from this period surviving in the township.

Land along the Goulburn was first opened for selection in 1865, with most small landowners moving into the area in the 1870s. By 1865 Murchison boasted a school, two hotels and stores and a number of houses. When the selectors began opening up the land, they cleared the fertile ground and began growing wheat. The cultivation of wheat in turn meant the establishment of flour mills, scattered across the Goulburn Valley. Murchison area had a flour mill at Noorilim, six kilometres south of the township, to grind locally grown wheat (VHR H1523). In addition Day's Mill (VHR H7924) became large and important flour milling operation for the region and continued to function for many years with flour being shipped out by train.

In 1871 a bridge was built over the Goulburn to replace the punt service. Between 1871 and 1875 the Waranga shire, in which Murchison was situated, increased its areas under wheat and under fallow two fold and six fold respectively. In

HERITAGE CITATION REPORT

Murchison a Mechanics' Institute was opened in 1874, and Presbyterian, Anglican and Catholic churches were built during that decade. A railway line was built along the eastern side of the Goulburn River in 1880, passing through Murchison East. Ten years later a branch line crossed the river to the west, passing through Murchison to Colbinabbin.

After the 1890s Murchison entered a period of stagnation, with few initiatives in commerce or development. The building of the Goulburn Weir for irrigation in 1887-90 meant that the Goulburn River was no longer navigable by paddle steamer. Much of the Dhurringile district remained under the control of a few individuals and this meant that Murchison was denied the commercial benefits that a closer settled district would have provided. Irrigation waters that were made available to many districts following the completion of the Goulburn Weir in 1891 were not readily available to the farm lands surrounding much of Murchison. This meant townships such as Shepparton, Tatura and Mooropna continued to thrive on the back of irrigation developments while Murchison struggled.

A number of events occurred in the Interwar period that provided some stimulus to the local economy and supported further development. This included the provision of electricity (1926), the construction of a Bush Nursing Hospital (1934) and the construction of a new steel bridge (1937). This coincided with further housing development along Rushworth Road and River Road. The houses were relatively substantial and stylish with many displaying fine architectural features. The location of these largely substantial buildings is of note, as Rushworth Road and River Road became the preferred areas for new residential building. This period is notable for an increasing prosperity of some farmers, and townships such as Murchison benefited from the consolidation of farms and integrated rural industries such as dairies, creameries, butter factories and accessibility of metropolitan markets through rail links.

During World War 2, three prisoner of war camps, together with four internment camps, were established in the Murchison/Tatura /Rushworth area. This was the largest group of such camps set up in Australia, a unique concentration. Dhurringile mansion, 11 kilometres to the north, held internees for a short time, then German officer POWs and their batmen. Camp 13 near Murchison, with the associated wood-cutting camp at Graytown, held German and Italian POWs, and Japanese POWs after the Cowra breakout. The overall total capacity of these camps was in excess of eight thousand prisoners: the staff of 2700 comprised guards, medical personnel, women's services, and administrative staff. The combined populations of the camps far exceeded the local populace. Numbers of internees, particularly Italian internees, were released daily to work on local farms and orchards.

Murchison was a comfortable post-war country town with public gardens, reticulated water and electricity, varied agriculture and saw-milling. There was no other significant industry apart from retailing. The town's function as a local service centre has remained much the same.

On 28 September 1969 a meteorite shower fell 2 kilometres south of Murchison. Many local residents collected samples of these meteorites. The rocks were analysed at the NASA Ames Research Center where they were discovered to contain the first convincing evidence of amino acids of extra-terrestrial origin, confirming the Miller-Urey experiment. The Murchison meteorite samples contained 90 different amino acids, only 19 of which are found on earth.

HERITAGE CITATION REPORT

Statement of Significance

What is Significant?

The Murchison Central Township Precinct is significant as one of the earliest surveyed townships in the City of Greater Shepparton. Included in the survey is a town square which is a rare feature for a colonial township plan.

The township includes a number of early buildings as well as other buildings and places that demonstrate the historic development of the township.

The views from Stevenson Street to the treed river banks are important as they provide a tangible physical and visual connection to the river.

Contributory places:

*2-4 Impey Street MURCHISON HO65

6 Impey Street MURCHISON

*8 Impey Street MURCHISON HO61

*15 Impey Street MURCHISON HO62

4 McKenzie Street MURCHISON

12 McKenzie Street MURCHISON

12 Robinson Street MURCHISON

20 Robinson Street MURCHISON

*Roderick Square Reserve MURCHISON HO436

1 Stevenson Street MURCHISON

2 Stevenson Street MURCHISON

3 Stevenson Street MURCHISON (Presbytery)

4 Stevenson Street MURCHISON

*5 Stevenson Street MURCHISON (Ravenscraig) HO415

*7 Stevenson Street MURCHISON HO416

17 Stevenson Street MURCHISON

21 Stevenson Street MURCHISON (Meteorite Gardens)

*33 Stevenson Street MURCHISON HO69

HERITAGE CITATION REPORT

*39 and 45 Stevenson Street MURCHISON HO70

40 Stevenson Street, MURCHISON (Bills' Water Trough)

*47 Stevenson Street MURCHISON HO71

54 Stevenson Street, Murchison Public Gardens and War Memorials MURCHISON

65 Stevenson Street MURCHISON

69 Stevenson Street MURCHISON

71 Stevenson Street MURCHISON

71a Stevenson Street MURCHISON

How is it Significant?

The Murchison Central Township Precinct is of local historic, social and aesthetic significance to the City of Greater Shepparton.

Why is it Significant?

The Murchison Central Township Precinct is of historic and aesthetic significance as it provides tangible physical evidence of early colonial township planning. The original town plan, and this includes the former Roderick Town Square, is still appreciable. The development of the township along the banks of the Goulburn River demonstrates its role as a paddlesteamer port during the gold rush period. HERCON criteria A & E

The township was originally surveyed to have as its focus the area bounded by the Roderick Town Square. This is supported by the location of the first punt site, the location of the former Common School and the subdivision pattern. However, the building of the bridge in 1871, and the punt ceasing to function, saw the focus of the township move north to Impey Street. The change in focus is demonstrated by the construction of a new school, churches and the surrounding residential development. HERCON criterion A

The precinct is of historic and aesthetic significance for its representative 19th century architecture. This includes public, commercial and residential buildings. There are also a number of distinctive places that are fine exemplars of their period. HERCON criteria A, D & E

It is of historic and aesthetic significance for a number of its early 20th century buildings. These can be compared in scale and extent to the earlier and more prosperous period of development of the township. HERCON criteria A, D & E

It is of historic and social significance for its community facilities. This includes the Meteorite Gardens which provide a representative place for the interpretation of a significant scientific event and one that placed the Murchison community on the world map in 1969. The Public Gardens in Stevenson Street are of social and historic significance as the location of a number of memorials. HERCON criteria A & G

The Public Gardens are of historic and aesthetic significance as they provide tangible physical evidence of the association that the township had with the river and the paddlesteamer port. HERCON criteria A, D & E

HERITAGE CITATION REPORT

* This place is also of Individual cultural heritage significance. Please refer to the individual citation for further information

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 2-4 Impey Street, MURCHISON
Address 2-4 Impey Street MURCHISON **Significance Level** Contributory
Place Type House,Mixed Use Precinct
Citation Date 2014



2-4 Impey Street, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Description

Physical Description

The Uniting Church, at 2-4 Impey Street, Murchison, is a Gothic Revival church of face red-brick construction with a rendered plinth. It comprises a nave, central front entry porch and later rendered vestry to the rear, each with a parapeted gabled roof with rendered copings and corrugated galvanised steel cladding. The front gable to the nave features a quatrefoil rose window and a rendered cross affixed to the apex. The entry porch contains a lancet V-jointed board timber door surmounted by a rendered trefoil motif. The nave walls are buttressed and contain regular fenestration of paired lancet windows with leadlight glazing.

The adjacent Church Hall is a single-storey weatherboard hall with a projecting central entry porch at the front and a gabled roof clad in corrugated galvanised steel. The front gable ends have timber shingle infill and a timber screen. To the rear of the building is a skillion-roofed wing with a timber-framed verandah and an adjoining modern red-brick amenities block. Windows are timber-framed, double-hung sashes with the exception of the front entry porch which has a lancet timber-framed window.

HERITAGE CITATION REPORT

Statement of Significance

A contributory place within the Murchison Central Township Precinct. Please refer to the precinct citation (HERMES record # 200478) for further information about the significance of the place.

HERCON Criteria A, D & G

This place is also of Individual cultural heritage significance. Please refer to the individual citation (HERMES record #184729)

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 4 Impey Street, MURCHISON
Address 4 Impey Street MURCHISON **Significance Level** Contributory
Place Type Church
Citation Date 2014



St Brigid's Catholic Church
4 Impey Street MURCHISON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Late Twentieth Century (c.1960-c.2000) Modernist

Description

Physical Description

A modernist ecclesiastic face brick building.

Statement of Significance

A contributory place within the Murchison Central Township Precinct. Please refer to the precinct citation (HERMES record # 200478) for further information about the significance of the place.

HERCON Criteria A, D & G

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name 6 Impey Street, MURCHISON
Address 6 Impey Street MURCHISON **Significance Level** Contributory
Place Type House
Citation Date 2014



6 Impey Street, MURCHISON

Recommended Heritage Protection VHR No HI No PS Yes
Architectural Style Victorian Period (1851-1901)

Description

Physical Description

6 Impey Street is a late Victorian era house. It demonstrates many of the features associated with this period and region. This includes the symmetrical facade with the corrugated metal clad roof and bullnose verandah. The facade of the house is symmetrical with a central door flanked on either side by sash windows. The brick chimneys contribute to the architecture of the house.

The low timber picket fence (not original) and garden area contribute to the aesthetic significance of the place.

Statement of Significance

A contributory place within the Murchison Central Precinct. Please refer to the precinct citation (HERMES record #200478) for information about the cultural heritage significance of the place.

HERCON criteria A, D & G

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 8 Impey Street MURCHISON (Murchison Primary School)
Address 8 Impey Street MURCHISON **Significance Level** Contributory
Place Type Mixed Use Precinct
Citation Date 2014



8 Impey Street, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Description

Physical Description

The Murchison Primary School is a single-storey, polychrome brick building with a double transverse gabled roof and a projecting gabled bay to the front. The roof is clad in corrugated galvanised steel and penetrated by tall, face-brick chimneys with roughcast rendered caps and terracotta pots. Gable ends are bracketed and fitted with timber screens. The main entry is located to the east of the projecting front bay and is screened by a skillion roofed verandah supported on stop-chamfered timber posts with carved timber brackets. An opening to the east end of the verandah, which originally accessed the cloakroom, has been replaced by a modern timber framed window and brick infill. The side gable ends feature groups of tall timber-framed, multi-paned windows comprising a double-hung sash surmounted by a vented sash fixed on an angle. The front projecting bay contains a row of high, timber-framed vented fixed sash windows.

To the rear of the building is a quadrangle encircled by a recent timber-framed verandah. Located on the east side of the quadrangle is a single storey weatherboard building with a corrugated galvanised steel roof penetrated by cylindrical ridge ventilators. Gable ends are bracketed and fitted with timber screens.

