

Heritage Policy Citations Review

December 2011

City of Greater Bendigo

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1.0 Introduction

This report has been prepared for the City of Greater Bendigo. It describes the methodology employed in the Bendigo Heritage Policy Citations Review (generally referred to below as the 'Citations Review'), specifically the approach taken to the assessment and documentation of places of potential heritage significance listed at Clause 22.06 of the Greater Bendigo Planning Scheme (see Appendix A). A copy of the Project Brief is also attached to this report.

A separate report (Volume 2) includes citations prepared by Lovell Chen, as a result of the Citations Review. Citations were completed for heritage places recommended for inclusion in the Schedule to the Heritage Overlay, as well as for places not recommended. This is explained in more detail below at Section 5.0, with a summary of the places for which citations have been prepared at Section 5.1.1. In addition a citation was prepared for one property recommended for inclusion in the Victorian Heritage Inventory and not the Heritage Overlay (see Section 3.2).

1.1 Background to Citation Review

In 2010, Lovell Chen Architects & Heritage Consultants was engaged by the City of Greater Bendigo to undertake a review of the heritage places listed at Clause 22.06 ('Heritage Policy') of the Greater Bendigo Planning Scheme. Core objectives of the study were:

- to assess and document the places of local and potential State significance to a standard that satisfies the requirements of a Planning Scheme amendment;
- to identify any further work that may be required; and
- to input the final data into Heritage Victoria's HERMES database.

1.1.1 Previous studies

In 1993, the (then) Rural City of Marong engaged heritage consultant Andrew Ward to conduct a preliminary heritage assessment of the municipality, with the objective being to identify potential places of post-contact cultural significance. The preliminary assessment identified 284 sites of potential heritage value.¹ Ward recommended that data sheets (citations) be prepared for 100 of the identified sites.² This recommendation essentially formed the core component of the Stage 2 Heritage Study, prepared by Andrew Ward, in association with RPD Group (TBA Planners P/L), Dr Peter Milner and Olsen, Wilkens & Associates, in 1999, although the majority of citations from that study are dated 1998.³ By that time, the majority of the former municipality of Marong had been amalgamated into the City of Greater Bendigo, with an area to the west of the former municipality being placed within the new Loddon Shire. Recommendations of the Stage 2 Heritage Study included the nomination of some of the sites to the Victorian Heritage Register (VHR), with others recommended for inclusion in the (then) Australian Heritage Commission Register of the National Estate, and the Schedule to the Heritage Overlay of the City of Greater Bendigo

¹ The Stage 1 report also identified one 'urban conservation area', four landscapes and 59 mining sites of potential cultural heritage significance. The mining sites were identified by David Bannear. See, *Historic Mining Sites in the Sandhurst, Eaglehawk and Raywood Mining Divisions*, prepared by David Bannear, May 1993.

² *Draft City of Greater Bendigo (Marong District) Heritage Study: Stage One Report*, Andrew Ward, August 1994, unpaginated.

³ *City of Greater Bendigo (Marong) Heritage Study*, prepared by Andrew Ward, TBA Planners and Peter Milner, March 1999.

Planning Scheme.⁴ The Register of the National Estate is being phased out, and will cease to function as a register (to which places are added) in 2012.

1.1.2 Clause 22.06 'Heritage Policy'

The 'Heritage Policy' to the City of Greater Bendigo Planning Scheme (Clause 22.06) establishes the policy basis and objectives as they relate to places identified at Clause 43.01 'Heritage Overlay,' including site-specific Heritage Overlays and sites within a Heritage Overlay precinct. Clause 22.06 also establishes a suite of policies, including the requirement that:

Buildings, places or sites not specified in the Heritage Overlay but listed in the attached table are considered to have cultural heritage significance [see Appendix A].

The decision to include these heritage places (x 95) in the local heritage policy, but not in the Schedule to the Heritage Overlay, was taken by the Panel and Advisory Committee established to consider the new format Greater Bendigo Planning Scheme in 1998. The panel issued its report in January 1999, having held a directions hearing at City of Bendigo Offices on 28 September 1998, followed by public hearings in October 1998. The panel noted that:

A comprehensive heritage study of the whole municipality is not available, however studies have been undertaken in the former municipalities of Bendigo and Eaglehawk. An indicative study titled – *Draft City of Greater Bendigo (Marong District) Heritage Study: Stage One Report* is available. The city proposes to rectify the gaps in heritage information by undertaking studies of the Heathcote and Strathfieldsaye districts next year. The balance of the City including Huntly is also scheduled for further study. This works should be identified in the MSS ...