A mural has been painted over the entire east elevation. Three modern portable classrooms are located to the west of the

HERITAGE CITATION REPORT

quadrangle and on the north side of the quadrangle is a modern single storey weatherboard building with a gabled roof.

The World War II memorial entry comprises wrought iron gates flanked by stone piers featuring marble inlay plaques. A large oak tree (*Quercus sp.*) dominates the schoolyard, to the front of the main building.

Statement of Significance

A contributory place within the Murchison Central Township Precinct. Please refer to the precinct citation (HERMES record # 200478) for information about the cultural heritage significance of the place.

HERCON criteria A, G & D

This place is also of Individual cultural heritage significance. Please refer to the individual citation (HERMES record #156321)

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name 15 Impey Street MURCHISON (Christchurch)
Address 15 Impey Street MURCHISON **Significance Level** Contributory
Place Type House
Citation Date 2014



15 Impey Street, Murchison (Christchurch)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Description

Physical Description

Christ Church at 15 Impey Street, Murchison, is a Gothic Revival church of red face brick construction with white painted rendered dressings and mouldings. The nave has a steeply pitched parapeted gabled slate roof and a paired lancet window to the front gable end. The nave walls are buttressed and contain regular fenestration of lancet windows with rendered surrounds and simple leadlight glazing. The projecting entry porch is similarly detailed to the nave but appears to be a later addition and is distinguished by its unusual transverse gabled roof. The gabled roof sanctuary and skillion roofed vestry to the rear also appear to be later additions. <!DOCTYPE HTML PUBLIC "-//W3C//DTD HTML 4.01//EN" "http://www.w3.org/TR/html4/strict.dtd">

The adjacent Church Hall is a simple, weatherboard former church on a rectangular plan with a gabled main roof and skillion roofed rear wing, both clad in corrugated galvanised steel. The main roof has exposed rafters at the eaves and plain timber bargeboards. The symmetrical facade contains a pair of timber V-jointed board doors and the side elevations feature regular fenestration of lancet, timber-framed windows.

HERITAGE CITATION REPORT

Statement of Significance

A contributory place within the Murchison Central Township Precinct. Please refer to the precinct citation (HERMES record # 200478) for information about the significance of the place.

HERCON Criteria A, D & G

This place is also of Individual cultural heritage significance. Please refer to the individual citation for (HERMES record #156037)

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 4 McKenzie Street, MURCHISON
Address 4 McKenzie Street MURCHISON **Significance Level** Contributory
Place Type House
Citation Date 2014



4 McKenzie Street, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Description

Physical Description

4 McKenzie Street has a projecting gable front with a recessed verandah area. The gable front has a pair of timber windows and the verandah extends across the facade and over the windows.

The roof has a large hip with the gable projecting out from the hip roof. The verandah falls from the hip in an unbroken line.

The building is clad with weatherboards and the roof is clad with corrugated metal.

Statement of Significance

A contributory place within the Murchison Central Township Precinct. Please refer to the precinct citation (HERMES

HERITAGE CITATION REPORT

record #200478) for information about the significance of the place.

HERCON Criteria A, D & G

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 12 McKenzie Street, MURCHISON
Address 12 McKenzie Street MURCHISON **Significance Level** Contributory
Place Type House
Citation Date 2014



14-16 McKenzie Street, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

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

Description

Physical Description

14-16 McKenzie Street Murchison demonstrates many features associated with vernacular architecture. This includes the hipped roof, post-and-beam verandah and symmetrical facade.

Statement of Significance

A contributory place within the Murchison Central Township Precinct. Please refer to the precinct citation (HERMES record # 200478) for further information about the significance of the place.

HERCON Criteria A, D & G

HERITAGE CITATION REPORT

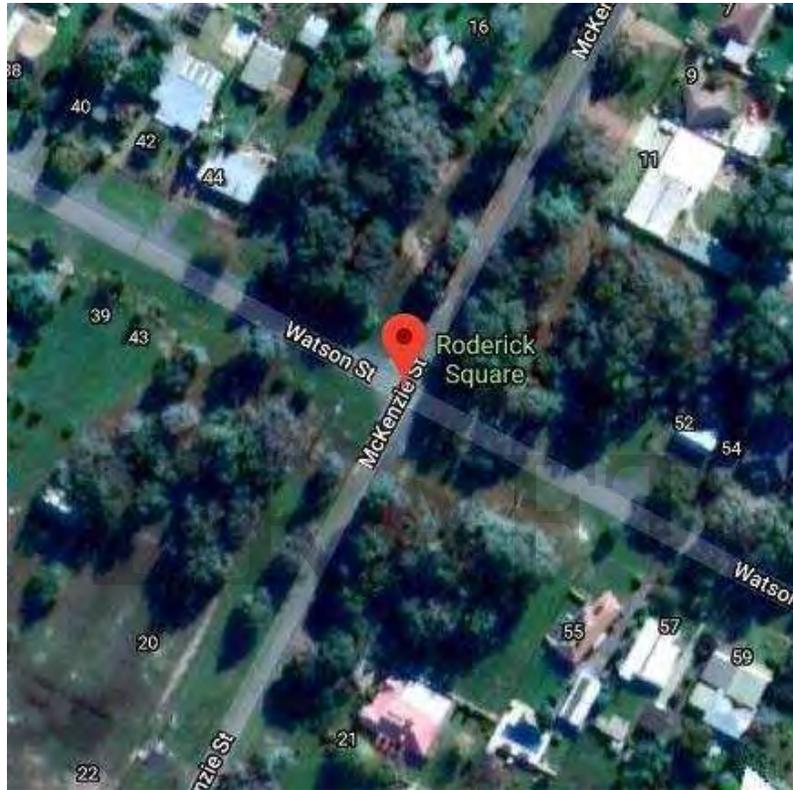
Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees.
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name Roderick Square Reserve, McKenzie Street, MURCHISON
Address McKenzie Street MURCHISON **Significance Level** Contributory
Place Type Reserve
Citation Date 2014



Roderick Square McKenzie Street Murchison

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Description

Physical Description

A large open landscape that is lightly treed.

Statement of Significance

HERITAGE CITATION REPORT

A contributory place within the Murchison Central Township Precinct. Please refer to the precinct citation (Hermes record #200691) for information about the significance of the place.

HERCON Criteria A, D, G

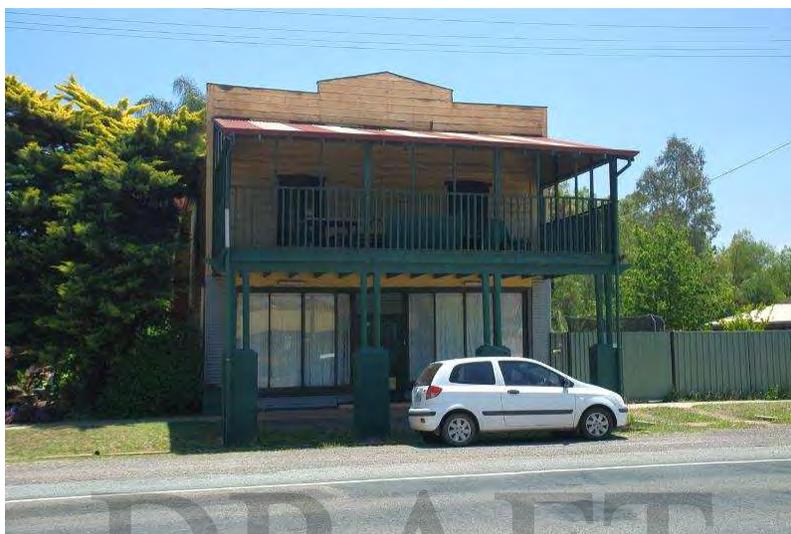
Recommendations 2014

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 12 Robinson Street MURCHISON
Address 12 Robinson Street MURCHISON **Significance Level** Contributory
Place Type Shop
Citation Date 2014



12 Robinson Street, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Description

Physical Description

12 Robinson Street Murchison is a two storey building with a double storey verandah. The verandah has at ground floor level masonry plinths with the upper section being constructed with paired timber posts. The upper floor verandah has a contemporary balustraded verandah with vertical balusters. The ground floor has a large glazed shopfront with a splayed entry. The upper floor has symmetrically placed timber framed windows. The parapet is clad with timber.

Statement of Significance

A contributory place within the Murchison Central Township Precinct. Please refer to the precinct citation (HERMES record # 200478) for further information about the significance of the place.

HERCON Criteria A, B, G & D

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 20 Robinson Street, MURCHISON
Address 20 Robinson Street MURCHISON **Significance Level** Contributory
Place Type House
Citation Date 2014



20 Robinson Street, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

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

Description

Physical Description

20 Robinson Street Murchison Street has a gable front and recessed area. The gable front has a decorative features to the apex. There is a window to the gable front.

Statement of Significance

A contributory place within the Murchison Central Township Precinct. Please refer to the precinct citation (HERMES record # 200478) for further information about the significance of the place.

HERCON Criteria A, D &G

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 1 Stevenson Road MURCHISON
Address 1 Stevenson Street MURCHISON **Significance Level** Contributory
Place Type House
Citation Date 2014



1 Stevenson Street, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Description

Physical Description

1 Stevenson Street Murchison contributes to the aesthetic significance of the precinct through its representative Interwar Bungalow architecture. This includes the gable roofs with the simple decorative features found in the timber strapping and timber trellis vents, the shallow pitched window hoods, the return verandah with face brick masonry plinths with half fluted columns, the tall and slender face brick chimney and the triple timber sash windows. The setbacks (front and side) contribute to the aesthetics of the bungalow and the streetscape.

Statement of Significance

1 Stevenson Road Murchison is a contributory place within the Murchison Central Township. Please refer to the precinct citation (HERMES record # 200478) for further information about the significance of the place.

HERITAGE CITATION REPORT

HERCON criteria A, D & G

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees.

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

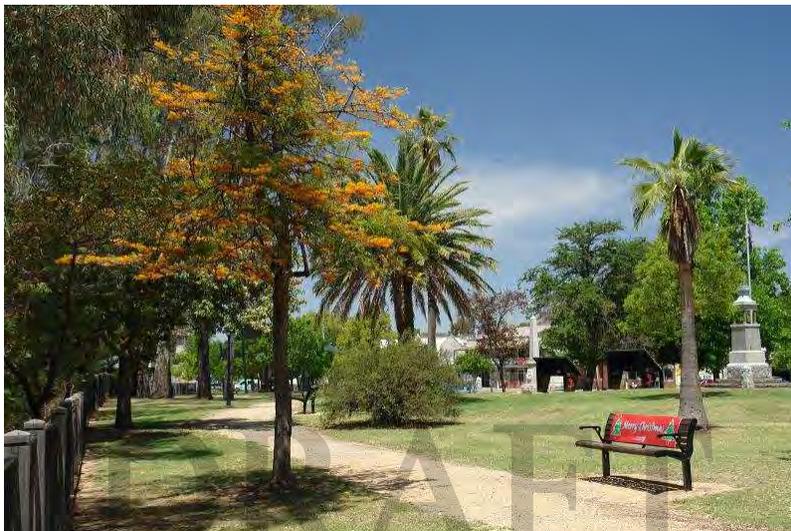
HERITAGE CITATION REPORT

Name 2, 4 and 54 Stevenson Street, MURCHISON
(Murchison Public Gardens)

Address 2 Stevenson Street MURCHISON 4 Stevenson Street MURCHISON 54 Stevenson Street MURCHISON **Significance Level** Contributory

Place Type Park or Garden Precinct

Citation Date 2014



6-40 Stevenson Street, Murchison (Murchison Public Gardens)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Description

Physical Description

The Murchison Public Gardens are located on the banks of the Goulburn River, Murchison. The gardens are lightly treed. The dominant species being eucalypts (*Eucalyptus camaldensis*) and these form a back drop for the gardens. The area to the west has a number of memorials. The gardens are a pleasing addition to Stevenson Street and provide a visual connection to the river. The river is of historic significance as it was once was the primary transport connection between Melbourne and theregion. The paddlesteamers brought goods into the area and this was of particular significance during the gold rush period. Agricultural products such as wool were also taken to the ports.

Statement of Significance

2, 4 and 54 Stevenson Street, Murchison is a contributory place within the Murchison Central Township. Please refer to the precinct citation (HERMES record # 200478) for further information about the significance of the place.

HERITAGE CITATION REPORT

HERCON criteria A, D & G

This place is also of Individual cultural heritage significance. Please refer to the individual citation (HERMES record #199764)

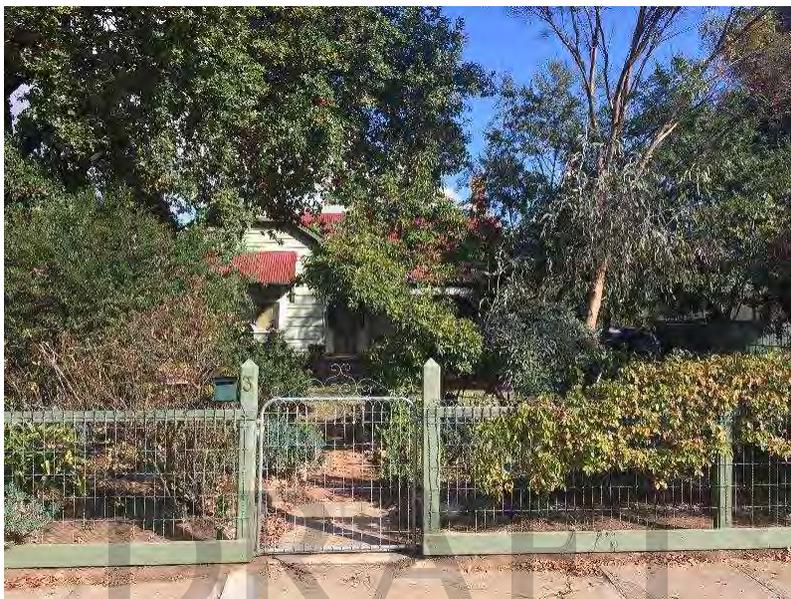
Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name	3 Stevenson Street, MURCHISON		
Address	3 Stevenson Street MURCHISON	Significance Level	Contributory
Place Type	House		
Citation Date	2014		



3 Stevenson Street, Murchison

Recommended Heritage Protection	VHR No HI No PS Yes
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Architectural Style	Federation/Edwardian Period (1902-c.1918)
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Description

Physical Condition

3 Stevenson Street, Murchison is a turn of the century house. It has gable front with recessed gable roofed section. The roof is corrugated metal.

The gable front has a decorative timber detail to the apex of the gable and a window hood to the sash windows. The recessed section includes a verandah with cast iron frieze and decorative cast iron brackets. The door has side lights. The brick chimney has bichromatic brickwork. The house is set back within a garden setting. The front fence has a sympathetic timber post and woven wire fence.

Statement of Significance

HERITAGE CITATION REPORT

A contributory place within the Murchison Central Township Precinct. Please refer to the precinct citation (HERMES record #200478) for information about the significance of the place.

HERCON Criteria A, D, G

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 5 Stevenson Street, MURCHISON (Ravenscraig)
Address 5 Stevenson Street MURCHISON **Significance Level** Contributory
Place Type House
Citation Date 2014



5 Stevenson Street, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Description

Physical Description

Ravenscraig is a distinctive late Victorian villa. It is a very good representative example from this period. The facade is distinguished by its symmetry - the central door, flanked on either side by windows, the decorative breakfront and the brick chimneys.

The villa is constructed from timber with timber weatherboards and the roof is clad with corrugated metal. The brick chimneys have subtle cornices that provide further texture to the facade through their shadow lines. The eaves with their paired timber brackets are typical for the period and style. The return verandah has a highly decorative cast iron frieze and brackets. The central front door with its late Victorian timber detailing is enhanced by the side lights and high lights. The centralised character of the front door is further emphasised by the breakfront. The pediment to the breakfront has replicated the cast iron detailing found on the verandah and the overall symmetry of the facade is further refined by the timber finial.

HERITAGE CITATION REPORT

The garden setting with the central pathway complements the late Victorian architecture.

Statement of Significance

A contributory place within the Murchison Central Township Precinct. Please refer to the precinct citation for (HERMES record # 200478) for information about the significance of the place.

HERCON criteria A, D & G

This place is also of Individual cultural heritage significance. Please refer to the individual citation (HERMES record #199672)

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 7 Stevenson Street, MURCHISON The former Commercial Bank of Australia (CBA)
Address 7 Stevenson Street MURCHISON **Significance Level** Contributory
Place Type Bank
Citation Date 2014



7 Stevenson Street, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Description

Physical Description

The former Commercial Bank of Australia (CBA) A former bank and residence built of stuccoed masonry with the parapeted section marking the commercial area and the hipped roof the residential section at the rear. Distinctive elements include the heavy mouldings over the window and doors openings, underscored by unusual scrolled ornamentation; rosettes also punctuate large areas of stucco. The fence has been replaced although the original lobby doors remain.

Statement of Significance

7 Stevenson Road Murchison is a contributory place within the Murchison Central Township. Please refer to the precinct citation (HERMES record # 200478) for further information about the significance of the place.

HERCON criteria A, D & G

HERITAGE CITATION REPORT

This place is also of Individual cultural heritage significance. Please refer to the individual citation (HERMES record #199673)

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 17 Stevenson Street MURCHISON
Address 17 Stevenson Street MURCHISON **Significance Level** Contributory
Place Type Mixed Use Precinct
Citation Date 2014



17 Stevenson Street, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

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

Description

Physical Description

17 Stevenson Street Murchison demonstrates turn of the 20th century shopfront architecture. This includes: the hipped roof clad with corrugated galvanised metal (painted), the brick chimneys, the timber posted straight profile verandah, the large paned shop front window and the (paired) four paned shop front window. The survival of the four paned glazed shop front window is rare in the municipality.

Statement of Significance

17 Stevenson Road, Murchison is a contributory place within the Murchison Central Township. Please refer to the precinct citation (HERMES record # 200478) for further information about the significance of the place.

HERITAGE CITATION REPORT

HERCON criteria A, D & G

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 21 Stevenson Street, MURCHISON (Meteorite Gardens)
Address 21 Stevenson Street MURCHISON **Significance Level** Contributory
Place Type Park or Garden Precinct
Citation Date 2014



21 Stevenson Street, Murchison (Meteorite Gardens)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Description

Physical Description

The Meteorite Gardens at 21 Stevenson Street, Murchison are linear in plan. The gardens have a number of large trees and provide a pleasing addition to the streetscape.

Statement of Significance

21 Stevenson Street, MURCHISON (Meteorite Gardens)
Hermes No 202022 Place Citation Report

01-May-2019

09:07 AM

HERITAGE CITATION REPORT

A contributory place within the Murchison Central Township Precinct. Please refer to the precinct citation (HERMES record # 200478) for further information about the significance of the place.

HERCON criteria A, D & G

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

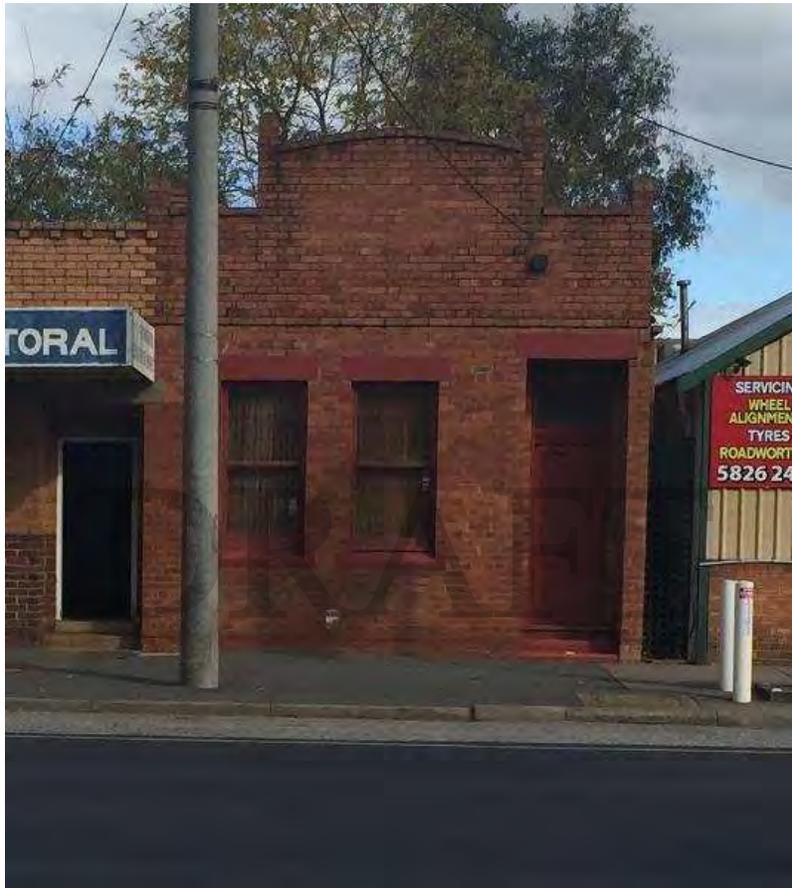
No

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HERITAGE CITATION REPORT

Name 27 Stevenson Street, MURCHISON
Address 27 Stevenson Street MURCHISON
Place Type Shop
Citation Date 2014

Significance Level Contributory



27 Stevenson Street, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

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

Description

Physical Description

27 Stevenson Street is an Interwar shopfront.

HERITAGE CITATION REPORT

It is constructed from face brick and the unpainted brick parapet is of note. The windows are timber framed and there is a timber door.

Statement of Significance

A contributory place within the Murchison Central Township Precinct. Please refer to the precinct citation (HERMES record # 200478) for information about the significance of the place.

HERCON criteria A, D & G

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 33 Stevenson Street, MURCHISON
Address 33 Stevenson Street MURCHISON **Significance Level** Contributory
Place Type Hotel,Shop
Citation Date 2014



33 Stevenson Street, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Description

Physical Description

33 Stevenson Street, Murchison, is a double-storey brick Victorian former hotel on a rectangular plan with a transverse hipped corrugated galvanised steel roof. Extending across the full length of the facade is a skillion-roofed verandah, supported by cast iron columns at the ground floor and by stop chamfered timber posts on the first floor, with carved timber brackets and cross-braced timber balustrading. The facade is rendered and surmounted by a simple parapet with a central raked pediment, bearing the year 1854 in painted lettering. Openings to the ground floor have been fitted with aluminium-framed windows and doors and a c.1930s canted bay window has been constructed to the centre of the elevation. The first floor level contains regular fenestration of timber-framed, double hung sash windows with moulded timber architraves.