The Panel has suggested that consideration should be given to developing a local policy listing places of known heritage value which have not been included in the heritage overlay or for which citations have not been completed, to highlight the relevance of consideration of heritage values where a permit is required by other scheme provisions ...⁵

Of the sites listed at Clause 22.06, the majority (x 83) are located within the former municipality of Marong. Citations were prepared for all of these sites as part of the *City of Greater Bendigo (Marong) Heritage Study* (1999), by Andrew Ward *et al*, and each was given a 'proposed map reference' (i.e. 'HO311'). The latter consultants also gave each of these sites a reference determined by the location (i.e. places in Woodvale were designated 'W1,' 'W2', etc). These previous citations form the basis of the current Citations Review, and for consistency and clarity, the references adopted for the 1999 study have also been retained in the current study, cited in this report, and reproduced in the new citations.

The remaining 12 sites listed at Clause 22.06 (i.e. of the 95 cited above) were located in different areas of the present City of Greater Bendigo (i.e. outside Marong), and comprise a range of places, including sites of potential geological and indigenous significance.

⁴ *City of Greater Bendigo (Marong) Heritage Study*, prepared by Andrew Ward, TBA Planners and Peter Milner, March 1999, pp. 14-20.

⁵ Greater Bendigo, New Format Planning Scheme, Report of the Panel and Advisory Committee, January 1999, p12. See also pp. 45-46.

2.0 Study area

The former municipality of Marong existed from 1861 to 1994. It covered an area of 1,488.93 sq km, from the Bendigo urban area in the east, to the Loddon River in the west; and from the former Ravenswood (Mount Alexander) Run in the south, to Raywood in the north (Figure 1).