Statement of Significance

HERITAGE CITATION REPORT

A contributory place within the Murchison Central Township Precinct. Please refer to the precinct citation (HERMES record #200478) for information about the significance of the place.

HERCON criteria A, D & G

This place is also of Individual cultural heritage significance. Please refer to the individual citation for (HERMES record #200714)

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

Yes Red Brick Building fronting onto Stevenson Street to the West

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name	39 and 45 Stevenson Street, MURCHISON (pair of shops)		
Address	39 and 45 Stevenson Street MURCHISON	Significance Level	Contributory
Place Type	Shop		
Citation Date	2014		



43-45 Stevenson Street, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

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

Description

Physical Description

The shops at Stevenson Street Murchison comprise a pair of attached Victorian brick shop buildings each with a parapeted gabled roof clad in corrugated galvanised steel. The parapets are pedimented and are embellished with moulded cornices. Screening the facade is timber-framed skillion-roofed verandah with a central gablet to each shop and stop-chamfered timber posts with a carved timber frieze and brackets.

The first shop (No.45) has a central, splayed entrance with a pressed metal soffit and non-original sliding door, flanked on either side by large, fixed-sash shop windows. The second shop is divided into two separate tenancies (No.39), the interiors to which have been gutted. The entry doors to each shop are located to the centre of the facade and are flanked by a timber-framed fixed-sash shop window. No.39 has a non-original timber-framed door and window.

HERITAGE CITATION REPORT

Statement of Significance

A contributory place within the Murchison Central Township Precinct. Please refer to the precinct citation (HERMES record #200478) for information about the significance of the place.

HERCON Criteria A, D & G

This place is also of Individual cultural heritage significance. Please refer to the individual citation for (HERMES record #200715)

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 40 Stevenson Street, MURCHISON (Water Trough)
Address 40 Stevenson Street MURCHISON **Significance Level** Contributory
Place Type Other - Monuments & Memorials
Citation Date 2014



40 Stevenson Street, Murchison (Bills Water Trough)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Description

Physical Description

The water trough is a pre-cast rectangular concrete trough with concrete back.

Statement of Significance

A contributory place within the Murchison Central Township Precinct. Please refer to the precinct citation for (HERMES record # 200478) for information about the significance of the place.

HERCON Criteria A, D, G

This place is also of Individual cultural heritage significance. Please refer to the individual citation (HERMES record #197618)

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 47 Stevenson Street, MURCHISON (Caledonian Hotel)
Address 47 Stevenson Street MURCHISON **Significance Level** Contributory
Place Type Hotel
Citation Date 2014



47 Stevenson Street, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901), Federation/Edwardian Period (1902-c.1918)

Description

Physical Description

The Caledonian Hotel, at the corner of Robinson and Stevenson Streets, Murchison, is a double-storey brick inter-War hotel with a rendered and parapeted facade. The parapet is divided into bays by capped piers and contains a pediment to each frontage bearing the name of the hotel in pressed cement lettering.

The street frontage is screened by a wide, skillion-roofed return verandah, supported on rendered and capped piers with paired timber posts on the first floor and roughcast render balustrading. The ground floor elevation is finished with c.1930s glazed ceramic tiles to 1/3 height and contains timber-framed windows with a fixed sash of leadlight glazing and louvred top sash. At north end of the Stevenson Street elevation is an original panelled timber door with a leadlight glazed fanlight. Some windows have been modified by the insertion of air-conditioning units and the removal of the leadlight glazing. The western half of Robinson Street frontage has no verandah and is of face red-brick with timber-

HERITAGE CITATION REPORT

framed, double-hung sash windows.

Statement of Significance

47 Stevenson Street, Murchison is a contributory place within the Murchison Central Township. Please refer to the precinct citation (HERMES record # 200478) for further information about the significance of the place.

HERCON criteria A, D & G

This place is also of Individual cultural heritage significance. Please refer to the individual citation (HERMES record #200716)

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 65 Stevenson Street, MURCHISON
Address 65 Stevenson Street MURCHISON **Significance Level** Contributory
Place Type House
Citation Date 2014



65 Stevenson Street, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Description

Physical Description

65 Stevenson Street Murchison is an early 20th century house. Its design is asymmetrical with a projecting gable fronted section and recessed verandah. The verandah has been built in but still leaving the front door as part of its facade. Its architectural features are typical for the period and region.

Statement of Significance

A contributory place within the Murchison Central Township Precinct. Please refer to the precinct citation (HERMES record #200478) for information about the significance of the place.

HERCON criteria A, D & G

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 69 Stevenson Street MURCHISON
Address 69 Stevenson Street MURCHISON **Significance Level** Contributory
Place Type House
Citation Date 2014



69 Stevenson Street, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

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

Description

Physical Description

The Federation era house is defined by its symmetrical facade with central door, flanked on either side by timber sash windows and the galvanised corrugated metal hipped roof with a gablet vent with verandah. The cladding is timber weatherboards.

Statement of Significance

69 Stevenson Street, Murchison is a contributory place within the Murchison Central Township Precinct. Please refer to the precinct citation (HERMES record # 200478) for further information about the significance of the place.

HERCON criteria A, D & G

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 71 Stevenson Street MURCHISON
Address 71 Stevenson Street MURCHISON **Significance Level** Contributory
Place Type House
Citation Date 2014



71 Stevenson Street, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Description

Physical Description

The house at 71 Stevenson Street Murchison shares many of the characteristics of a Victorian period house. This includes the gable roof with skillions to the rear. The facade has been altered during the 20th century and these changes include the breakfront and the triple timber sash windows. The roof is clad with corrugated metal roofing and the external cladding is timber weatherboards.

Statement of Significance

71 Stevenson Street, Murchison is a contributory place within the Murchison Central Township Precinct. Please refer to the precinct citation (HERMES record # 200478) for further information about the significance of the place.

HERCON criteria A, D & G

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 71(A) Stevenson Street, MURCHISON
Address 71(A) Stevenson Street MURCHISON **Significance Level** Contributory
Place Type Water Tower
Citation Date 2014



71A Stevenson Street, MURCHISON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Description

71(A) Stevenson Street, MURCHISON
Hermes No 202025 Place Citation Report

01-May-2019 09:07 AM

HERITAGE CITATION REPORT

Physical Description

A large concrete water tower.

Statement of Significance

A contributory place within the Murchison Central Township Precinct. Please refer to the precinct citation (HERMES record #200478) for information about the significance of the place.

HERCON criteria A, D & G

Recommendations 2014

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name River Road Murchison Precinct
Address 10 River Road MURCHISON 12 River Road MURCHISON 16 River Road MURCHISON 26 River Road MURCHISON 30 River Road MURCHISON 64 River Road MURCHISON 66 River Road MURCHISON 76 River Road MURCHISON 8 River Road MURCHISON 80 River Road MURCHISON 86 River Road MURCHISON 88 River Road MURCHISON 94 River Road MURCHISON
Significance Level Local
Place Type Townscape
Citation Date 2014



River Road Murchison Residential Precinct

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Aboriginal Post Contact History

The Ngooraialum tribe were the Aboriginal inhabitants of the area. This tribe (and other clans) were placed in the Murchison Protectorate soon after Europeans came to this area. The Murchison Protectorate was one of four Port Phillip Aboriginal Protectorates established in February 1839. The Chief Protector was George Augustus Robinson (1788-1866). Robinson supervised the four Protectorates set up in different geographic districts of Port Phillip. Initially, in May 1839, the Goulburn Valley Protectorate was located near Mitchellstown under James W Dredge. He quickly resigned in protest, it is said, at the appalling conditions imposed upon the Aboriginal people. Dredge was replaced one year later by William Le Souef in 1840, and the Protectorate removed to 'a square mile of country which Robinson had chosen'. By 1841, Le Souef reported to Robinson that improvements to the Protectorate included acres of wheat, barley, oats, maize and potatoes. It also included five small and large bark buildings. The work was undertaken by those living within the

HERITAGE CITATION REPORT

Protectorate. The Goulburn Aboriginal Station, as it was known, closed in May 1853, and Governor La Trobe abolished the Office of the Protector of Aborigines in 1860.

Murchison and District

Squatters started settling the area in 1840. French vigneron Ludovic Marie came to the district in the 1850s and established a vineyard. He also set up a hotel and a punt service over the Goulburn for gold miners travelling between Bendigo and Beechworth. Marie received his licence to establish a punt 1855. In 1854, the township site was surveyed by the Colonial Surveyor Philip Chauncy. The area surveyed for the township was next to the former Protectorate and adjacent to the river crossing point. It appears that Chauncy placed the township centre in this location for a number of reasons. The river crossing was already at this location and had created a de facto settlement. He was acting on early town planning principles (that went back to Arthur Philip), where townships were to be situated on rivers, the area was typically 3 miles (1.9km) by 1 mile (0.4km), and within this area only small allotments were to be released with the rest of the space reserved for future expansion. Public areas were to be reserved for public buildings and other purposes such as public squares and/or reserves. Chauncy's 1854 survey of the Port of Echuca is similar in intent to Murchison - with both having a town square near to the river and roughly in the centre of the old township. The location for Echuca like Murchison was identified by the site of the punt and the river crossing.

Murchison soon became prosperous as it was on the route to the goldfields and shallow draft paddle steamers could navigate the Goulburn River. There are a number of early buildings from this period surviving in the township.

Land along the Goulburn was first opened for selection in 1865, with most small landowners moving into the area in the 1870s. By 1865 Murchison boasted a school, two hotels and stores and a number of houses. When the selectors began opening up the land, they cleared the fertile ground and began growing wheat. The cultivation of wheat in turn meant the establishment of flour mills, scattered across the Goulburn Valley. Murchison area had a flour mill at Noorilim, six kilometres south of the township, to grind locally grown wheat (VHR H1523). In addition Day's Mill (VHR H7924) became large and important flour milling operation for the region and continued to function for many years with flour being shipped out by train.

In 1871 a bridge was built over the Goulburn to replace the punt service. Between 1871 and 1875 the Waranga shire, in which Murchison was situated, increased its areas under wheat and under fallow two fold and six fold respectively. In Murchison a Mechanics' Institute was opened in 1874, and Presbyterian, Anglican and Catholic churches were built during that decade. A railway line was built along the eastern side of the Goulburn River in 1880, passing through Murchison East. Ten years later a branch line crossed the river to the west, passing through Murchison to Colbinabbin.

After the 1890s Murchison entered a period of stagnation, with few initiatives in commerce or development. The building of the Goulburn Weir for irrigation in 1887-90 meant that the Goulburn River was no longer navigable by paddle steamer. Much of the Dhurringile district remained under the control of a few individuals and this meant that Murchison was denied the commercial benefits that a closer settled district would have provided. Irrigation waters that were made available to many districts following the completion of the Goulburn Weir in 1891 were not readily available to the farm lands surrounding much of Murchison. This meant townships such as Shepparton, Tatura and Mooroopna continued to thrive on the back of irrigation developments while Murchison struggled.

HERITAGE CITATION REPORT

A number of events occurred in the Interwar period that provided some stimulus to the local economy and supported further development. This included the provision of electricity (1926), the construction of a Bush Nursing Hospital (1934) and the construction of a new steel bridge (1937). This coincided with further housing development along Rushworth Road and River Road. The houses were relatively substantial and stylish with many displaying fine architectural features. The location of these largely substantial buildings is of note, as Rushworth Road and River Road became the preferred areas for new residential building. This period is notable for an increasing prosperity of some farmers, and townships such as Murchison benefited from the consolidation of farms and integrated rural industries such as dairies, creameries, butter factories and accessibility of metropolitan markets through rail links.

During World War 2, three prisoner of war camps, together with four internment camps, were established in the Murchison/Tatura /Rushworth area. This was the largest group of such camps set up in Australia, a unique concentration. Dhurringile mansion, 11 kilometres to the north, held internees for a short time, then German officer POWs and their batmen. Camp 13 near Murchison, with the associated wood-cutting camp at Graytown, held German and Italian POWs, and Japanese POWs after the Cowra breakout. The overall total capacity of these camps was in excess of eight thousand prisoners: the staff of 2700 comprised guards, medical personnel, women's services, and administrative staff. The combined populations of the camps far exceeded the local populace. Numbers of internees, particularly Italian internees, were released daily to work on local farms and orchards.

Murchison was a comfortable post-war country town with public gardens, reticulated water and electricity, varied agriculture and saw-milling. There was no other significant industry apart from retailing. The town's function as a local service centre has remained much the same.

On 28 September 1969 a meteorite shower fell 2 kilometres south of Murchison. Many local residents collected samples of these meteorites. The rocks were analysed at the NASA Ames Research Center where they were discovered to contain the first convincing evidence of amino acids of extra-terrestrial origin, confirming the Miller-Urey experiment. The Murchison meteorite samples contained 90 different amino acids, only 19 of which are found on earth.

Statement of Significance

What is Significant?

The River Road Murchison Residential Precinct is of historic and aesthetic significance.

The riverine environment contributes to the aesthetic significance of the precinct.

Contributory places are as follows:

*8 River Road MURCHISON HO413

10 River Road MURCHISON

HERITAGE CITATION REPORT

12 River Road MURCHISON

16 River Road MURCHISON

26 River Road MURCHISON

30 River Road MURCHISON

64 River Road MURCHISON

66 River Road MURCHISON

76 River Road MURCHISON

*80 River Road MURCHISON HO137

86 River Road MURCHISON

88 River Road MURCHISON

94 River Road MURCHISON

How is it Significant?

The River Road Murchison Residential Precinct is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The River Road Murchison Residential Precinct is of historic and aesthetic significance as the contributory places demonstrate the type of residential development that was occurring on the outskirts of Murchison during the early to mid-20th century period.

This period is notable for an increasing prosperity for many farmers, and townships such as Murchison benefited from the consolidation of farms, and the integration of rural industries such as dairies, creameries, butter factories and the accessibility of metropolitan markets through rail links.

The intensification of development on the outskirts of Murchison is associated with the increasing prevalence and use of cars, the new steel bridge (1937) and the provision of electricity.

The River Road houses have varying architectural expressions. The variations in design reflect the diversity of architectural expressions common for this period. Many of these places demonstrate a particular design quality.

HERCON criteria A, D & E

*This place is also of Individual cultural heritage significance. Please refer to the individual citation (HERMES records)

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name 8 River Road, MURCHISON

Address 8 River Road MURCHISON

Significance Level Contributory

Place Type House

Citation Date 2014



8 River Road, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Description

Physical Description

8 River Road, Murchison was altered during the Interwar period when the original verandah posts were replaced with columns that are constructed from masonry plinths and rendered, square and fluted columns. This gives the house a Bungalow type appearance. However, the house clearly dates from the 19th century and still retains features from this period. This includes multi-paned sash windows. However, it is the roof framing that is of particular interest as it is framed with the rafters angled in to form a pyramid. The timbers are milled timbers but roughly dressed.

The house is timber framed and is clad with timber weatherboards. The roof has been clad with short sheets of corrugated metal (painted). The brick chimney appears to have been modified over time.

Statement of Significance

HERITAGE CITATION REPORT

A contributory place within the River Road Murchison Residential Precinct. Please refer to the precinct citation for (Hermes record # 200478) for information about the significance of the place.

HERCON Criteria A, D,& G

This place is also of Individual cultural heritage significance. Please refer to the individual citation (HERMES record #202017)

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

Other Recommendations

Internal controls apply to the roof framing.

DRAFT

HERITAGE CITATION REPORT

Name 10 River Road, MURCHISON
Address 10 River Road MURCHISON
Place Type House
Citation Date 2014

Significance Level Contributory



10 RIVER ROAD MURCHISON

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Description

Physical Description

10 River Road, Murchison demonstrates many typical features associated with the Interwar Bungalow. It is a timber weatherboard structure with a corrugated metal roof. The main body of the house is a rectangular gable roofed section and there is a projecting gable front. The apex of the gable has timber strapping, brackets and timber vent. The recessed verandah has barley twist half columns resting on masonry posts. The posts and verandah wall are constructed from brick with a contrasting row of soldier brickwork to the top of the wall. The low verandah wall is concave in profile. The verandah roof extends across the full width of the house. The windows are in bands of three with decorative stained glass to the upper sashes.

Statement of Significance

A contributory place within the River Road Murchison Residential Precinct. Please refer to the precinct citation

HERITAGE CITATION REPORT

(HERMES record #200691) for information about the cultural heritage significance of the place.

HERCON Criteria A, D & G

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

DRAFT

HERITAGE CITATION REPORT

Name 12 River Road, MURCHISON
Address 12 River Road MURCHISON **Significance Level** Contributory
Place Type House
Citation Date 2014



12 RIVER RD MURCHISON

Recommended Heritage Protection VHR No HI No PS Yes

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

Description

Physical Description

12 River Road Murchison is a large timber Edwardian styled house. The planning follows stylistic changes that occurred during this period. This includes the irregularity of the facade with projecting gable fronts, the variety of recessed verandah areas and use of features such as the distinctive rectangular bay windows. The decorative features such as: lead light windows to the highlight glazing that sits above the timber sash windows; the decorative timber brackets to the timber verandah posts, the vertical timber slats to the side gable and the lead light windows to the bay window all contribute to a stylish rendition from this period.

The house is constructed from timber and is clad with timber weatherboards and a corrugated metal roof. The brick chimneys complement the design of the building.

HERITAGE CITATION REPORT

Statement of Significance

A contributory place within the River Road Murchison Residential Precinct. Please refer to the precinct citation (HERMES record #) for information about the significance of the place.

HERCON Criteria A, D & G

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 16 River Road, MURCHISON

Address 16 River Road MURCHISON

Significance Level Contributory

Place Type House

Citation Date 2014



16 River Road, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Mid-Twentieth Century (1940-60) Austerity

Description

Physical Description

A circa mid 20th century house that demonstrates many of the features associated with housing design from the 1940s and up to the 1950s. The primary facade has a large gable roof with two picture windows placed symmetrically in the facade. There is an opposing gable with a small window facing onto the street. The walls are clad with timber weatherboards and roof has terracotta tiles. The brick chimneys contribute to the design of the building.

Statement of Significance

A contributory place within the River Road Murchison Residential Precinct. Please refer to the precinct citation (HERMES record #200691) for information about the significance of the place.

HERCON Criteria A, D & G

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 26 River Road, MURCHISON

Address 26 River Road MURCHISON

Significance Level Contributory

Place Type House

Citation Date 2014



26 River Road Murchison

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Description

Physical Description

26 River Road Murchison has a restrained bungalow type design. Features such as the recessed verandah area, the striking timber verandah posts, the exposed rafter ends and the visually heavy timber framed paired windows contribute to the style. The house is clad with timber weatherboards and the roof is clad with short sheets of corrugated metal (painted).

Statement of Significance

A contributory place within the River Road Murchison Residential Precinct. Please refer to the precinct citation (HERMES record #200691) for information about the significance of the place.

HERCON Criteria A, D & G

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 30 River Road, MURCHISON

Address 30 River Road MURCHISON

Significance Level Contributory

Place Type House

Citation Date 2014



30 River Road, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Description

Physical Description

30 River Road Murchison demonstrates many of the typical features associated with this period. This includes the double gable facade with the large gable front to the rear of a small scaled gable front. The apex of the gables have decorative timber detailing. The lesser scaled front gable has a triple band of timber framed windows and a flat profile window hood to the windows.

The external cladding is weatherboard and the roof is clad with corrugated metal.

Statement of Significance

A contributory place within the River Road Murchison Residential Precinct. Please refer to the precinct citation (HERMES record #200691) for information about the significance of the place.

HERCON Criteria A, D & G

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 64 River Road, MURCHISON
Address 64 River Road MURCHISON
Place Type House
Citation Date 2014

Significance Level Contributory



64 River Road, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Description

Physical Description

64 River Road Murchison is an eclectic bungalow type. Primarily the facade consists of two gable fronts with typical strapping to the apex of the gable. Each gable front has a shallow bay with bands of double hung windows. Of note is the castellated porch with its shallow arched entry, this feature adds a diversity to the design and is an element that is less typical than the flanking gable wings.

It is constructed from face brick with rendered features. The roof is terracotta tiled.

Statement of Significance

A contributory place within the River Road Murchison Residential Precinct. Please refer to the precinct citation (HERMES record #200691) for information about the significance of the place.

HERITAGE CITATION REPORT

HERCON Criteria A, D & G

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 66 River Road, MURCHISON
Address 66 River Road MURCHISON **Significance Level** Contributory
Place Type House
Citation Date 2014



66 River Road, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Description

Physical Description

66 River Road Murchison is a timber house with a projecting gable front. The gable has a number of decorative features and these include a rendered face with timber detailing. The window is a shallow bay. The recessed verandah section includes the entrance door.

The building is constructed from timber and clad with weatherboards and the roof is clad with corrugated metal. The brick chimneys contribute to the aesthetics of the building.

Statement of Significance

A contributory place within the River Road Murchison Residential Precinct. Please refer to the precinct citation (HERMES record #200691) for information about the significance of the place.

HERCON Criteria A, D & G

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 76 River Road MURCHISON
Address 76 River Road MURCHISON
Place Type House
Citation Date 2014

Significance Level Contributory



76 River Road, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Description

Physical Description

76 River Road Murchison has a large gable roof with a straight profile verandah with bungalow type verandah posts (masonry plinth and concrete column supports). The entry is marked by a breakfront gable and this is rendered with timber strapping.

Statement of Significance

A contributory place within the River Road Murchison Residential Precinct. Please refer to the precinct citation (HERMES record #200691) for information about the significance of the place.