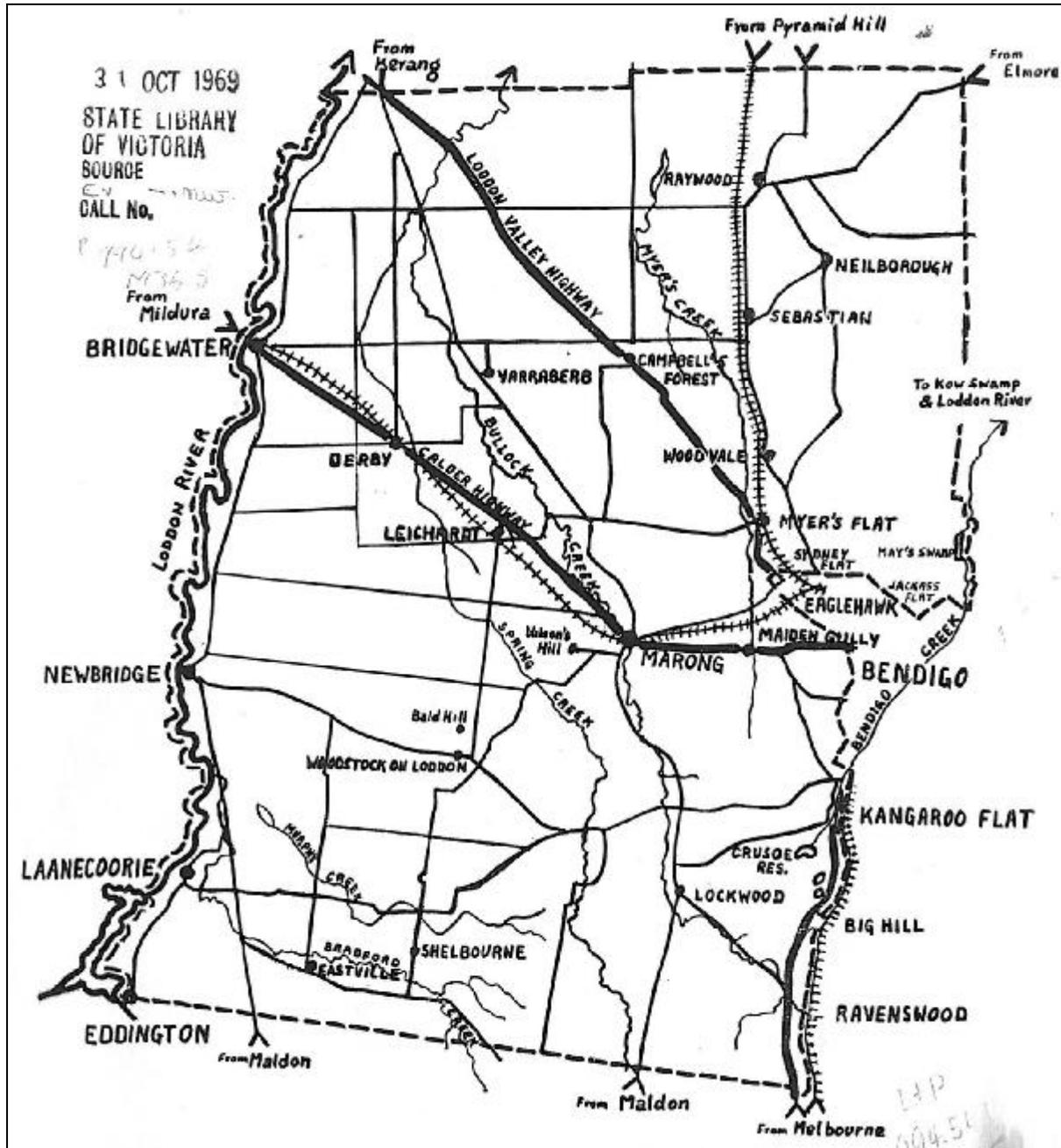


Figure 1 Map of the former municipality of Marong.
Source: *Shire of Marong 1864-1964*, Shire of Marong, 1964 (introduction).

The municipality was established following a public meeting held in Eaglehawk on 18 June 1861, at which local landholders petitioned for the establishment of a District Road Board.⁶

Local government commenced with the creation of the Marong Road District on 27 August 1861. On 23 December 1864, the Road Board District was proclaimed as the Shire of Marong. In 1905 the municipality was subdivided into electoral subdivisions (North East, North West and South Ridings). The Borough of Raywood, formed in 1865, amalgamated with Marong in 1915.⁷ In 1994, Marong was one of seven local government areas amalgamated into the new City of Greater Bendigo.

2.1.1 *Crown land*

A number of properties in the study group are located on Crown Land. For instance, Roy Roger's Tree (WH1) is located in the Whipstick State Park, and accordingly is subject to the provisions of the *National Parks Act 1975*, and managed by Parks Victoria which is responsible for the management of protected areas such as National, State, Wilderness and other parks as specified in the Act.

Other sites are included in Crown land reserves. As such, these sites are subject to the provisions of the *Crown Land (Reserves) Act 1978*, which is administered by the Department of Sustainability and Environment (DSE). The Department is also responsible for the management of the majority of Crown land in Victoria.

These pieces of legislation already make provision for the protection and management of the environmental values of the subject areas, which can include the cultural heritage values. The identification of a site's heritage significance in this Citations Review, and recommendation to include the site in the Schedule to the Greater Bendigo Heritage Overlay, is not intended to supplant or override the provisions of the public land legislation, but rather to give greater recognition to the heritage place, and enhance the protection of the significant heritage values.

2.2 Some characteristics of the area

The following represents a selection of the some of the key characteristics of development in the study area, as identified during the course of this Citations Review. It is not intended as a comprehensive list of the distinguishing characteristics or built form patterns of the area.

2.2.1 *Patterns of settlement*

The history of the study area is similar to that of many rural areas in the Central Victorian goldfields. Prior to the commencement of the gold rushes in the early 1850s, substantial parts of the former municipality of Marong (and surrounds), were Crown land areas held under large pastoral leases, often on short-term arrangements. This use of the area commenced in the late 1830s and 1840s, and generally resulted in little in the way of development. The leasehold tenures in fact tended to discourage investment in buildings and property improvements. This pattern of land use dramatically changed in the early 1850s, however, with the discovery of gold.