HERCON Criteria A, D & G

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 80 River Road, MURCHISON
Address 80 River Road MURCHISON **Significance Level** Contributory
Place Type House
Citation Date 2014



80 River Road, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)
Vernacular

Description

Physical Description

The house at 80 River Road, Murchison, is a single-storey homestead with walls clad in rough-sawn ironbark boards laid horizontally. It has a hipped corrugated galvanised steel roof with an integral verandah supported on timber posts. The symmetrical front elevation contains a central front door flanked on either side by a pair of timber-framed, double-hung multi-pane sash windows. Internally, the house features pressed metal lining to the walls and ceilings. Original or early timber slab linings have been reportedly uncovered in internal walls. <!DOCTYPE HTML PUBLIC "-//W3C//DTD HTML 4.01//EN""http://www.w3.org/TR/html4/strict.dtd">

A mature Canary Island palm (*Phoenix canariensis*) is located to the front of the building. The property also contains a large prefabricated metal shed and a modern metal-framed carport.

Statement of Significance

HERITAGE CITATION REPORT

A contributory place within the River Road Murchison Precinct. Please refer to the precinct citation for HO (HERMES record # 200691) for information about the significance of the place.

HERCON Criteria A, D & G

This place is also of Individual cultural heritage significance. Please refer to the individual citation (HERMES record #200695)

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

Yes Phoenix canariensis tree in garden and all mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

Other Recommendations

Internal controls apply to the construction of the building

DRAFT

HERITAGE CITATION REPORT

Name 86 River Road, MURCHISON
Address 86 River Road MURCHISON
Place Type House
Citation Date 2014

Significance Level Contributory



86 River Road, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Mid-Twentieth Century (1940-60) Austerity

Description

Physical Description

86 River Road Murchison is a face brick building with a terracotta tiled roof and brick chimneys. The facade consists of a large gable front with a recessed verandah. The gable front has a horizontal band of windows with contrasting brick features. The apex of the gable has a symmetrical decorative feature that capitalises on using contrasting bricks. The recessed verandah has Doric inspired columns and the simplicity of these columns reinforces the relatively unadorned aesthetics of this house.

The house is constructed from face brick and the roof is terracotta tiled.

Statement of Significance

A contributory place within the River Road Murchison Residential Precinct. Please refer to the precinct citation (HERMES record #200691) for information about the significance of the place.

HERITAGE CITATION REPORT

HERCON Criteria A, D & G

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 88 River Road, MURCHISON

Address 88 River Road MURCHISON

Significance Level Contributory

Place Type House

Citation Date 2014



88 River Road, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Description

Physical Description

88 River Road Murchison is a large brick bungalow styled house. The primary facade has a large gable roof with a verandah that lies across the facade. The verandah is distinguished by large brick pillars. The rear section of the building has a transverse gable.

It is constructed from brick with a tiled terracotta roof.

Statement of Significance

A contributory place within the River Road Residential Precinct. Please refer to the precinct citation (HERMES record #200691) for information about the significance of the place.

HERCON Criteria A, D & G

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 94 River Road, MURCHISON
Address 94 River Road MURCHISON **Significance Level** Contributory
Place Type Artefacts/Relics
Citation Date 2014



94 River Road, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Description

Physical Description

94 River Road Murchison has a large verandah to the front with the breakfront porch that forms an entry.

The porch posts are brick plinths with columns.

Statement of Significance

A contributory place within the River Road Murchison Residential Precinct. Please refer to the precinct citation (HERMES record #200691) for information about the significance of the place.

HERCON Criteria A, D & G

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name Rushworth Road Murchison Precinct
Address 1 Rushworth Road MURCHISON 11 Rushworth Road MURCHISON 12 Rushworth Road MURCHISON 15 Rushworth Road MURCHISON 25 Rushworth Road MURCHISON 27 Rushworth Road MURCHISON 9 Rushworth Road MURCHISON
Significance Level Local
Place Type Townscape
Citation Date 2014



Rushworth Road Murchison Residential Precinct

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Aboriginal Post Contact History

The Ngooraialum tribe were the Aboriginal inhabitants of the area. This tribe (and other clans) were placed in the Murchison Protectorate soon after Europeans came to this area. The Murchison Protectorate was one of four Port Phillip Aboriginal Protectorates established in February 1839. The Chief Protector was George Augustus Robinson (1788-1866). Robinson supervised the four Protectorates set up in different geographic districts of Port Phillip. Initially, in May 1839, the Goulburn Valley Protectorate was located near Mitchellstown under James W Dredge. He quickly resigned in protest, it is said, at the appalling conditions imposed upon the Aboriginal people. Dredge was replaced one year later by William Le Souef in 1840, and the Protectorate removed to 'a square mile of country which Robinson had chosen'. By 1841, Le Souef reported to Robinson that improvements to the Protectorate included acres of wheat, barley, oats, maize and potatoes. It also included five small and large bark buildings. The work was undertaken by those living within the Protectorate. The Goulburn Aboriginal Station, as it was known, closed in May 1853, and Governor La Trobe abolished the Office of the Protector of Aborigines in 1860.

HERITAGE CITATION REPORT

Murchison and District

Squatters started settling the area in 1840. French vigneron Ludovic Marie came to the district in the 1850s and established a vineyard. He also set up a hotel and a punt service over the Goulburn for gold miners travelling between Bendigo and Beechworth. Marie received his licence to establish a punt 1855. In 1854, the township site was surveyed by the Colonial Surveyor Philip Chauncy. The area surveyed for the township was next to the former Protectorate and adjacent to the river crossing point. It appears that Chauncy placed the township centre in this location for a number of reasons. The river crossing was already at this location and had created a de facto settlement. He was acting on early town planning principles (that went back to Arthur Philip), where townships were to be situated on rivers, the area was typically 3 miles (1.9km) by 1 mile (0.4km), and within this area only small allotments were to be released with the rest of the space reserved for future expansion. Public areas were to be reserved for public buildings and other purposes such as public squares and/or reserves. Chauncy's 1854 survey of the Port of Echuca is similar in intent to Murchison - with both having a town square near to the river and roughly in the centre of the old township. The location for Echuca like Murchison was identified by the site of the punt and the river crossing.

Murchison soon became prosperous as it was on the route to the goldfields and shallow draft paddle steamers could navigate the Goulburn River. There are a number of early buildings from this period surviving in the township.

Land along the Goulburn was first opened for selection in 1865, with most small landowners moving into the area in the 1870s. By 1865 Murchison boasted a school, two hotels and stores and a number of houses. When the selectors began opening up the land, they cleared the fertile ground and began growing wheat. The cultivation of wheat in turn meant the establishment of flour mills, scattered across the Goulburn Valley. Murchison area had a flour mill at Noorilim, six kilometres south of the township, to grind locally grown wheat (VHR H1523). In addition Day's Mill (VHR H7924) became large and important flour milling operation for the region and continued to function for many years with flour being shipped out by train.

In 1871 a bridge was built over the Goulburn to replace the punt service. Between 1871 and 1875 the Waranga shire, in which Murchison was situated, increased its areas under wheat and under fallow two fold and six fold respectively. In Murchison a Mechanics' Institute was opened in 1874, and Presbyterian, Anglican and Catholic churches were built during that decade. A railway line was built along the eastern side of the Goulburn River in 1880, passing through Murchison East. Ten years later a branch line crossed the river to the west, passing through Murchison to Colbinabbin.

After the 1890s Murchison entered a period of stagnation, with few initiatives in commerce or development. The building of the Goulburn Weir for irrigation in 1887-90 meant that the Goulburn River was no longer navigable by paddle steamer. Much of the Dhurringile district remained under the control of a few individuals and this meant that Murchison was denied the commercial benefits that a closer settled district would have provided. Irrigation waters that were made available to many districts following the completion of the Goulburn Weir in 1891 were not readily available to the farm lands surrounding much of Murchison. This meant townships such as Shepparton, Tatura and Mooroopna continued to thrive on the back of irrigation developments while Murchison struggled.

HERITAGE CITATION REPORT

A number of events occurred in the Interwar period that provided some stimulus to the local economy and supported further development. This included the provision of electricity (1926), the construction of a Bush Nursing Hospital (1934) and the construction of a new steel bridge (1937). This coincided with further housing development along Rushworth Road and River Road. The houses were relatively substantial and stylish with many displaying fine architectural features. The location of these largely substantial buildings is of note, as Rushworth Road and River Road became the preferred areas for new residential building. This period is notable for an increasing prosperity of some farmers, and townships such as Murchison benefited from the consolidation of farms and integrated rural industries such as dairies, creameries, butter factories and accessibility of metropolitan markets through rail links.

During World War 2, three prisoner of war camps, together with four internment camps, were established in the Murchison/Tatura /Rushworth area. This was the largest group of such camps set up in Australia, a unique concentration. Dhurringile mansion, 11 kilometres to the north, held internees for a short time, then German officer POWs and their batmen. Camp 13 near Murchison, with the associated wood-cutting camp at Graytown, held German and Italian POWs, and Japanese POWs after the Cowra breakout. The overall total capacity of these camps was in excess of eight thousand prisoners: the staff of 2700 comprised guards, medical personnel, women's services, and administrative staff. The combined populations of the camps far exceeded the local populace. Numbers of internees, particularly Italian internees, were released daily to work on local farms and orchards.

Murchison was a comfortable post-war country town with public gardens, reticulated water and electricity, varied agriculture and saw-milling. There was no other significant industry apart from retailing. The town's function as a local service centre has remained much the same.

On 28 September 1969 a meteorite shower fell 2 kilometres south of Murchison. Many local residents collected samples of these meteorites. The rocks were analysed at the NASA Ames Research Center where they were discovered to contain the first convincing evidence of amino acids of extra-terrestrial origin, confirming the Miller-Urey experiment. The Murchison meteorite samples contained 90 different amino acids, only 19 of which are found on earth.

Statement of Significance

What is Significant?

The Rushworth Road Murchison Residential Precinct is significant.

Contributory places:

*1 Rushworth Road MURCHISON (HO414)

9 Rushworth Road MURCHISON

11 Rushworth Road MURCHISON

12 Rushworth Road MURCHISON

HERITAGE CITATION REPORT

15 Rushworth Road MURCHISON

25 Rushworth Road MURCHISON

27 Rushworth Road MURCHISON

How is it Significant?

The Rushworth Road Murchison Residential Precinct is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The group of houses is of historic and aesthetic significance as these houses demonstrate the character of residential development that was occurring in Murchison during the Interwar period.

The houses are of a substantial scale and the design is of a relatively high quality. The location of these largely substantial buildings is of note, as Rushworth Road (and River Road) became the preferred areas for much of the new residential building. This period is notable for an increasing prosperity for many farmers. Townships such as Murchison benefited from the consolidation of farms, and the integration of rural industries such as dairies, creameries, butter factories, and accessibility of metropolitan markets through rail links.

The intensification of development on the outskirts of Murchison is associated with the increasing prevalence and use of cars, the new steel bridge (1937) and the provision of electricity. HERCON criteria A & D

*This place is also of Individual cultural heritage significance. Please refer to the individual citation (HERMES records)

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 1 Rushworth Road, MURCHISON
Address 1 Rushworth Road MURCHISON **Significance Level** Contributory
Place Type House
Citation Date 2014



1 Rushworth Road, Murchison (Kestell)

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Description

Physical Condition

Kestell is a late Victorian villa. It is a very good representative example from this period. The facade is distinguished by its symmetry - the central door, flanked on either side by windows, the decorative breakfront and the brick chimneys.