As was the case in many mid-nineteenth century gold rush (goldfields) areas throughout Victoria (and 'rushes' continued well after the 1850s into the 1860s, and in some areas of Victoria later than this), the next wave of European settlement in Marong was often transitory, with diggers moving from one rush to another, staying in one place for only a

⁶ *Victorian Government Gazette*, 110 – 19/07/1861

⁷ *Victorian Government Gazette*: 135 – 31/12/1864 and Ken Arnold, *Bendigo its Environs: The Way it Was*, p. 126.

short period. Even where settlers tended to stay after the initial rush had passed, for instance where they remained involved with later phases of mining, or were engaged in commercial pursuits, or where local Crown land was opened up and made available for sale or 'selection' (farming), many settlements still declined in population and activity over time.

This has resulted in some settlements and localities retaining, to the present day and despite declining populations, buildings that provide evidence of nineteenth century patterns of occupation and activity. This is the case at Raywood, for instance, a township established in 1863 which today boasts a former Municipal Hall,⁸ a number of hotels (operational and not), shops and a post office.

However, in other cases, there is very limited surviving physical fabric to demonstrate early settlement. An example is Lockwood, the original seat of municipal government (until it was superseded by Marong in 1908). From the 1850s until the early twentieth century, Lockwood and Lockwood South were thriving communities, being strategically located on main routes from Melbourne and Maldon, and with a reliable supply of water from the Bullock Creek. The Creek was also essential in watering the crops that provided Lockwood's economic underpinning – local landholders supplied produce to diggers on the Bendigo goldfield. Today, little physical fabric survives at Lockwood and Lockwood South to demonstrate the significant history of these settlements. To a lesser extent, the same applies to Sebastian, a gold rush town also established in 1863, which in the 1890s included four hotels, a church and a Mechanics Institute. Today only one hotel survives, located opposite the former Frederick the Great Mine. Other physical remnants that recall Sebastian's gold rush heyday are the ruins of a complex of log constructions (Figure 2) and a mud brick building.

Yet another distinguishing characteristic of the study area is the survival of large nineteenth century homesteads and private dwellings, often very grand buildings in still generous settings, which were once more extensive estates. This particularly occurs in Kangaroo Flat, which was an outlying settlement to Bendigo, but retains a collection of substantial mid-Victorian dwellings, in Gothic Revival or Italianate styles, often associated with successful local politicians, mining entrepreneurs or, as in the case of Dunedin House (1873), a mining law specialist. Other grand residences in this category at Kangaroo Flat include Millewa Hall (1872), Myrnong (1850s) and Belmont (1870s).

2.2.2 Gold mining

This Citations Review study has tended not to include gold mining sites (with the former O'Halloran's Cyanide Works north of Eaglehawk being an exception). This is not least of all due to the comprehensive survey and assessment of these sites already undertaken by David Bannear.⁹ Many of the sites identified in the latter study have also subsequently been included in the Victorian Heritage Register for those assessed to be of State significance; or Victorian Heritage Inventory, the latter being an inventory of historical archaeological places. Accepting this, the theme of gold, and the presence of gold-related places, remains prominent in the study area.

⁸ Raywood was declared a Borough in 1865, and was united with the Marong Shire on 1 October 1915.

⁹ See, *Historic Mining Sites in the Sandhurst, Eaglehawk and Raywood Mining Divisions*, prepared by David Bannear, May 1993.



Figure 2 Log constructions at the former Francis Harritable farmstead, Sebastian (S5).
Source: Lovell Chen.



Figure 3 Former Kelly farm house, Caldow Road, Woodvale (W8). The mud brick structures were erected in the early twentieth century.
Source: Lovell Chen.



Figure 4 Former Scott's eucalyptus distillery off Scott's Road, near Neilborough. The boiler (pictured right) and the prone stack (rear left) are believed to be adapted mining machinery.
Source: Lovell Chen.

Many of the places assessed in this current Citation Review have also resulted, directly or indirectly, from gold mining activity and related settlement including, in addition to residential development, the many schools and hotels built to service the goldfields populations, and the diverse collection of churches established by the various goldfields religious denominations.

2.2.3 Vernacular construction

From the 1850s, when the initial gold rush was the catalyst for a mass migration to the study area, the Bendigo goldfield was noted for its concentration of vernacular building activity, including the use of technologies such as mud brick (adobe) and log construction.

A number of log-built diggers' huts were recorded on the Bendigo goldfield from as early as 1852. A description written in that year records the structures as, '... built of solid trunks of trees laid horizontally ... The logs are notched at the corners, and the interstices daubed with clay ... The roofs of these are almost flat, covered with sheets of bark, with logs on the bark to keep it down'.¹⁰

Today, relatively few log constructions survive in Victoria. However, there are two in the study group: the log structure (possibly a food store) at Viewbank, Summerfield (SU2), and the complex of three log constructions at the former Francis Harritable homestead, Sebastian (S5). These are all in a ruinous condition. It is interesting to note that the Harritable group bears a strong similarity to the 1852 description (see also citation). In addition to these examples of log buildings is the log lock-up at the nearby Eaglehawk Court House, one of the last constructions of its type in Victoria. The Eaglehawk lock up is included in the Victorian

¹⁰ William Howitt, *Land, Labour and Gold, or Two Years in Victoria*, Longman Brown, London, 1858, p. 377, cited in Miles Lewis, 'The Goldfields,' Section 2.02 of *Australian Building: A Cultural Investigation*, viewed online at mileslewis.net, accessed 16 July 2010.

Heritage Register (VHR 1401) and the Heritage Overlay to the Greater Bendigo Planning Scheme (HO394).

Mud brick construction is one of Australia's least clearly documented vernacular building techniques.¹¹ Professor Miles Lewis, Professor in the Faculty of Architecture, Building & Planning at the University of Melbourne, suggests that, '... we cannot be sure that any mud brick was used in Australia before the gold rushes, and we therefore do not know whether it reached us only through the influence of California'.¹² He also notes that, 'mud brick buildings are fairly common in the Bendigo area of Victoria'.¹³ In the Bendigo area, and parts of South Australia and New South Wales, adobe constructions were often referred to as 'German' houses. German settlers in South Australia are known to have used adobe from the 1830s.¹⁴ The term 'German brick' was also used in Cornish settlements in South Australia, to describe a brick of wet earth, limestone and straw in moulds. The connection between the Cornish miners of South Australia and the Bendigo goldfield is well documented, and may explain the introduction of mud brick building techniques to the area.

There are a number of mud brick buildings in the study area, including a particularly high concentration in Woodvale, such as two structures at the Flett farmstead on Daly's Road (W7), and the former Kelly farm house on Caldwell Road (W8, see Figure 3).

2.2.4 *Eucalyptus distilleries*

From the 1890s to World War II, the Mallee forest to the north of Bendigo was one of the primary centres of eucalyptus distilling in Victoria. During the Depression of the 1930s, there were an estimated 50 distilleries in operation in the area, with the epicentre of the industry being the Whipstick.¹⁵ Today, the industry has all but died out in Victoria.¹⁶ However, remnants of the eucalyptus distilling industry survive in Marong at abandoned sites, typically identified by a condensing dam next to the remnants of a boiler and/or stack, which in turn was often adapted from former mining equipment. An example –not included in the study group – survives off Scotts Road near Neilborough (see Figure 4). This site was established in 1914 by Robert Scott, and was later operated by his son Jim and stepson Bill Cole.¹⁷

The study group includes three eucalyptus distilleries: the remarkably intact former Flett distillery at Woodvale (W7), the former Hooper's distillery at Patchy Flat (PF1) and the former Pierce's distillery near Sebastian (S6). This major local industry has not been the

11 Miles Lewis, 'Adobe or Clay Lump,' *Australian Building: A Cultural Investigation*, Sections 3.02.2 & 3.02.15, viewed online at mileslewis.net, accessed 30 August 2010.

12 Miles Lewis, 'Adobe or Clay Lump,' *Australian Building: A Cultural Investigation*, Sections 3.02.9, viewed online at mileslewis.net, accessed 30 August 2010.

13 Miles Lewis, 'Adobe or Clay Lump,' *Australian Building: A Cultural Investigation*, Sections 3.02.10, viewed online at mileslewis.net, accessed 30 August 2010.

14 Miles Lewis, 'Adobe or Clay Lump,' *Australian Building: A Cultural Investigation*, Sections 3.02.12, viewed online at mileslewis.net, accessed 30 August 2010.

15 Ray Wallace, *As Aussie As a Gum Leaf, A Brief History of the Eucalyptus Industry in Bendigo*, Australian Farm Management Society, Bendigo Branch, 1986, p. 2.