The villa is constructed from timber with timber weatherboards and the roof is clad with corrugated metal. The brick chimneys have subtle cornices that provide further texture to the facade through their shadow lines. The eaves with their paired timber brackets are typical for the period and style. The return verandah has a highly decorative cast iron frieze

1 Rushworth Road, MURCHISON
Hermes No 201984 Place Citation Report

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HERITAGE CITATION REPORT

and brackets. The central front door with its late Victorian timber detailing is enhanced by the side lights and high lights. The centralised character of the front door is further emphasised by the breakfront. The pediment to the breakfront has replicated the cast iron detailing found on the verandah and the overall symmetry of the facade is further refined by the timber finial.

Statement of Significance

A contributory place within the Rushworth Road Murchison Precinct. Please refer to the precinct citation (HERMES record # 200692) for information about the significance of the place.

HERCON Criteria A, D & G

This place is also of Individual cultural heritage significance. Please refer to the individual citation for (HERMES record #200235)

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 9 Rushworth Road, MURCHISON
Address 9 Rushworth Road MURCHISON **Significance Level** Contributory
Place Type House
Citation Date 2014



9 Rushworth Road, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

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

Description

Physical Description

9 Rushworth Road Murchison is a fine representative example of the Federation Bungalow style. The facade is distinguished by two gable fronts both of which have timber detailing to their gable fronts with terracotta finials at the apex of the gable. The columns to the verandah consist of masonry plinths with a rendered Doric inspired column. The windows are triple bands of double hung timber windows, with the upper sash showing fine leadlighting.

HERITAGE CITATION REPORT

The walls are face red brick and the roof is clad with terracotta tiles.

Statement of Significance

A contributory place within the Rushworth Road Murchison Precinct. Please refer to the precinct citation for (HERMES record # 200692) for information about the significance of the place.

HERCON Criteria A, D & G

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

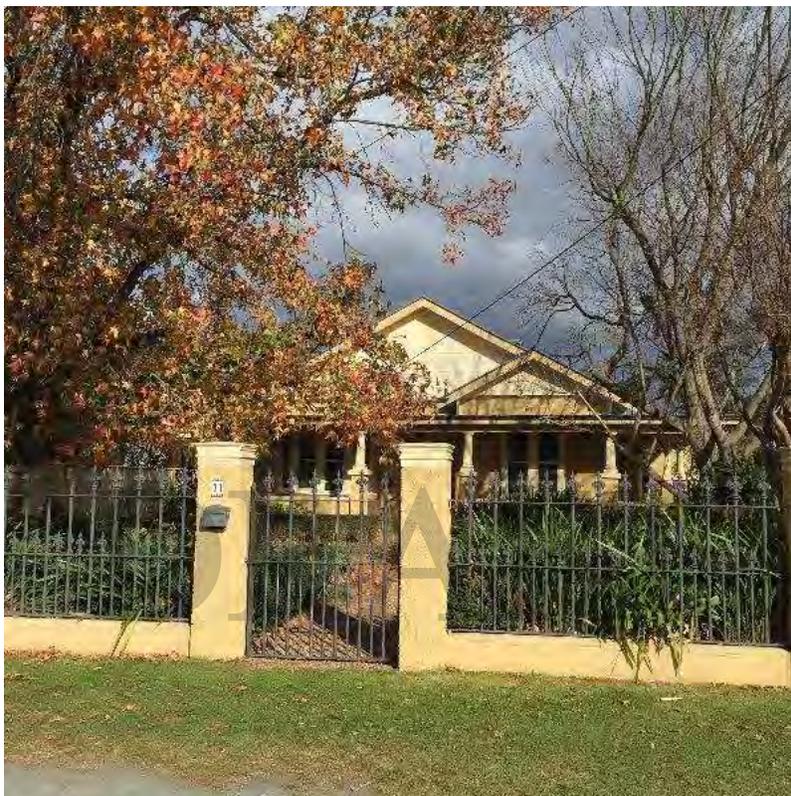
Aboriginal Heritage Place

No

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HERITAGE CITATION REPORT

Name 11 Rushworth Road, MURCHISON
Address 11 Rushworth Road MURCHISON **Significance Level** Contributory
Place Type House
Citation Date 2014



11 Rushworth Road, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

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

Description

Physical Description

11 Rushworth Road, Murchison demonstrates many of the architectural features associated with the Bungalow style. This includes the double gable facade with articulated gable fronts and return verandah with its relatively deep recess. The return verandah is distinguished by its the columns and these have been designed with a masonry plinth and column. The columns are fluted with a simple flat capital. The windows vary between triple double hung windows and paired double hung windows. The walls have a render finish.

HERITAGE CITATION REPORT

The fence is a later addition and has been constructed with masonry columns with steel picket infill.

The garden setting contributes to the aesthetic significance of this place.

Statement of Significance

A contributory place within the Rushworth Road Murchison Precinct. Please refer to the precinct citation for (HERMES record # 200692) for information about the significance of the place.

HERCON Criteria A, D & G

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

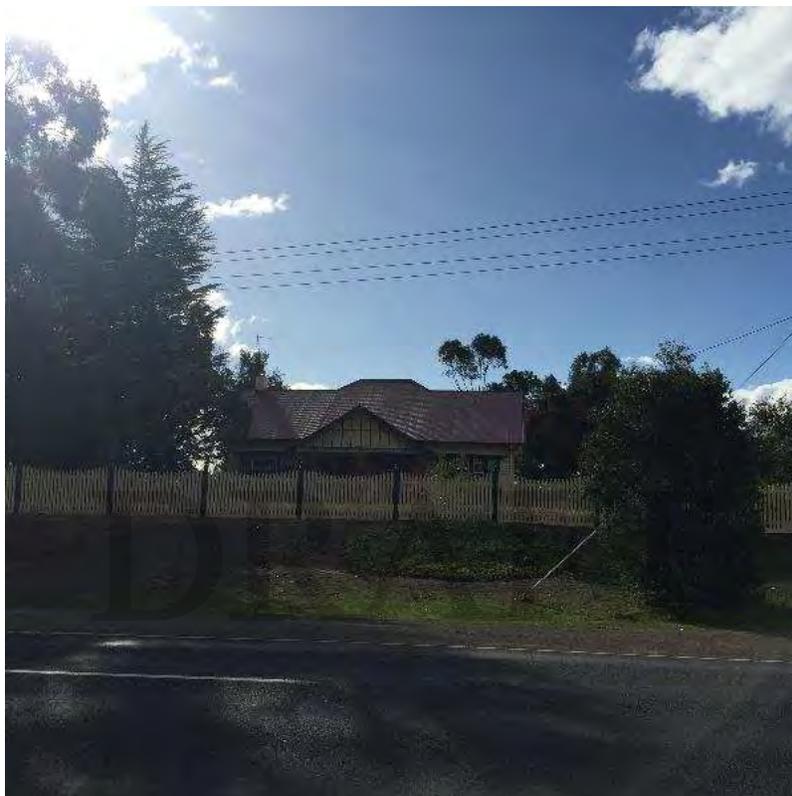
Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 12 Rushworth Road, MURCHISON
Address 12 Rushworth Road MURCHISON **Significance Level** Contributory
Place Type House
Citation Date 2014



12 Rushworth Road, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

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

Description

Physical Description

12 Rushworth Road, Murchison demonstrates many of the architectural features associated with the Bungalow style. The steeply pitched gable roof has a transverse gable located centrally within the facade. This gable roof projects out to form a porch and entrance to the house. The gable front has a stylish timber batten feature to the whole of the gable. The entrance porch includes a door with a triple band of windows to one side. On either side of the entrance there are bay windows characterised by their relatively shallow projection. Each bay has a triple band of windows with the upper sash having

HERITAGE CITATION REPORT

multi panes - as was often found during this period.

The house has been constructed with timber weatherboards and has a corrugated metal roof.

The front fence has concave bays of pickets and is a sympathetic addition to the house.

The garden setting contributes to the aesthetic significance of the place.

Statement of Significance

A contributory place within the Rushworth Road Murchison Precinct. Please refer to the precinct citation for (HERMES record # 200692) for information about the significance of the place.

HERCON Criteria A, D & G

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name 15 Rushworth Road, MURCHISON
Address 15 Rushworth Road MURCHISON **Significance Level** Contributory
Place Type House
Citation Date 2014



15 Rushworth Road, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Description

Physical Description

15 Rushworth Road, Murchison is a distinctive face brick building. It demonstrates many of the features associated with the late 1940s - 1950s. This includes the triple frontage with the stylised arched entry and contrasting corbelled brick work to the corners. The contrasting corbelled brick work detail is also found on the principle gable front. The roof is clad with terracotta tiles.

The low timber fence is a sympathetic addition to the place. The garden setting contributes to the aesthetic significance of the place.

Statement of Significance

HERITAGE CITATION REPORT

A contributory place within the Murchison Central Township Precinct. Please refer to the precinct citation for (Hermes record # 200692) for information about the significance of the place.

HERCON Criteria A, D & G

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

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HERITAGE CITATION REPORT

Name 25 Rushworth Road, MURCHISON
Address 25 Rushworth Road MURCHISON **Significance Level** Contributory
Place Type House
Citation Date 2014



25 Rushworth Road, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

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

Description

Physical Description

25 Rushworth Road, Murchison is a Federation/Edwardian period house. It demonstrates many of the architectural features associated with this period. This includes the asymmetrical layout with the projecting gable front and recessed section. The gable front has a symmetrically placed timber window with side lights and window hood. The gable front has timber strapping. The recessed section has a posted bullnosed verandah that returns to one side.

HERITAGE CITATION REPORT

The building is clad with timber weatherboards and the roof is clad with corrugated metal.

Statement of Significance

A contributory place within the Rushworth Road Murchison Precinct. Please refer to the precinct citation for (HERMES record # 200692) for information about the significance of the place.

HERCON Criteria A, D & G

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

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HERITAGE CITATION REPORT

Name 27 Rushworth Road, MURCHISON
Address 27 Rushworth Road MURCHISON
Place Type House
Citation Date 2014

Significance Level Contributory



27 Rushworth Road, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

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

Description

Physical Description

27 Rushworth Road, Murchison is a large housed designed with many of the features associated with the Bungalow style. The main gable roof has a large opposing gable and this has created a gable fronted porch with the brick pillars and low wall to its front. The low front porch wall includes the name of the property highlighted on a smooth render background.

HERITAGE CITATION REPORT

The gablet dormer contributes to the style with its opposing gablet dormer. The large bay window with its sash windows with lead light sashes is a fine addition to the architectural expression.

The bungalow is constructed from face brickwork and has a terracotta tiled roof.

Statement of Significance

A contributory place within the Rushworth Road Murchison Precinct. Please refer to the precinct citation for (HERMES record # 200692) for information about the significance of the place.