16 Hooper's distillery at Patchy Flat, south of Neilborough, closed in 2009, and is believed to have been the last operational eucalyptus distillery in the area. See citation, 'PF1'

17 Ken Arnold, *Bendigo its Environs, The Way it Was*, Crown Castleton Publishers, Bendigo, 2003, p. 377.

subject of detailed historical research.¹⁸ Further research and analysis of the eucalyptus industry and its legacy, both in terms of structures and impacts on the environment, is a recommendation of this report (see Section 6.6).

3.0 Existing heritage listings

3.1 Victorian Heritage Register

Two of the sites at Clause 22.06 are included in the Victorian Heritage Register and, as such, are subject to the provisions of the *Heritage Act 1995*. The latter is the Victorian Government's key piece of cultural heritage legislation which provides a legislative framework for the protection of a wide range of cultural heritage places and objects. These sites have therefore been excluded from the current Citations Review.

3.2 Victorian Heritage Inventory

The Victorian Heritage Inventory (VHI) is an inventory of known and recorded historic archaeological places that is maintained by Heritage Victoria. Places included in the VHI are also subject to the provisions of the *Heritage Act 1995*, and typically have been included in (added to) the VHI through having been identified in archaeological surveys. These sites are also recognised, in many instances, as having the potential to yield artefacts and other material remains relating to the structures and operations/activities which were formerly located at the sites.

The process of identifying a place for inclusion in the VHI is normally undertaken by an archaeologist. It involves a site inspection and requires a 'Heritage Inventory Site Card' to be filed with Heritage Victoria. Details of the process are at, www.dpcd.vic.gov.au/heritage, 'Archaeology and Heritage Inventory'. All archaeological sites, ruins, and sub-surface objects and artefacts of more than 50 years of age are also automatically protected under the *Heritage Act 1995*, regardless of whether they have previously been identified and/or included in the VHI. Consent (approval) is required from Heritage Victoria prior to excavation or disturbance of an archaeological site.

Of the places in the study group, one is already included in the VHI:

- O'Halloran's Specimen Hill Cyanide Works, at Eaglehawk.¹⁹

With regard to the present study, some sites of demolished buildings and abandoned activities, with obvious ruins, building footings, etc, which are of potential archaeological value, have been investigated and assessed. Given these are all older than 50 years the relevant historical archaeological provisions of the *Heritage Act 1995* apply. Of these places, the following is not recommended for the Heritage Overlay, as it does not reach the threshold for local heritage significance (see citation):

- (KF5) St Mary the Virgin Anglican Church, 193 High Street, Kangaroo Flat (demolished 2009)

The VHI is regarded as the most appropriate statutory mechanism to manage this place.

These properties also include:

¹⁸ The history of the local 'eucy' industry referred to here, *As Aussie As a Gum Leaf, A Brief History of the Eucalyptus Industry in Bendigo* by Ray Wallace (1986) provides a brief (3pp) overview.

¹⁹ O'Halloran's Cyanide Works is also included in the Register of the National Estate as an Indicative Place (Place ID 19370).

- (SU2) Log structure at Viewbank, 2856 Elmore-Raywood Road , Summerfield (ruin)
- (S5) Francis Harritable's log buildings, 3a Rothackers Road, Sebastian (ruins)

The latter are properties where site inspections were not conclusive with regard to the potential for archaeological material and remains, although these properties also have above ground structures (albeit some of which are ruinous) which are nevertheless recommended for the Heritage Overlay (see citations).

4.0 Methodology

4.1 Overview

This section of the report provides a summary of the methodology and approach employed in the Bendigo Heritage Policy Citations Review. It includes overviews of:

- Guiding documents which informed the study
- Study limitations
- Consultation
- Study tasks

The methodology adopted for the survey and assessment of heritage places generally followed a standard approach. As well as a review of the existing 1998 citations for the study group, the current tasks included:

- additional historical research;
- physical inspection of properties (photographs and descriptions);
- assessment of significance including comparative analysis of similar places; assessment against accepted heritage criteria, and statements of significance;
- mapping; and
- preparation of revised and up-to-date citations for (the majority of) properties and places included in the study group.

4.1.1 *Steering group*

The Citations Review study was managed by a steering group appointed by the City of Greater Bendigo, which included Rachel Haynes, Manager Strategy; Andrew Cockerall, Coordinator Strategic Planning; and Prue Hawkey, Heritage Officer. Katie Nolan, Heritage Planner, was later included in the group. The steering group met on two occasions, in June and July 2010.