HERCON Criteria A, D & G

Recommendations 2014

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes All mature trees

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Greater Shepparton Heritage Incorporated Plan

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

Name Station Street Murchison Precinct
Address 39 Station Street MURCHISON 48 Station Street MURCHISON 52 Station Street MURCHISON 54 Station Street MURCHISON 56 Station Street MURCHISON 60 Station Street MURCHISON
Significance Level Local
Place Type Townscape
Citation Date 2014



Station Street Murchison Residential Precinct

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Aboriginal Post Contact History

The Ngooraialum tribe were the Aboriginal inhabitants of the area. This tribe (and other clans) were placed in the Murchison Protectorate soon after Europeans came to this area. The Murchison Protectorate was one of four Port Phillip Aboriginal Protectorates established in February 1839. The Chief Protector was George Augustus Robinson (1788-1866). Robinson supervised the four Protectorates set up in different geographic districts of Port Phillip. Initially, in May 1839, the Goulburn Valley Protectorate was located near Mitchellstown under James W Dredge. He quickly resigned in protest, it is said, at the appalling conditions imposed upon the Aboriginal people. Dredge was replaced one year later by William Le Souef in 1840, and the Protectorate removed to 'a square mile of country which Robinson had chosen'. By 1841, Le Souef reported to Robinson that improvements to the Protectorate included acres of wheat, barley, oats, maize and potatoes. It also included five small and large bark buildings. The work was undertaken by those living within the Protectorate. The Goulburn Aboriginal Station, as it was known, closed in May 1853, and Governor La Trobe abolished the Office of the Protector of Aborigines in 1860.

Murchison and District

HERITAGE CITATION REPORT

Squatters started settling the area in 1840. French vigneron Ludovic Marie came to the district in the 1850s and established a vineyard. He also set up a hotel and a punt service over the Goulburn for gold miners travelling between Bendigo and Beechworth. Marie received his licence to establish a punt 1855. In 1854, the township site was surveyed by the Colonial Surveyor Philip Chauncy. The area surveyed for the township was next to the former Protectorate and adjacent to the river crossing point. It appears that Chauncy placed the township centre in this location for a number of reasons. The river crossing was already at this location and had created a de facto settlement. He was acting on early town planning principles (that went back to Arthur Philip), where townships were to be situated on rivers, the area was typically 3 miles (1.9km) by 1 mile (0.4km), and within this area only small allotments were to be released with the rest of the space reserved for future expansion. Public areas were to be reserved for public buildings and other purposes such as public squares and/or reserves. Chauncy's 1854 survey of the Port of Echuca is similar in intent to Murchison - with both having a town square near to the river and roughly in the centre of the old township. The location for Echuca like Murchison was identified by the site of the punt and the river crossing.

Murchison soon became prosperous as it was on the route to the goldfields and shallow draft paddle steamers could navigate the Goulburn River. There are a number of early buildings from this period surviving in the township.

Land along the Goulburn was first opened for selection in 1865, with most small landowners moving into the area in the 1870s. By 1865 Murchison boasted a school, two hotels and stores and a number of houses. When the selectors began opening up the land, they cleared the fertile ground and began growing wheat. The cultivation of wheat in turn meant the establishment of flour mills, scattered across the Goulburn Valley. Murchison area had a flour mill at Noorilim, six kilometres south of the township, to grind locally grown wheat (VHR H1523). In addition Day's Mill (VHR H7924) became large and important flour milling operation for the region and continued to function for many years with flour being shipped out by train.

In 1871 a bridge was built over the Goulburn to replace the punt service. Between 1871 and 1875 the Waranga shire, in which Murchison was situated, increased its areas under wheat and under fallow two fold and six fold respectively. In Murchison a Mechanics' Institute was opened in 1874, and Presbyterian, Anglican and Catholic churches were built during that decade. A railway line was built along the eastern side of the Goulburn River in 1880, passing through Murchison East. Ten years later a branch line crossed the river to the west, passing through Murchison to Colbinabbin.

After the 1890s Murchison entered a period of stagnation, with few initiatives in commerce or development. The building of the Goulburn Weir for irrigation in 1887-90 meant that the Goulburn River was no longer navigable by paddle steamer. Much of the Dhurringile district remained under the control of a few individuals and this meant that Murchison was denied the commercial benefits that a closer settled district would have provided. Irrigation waters that were made available to many districts following the completion of the Goulburn Weir in 1891 were not readily available to the farm lands surrounding much of Murchison. This meant townships such as Shepparton, Tatura and Mooroopna continued to thrive on the back of irrigation developments while Murchison struggled.

A number of events occurred in the Interwar period that provided some stimulus to the local economy and supported

HERITAGE CITATION REPORT

further development. This included the provision of electricity (1926), the construction of a Bush Nursing Hospital (1934) and the construction of a new steel bridge (1937). This coincided with further housing development along Rushworth Road and River Road. The houses were relatively substantial and stylish with many displaying fine architectural features. The location of these largely substantial buildings is of note, as Rushworth Road and River Road became the preferred areas for new residential building. This period is notable for an increasing prosperity of some farmers, and townships such as Murchison benefited from the consolidation of farms and integrated rural industries such as dairies, creameries, butter factories and accessibility of metropolitan markets through rail links.

During World War 2, three prisoner of war camps, together with four internment camps, were established in the Murchison/Tatura /Rushworth area. This was the largest group of such camps set up in Australia, a unique concentration. Dhurringile mansion, 11 kilometres to the north, held internees for a short time, then German officer POWs and their batmen. Camp 13 near Murchison, with the associated wood-cutting camp at Graytown, held German and Italian POWs, and Japanese POWs after the Cowra breakout. The overall total capacity of these camps was in excess of eight thousand prisoners: the staff of 2700 comprised guards, medical personnel, women's services, and administrative staff. The combined populations of the camps far exceeded the local populace. Numbers of internees, particularly Italian internees, were released daily to work on local farms and orchards.

Murchison was a comfortable post-war country town with public gardens, reticulated water and electricity, varied agriculture and saw-milling. There was no other significant industry apart from retailing. The town's function as a local service centre has remained much the same.

On 28 September 1969 a meteorite shower fell 2 kilometres south of Murchison. Many local residents collected samples of these meteorites. The rocks were analysed at the NASA Ames Research Center where they were discovered to contain the first convincing evidence of amino acids of extra-terrestrial origin, confirming the Miller-Urey experiment. The Murchison meteorite samples contained 90 different amino acids, only 19 of which are found on earth.

Statement of Significance

What is Significant?

The Station Street Murchison Residential Precinct comprising the housing development that occurred in response to the construction of the railway line.

Contributory places include:

39 Station Street MURCHISON

48 Station Street MURCHISON

52 Station Street MURCHISON

54 Station Street MURCHISON

HERITAGE CITATION REPORT

56 Station Street MURCHISON

60 Station Street MURCHISON

How is it Significant?

The Station Street Murchison Residential Precinct is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

Station Street Murchison Residential Precinct is of historic significance as it demonstrates the economic impact of the construction of the 1890 branch rail line from Murchison to Colbinabbin. The contributory places demonstrate the historic and aesthetic character of residential railway development associated with the construction of rural branch lines.

The Station Street Murchison Residential Precinct is of historic and aesthetic significance as they demonstrate the scale and type of housing associated with the development of the rail line. HERCON criteria A & D

Recommendations 2014

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Yes
No
Yes All mature trees
No
No
Greater Shepparton Heritage Incorporated Plan
No

HERITAGE CITATION REPORT

Name 39 Station Street, MURCHISON
Address 39 Station Street MURCHISON **Significance Level** Contributory
Place Type House
Citation Date 2014



39 Station Street, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

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

Description

Physical Description

39 Station Street, Murchison is a turn of the century house with opposing gables. The design is asymmetrical. The roof is clad with corrugated metal and the walls are clad with timber weatherboards.

Statement of Significance

A contributory place within the Station Street Murchison Precinct. Please refer to the precinct citation for HO (Hermes record # 200699) for information about the significance of the place.

HERCON Criteria A, D & G

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name 48 Station Street, MURCHISON
Address 48 Station Street MURCHISON **Significance Level** State
Place Type House
Citation Date 2014



48 Station Street, Murchison.JPG

Recommended Heritage Protection VHR No HI No PS Yes

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

Description

Physical Description

48 Station Street, Murchison is a turn of the century cottage with a hipped roof clad with corrugated metal and there is a gablet vent. The cottage is clad with timber weatherboards and the facade is regular.

Statement of Significance

A contributory place within the Station Street Murchison Precinct. Please refer to the precinct citation for HO (Hermes record # 200699) for information about the significance of the place.

HERCON Criteria A, D & G

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 52 Station Street, MURCHISON
Address 52 Station Street MURCHISON **Significance Level** Contributory
Place Type House
Citation Date 2014



52 Station Street, Murchison

**Recommended
Heritage Protection**

VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Description

Physical Description

52 Station Street, Murchison is a typical vernacular cottage. It has asymmetrical facade with a central door and windows on either side. The gable roof is clad with corrugated metal and the veranda has a bullnose profile and there is a decorative cast iron frieze.

Statement of Significance

A contributory place within the Station Street Murchison Precinct. Please refer to the precinct citation for HO (Hermes record # 200699) for information about the significance of the place.

HERCON Criteria A, D & G

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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HERITAGE CITATION REPORT

Name 54 Station Street, MURCHISON

Address 54 Station Street MURCHISON

Significance Level Contributory

Place Type House

Citation Date 2014



54 Station Street, Murchison.JPG

**Recommended
Heritage Protection**

VHR No **HI** No **PS** Yes

Architectural Style

Victorian Period (1851-1901)

DRAFT

Description

Physical Condition

54 Station Street, Murchison is a Victorian period styled cottage. The facade is symmetrical with a central door and with windows on either side. There is a bullnosed profile verandah. The gable roof is clad with corrugated metal and the cottage is clad with timber weatherboards.

Statement of Significance

A contributory place within the Station Street Murchison Precinct. Please refer to the precinct citation for HO (Hermes record # 200699) for information about the significance of the place.

HERCON Criteria A, D & G

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 56 Station Street, MURCHISON
Address 56 Station Street MURCHISON **Significance Level** Contributory
Place Type House
Citation Date 2014



56 Station Street, Murchison

**Recommended
Heritage Protection**

VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Description

Physical Condition

56 Station Street, Murchison is a timber cottage with a corrugated metal hipped roof with gablet vent and straight profile verandah. The facade is symmetrical with a central door with windows on either side.

Statement of Significance

A contributory place within the Station Street Murchison Precinct. Please refer to the precinct citation for HO (Hermes record # 200699) for information about the significance of the place.

HERCON Criteria A, D & G

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

DRAFT

HERITAGE CITATION REPORT

Name 60 Station Street, MURCHISON
Address 60 Station Street MURCHISON **Significance Level** Contributory
Place Type House
Citation Date 2014



60 Station Street, Murchison

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

Description

Physical Description

A typical Victorian period styled cottage. The cottage has a symmetrical facade with a central door and it formerly had a double hung window on either side of the door. Only one window remains and the other side has had the verandah built in to create more internal space. The cottage is clad with timber weatherboards and has a corrugated metal roof with a straight profile verandah.

Statement of Significance

A contributory place within the Station Street Murchison Precinct. Please refer to the precinct citation for HO (Hermes record # 200699) for information about the significance of the place.

HERCON criteria A, D & G

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes All mature trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	Greater Shepparton Heritage Incorporated Plan
Aboriginal Heritage Place	No

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