4.2 Guiding documents

4.2.1 *Burra Charter*

The methodology employed in this study is informed by the principles set out in the *Burra Charter, 1999*, adopted by Australia ICOMOS (International Council on Monuments and Sites), which are recognised Australia-wide in the identification, assessment and conservation of heritage places. Cultural heritage significance is defined in the *Burra Charter* as being 'embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects'. Places may have a range of values for different individuals or groups, including aesthetic, historic, scientific, social or spiritual value. An understanding of the *Burra Charter* values has informed this assessment process, including through the use of the assessment criteria.

4.2.2 *VPP Practice Note: Applying the Heritage Overlay*

The methodology was also informed by the Victoria Planning Provision (VPP) Practice Note, *Applying the Heritage Overlay (1999)*, which provides guidance on what should be included in the Heritage Overlay. This includes 'Places identified in a local heritage study, provided

the significance of the place can be shown to justify the application of the overlay'. The VPP Practice Note also states that:

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

The heritage process leading to the identification of the place should be undertaken with rigour.

The documentation for each place should include a statement of significance that clearly establishes the importance of the place.

'Recognised heritage criteria' are also required to be used in the assessment of the heritage values of the heritage place. These include criteria adopted by Heritage Victoria, with 'the most important thing' being that 'the assessment of heritage places has been rigorous and that heritage controls are applied judiciously and with justification'.

4.3 Limitations of study

4.3.1 *Thematic Environmental History*

The preparation of a Thematic Environmental History was not a requirement of the brief for this study. A short thematic history of the former Rural City of Marong (study area) was included in the *City of Greater Bendigo (Marong District) Heritage Study: Stage One Report*, prepared by Andrew Ward (1994). This provided a summary of historic themes pertinent to the study area, as well as brief histories of each of the major settlements. However, as noted in the introduction to the history, 'The format is neither comprehensive nor capable of describing events in sufficient depth or context to permit a thorough understanding of the Marong District's heritage'.²⁰

The absence of a comprehensive Thematic Environmental History for the Citations Review required both a reliance on the histories in the existing 1998 citations (which are generally brief, and do not include detailed references); and additional historical research to arrive at a better understanding of the history of the individual places, as well as an historical appreciation of the places in their broader contexts. This is further elaborated below under 'Historical research' at Section 4.5.1.

4.3.2 *Obscured properties*

Inspections were generally limited to the exteriors of the properties, with the majority of properties being visible from, and viewed from, the street. In some instances of properties being partly or totally obscured, permission was sought from the owners to enter the properties, including through the assistance of Council, to enable the assessment to proceed.

In other instances, a combination of limited visibility, the use of aerial photos, information provided by third parties, and reference to the descriptions in the 1998 citation, enabled the assessment to proceed and the place to be described and documented in the revised citation, including a recommendation for inclusion in the Heritage Overlay (where this was justified by the significance of the property). The relevant citations identify where this approach was followed.

In two instances, however, being (MG2) Rocky Vale Villa, Maiden Gully and (W2) Monmore Vineyard and Butter Factory, Woodvale, no visibility or access was available. On the basis of

²⁰ 'City of Greater Bendigo (Marong District), Heritage Study,' August 1994, prepared by Andrew Ward, Section 2.1 (unpaginated).

the known information relating to these places, they are provisionally recommended for inclusion in the Heritage Overlay, but an inspection is required before this recommendation can be confirmed.

4.3.3 *Outbuildings*

A number of the properties in the study group include outbuildings, which are often not visible from the public domain or only partly visible in the distance due to being significantly setback from the property boundary/public domain. The aerial photographs included in the current citations also show these outbuildings. Where visible or inspected, the revised citations include descriptions and assessments of the outbuildings, but it is possible that some significant outbuildings have not been identified or assessed. Where the significance of an outbuilding is known, this is identified in the citation.

4.3.4 *Sites not recommended for the Heritage Overlay*

Sites with natural values

Several sites with predominantly (or exclusively) natural values, including geological sites, were included in the Citations Review. Citations were not prepared for all of these sites, including sites which were not located (such as the Heathcote Selwynite Site). However, citations were prepared for the sites where associated historical values were identified, although not necessarily to the level of significance which normally justifies the application of the Heritage Overlay. It is also recognised that there are many sites of natural or geological significance in Victoria which are covered by other forms of (non-heritage) statutory protection, including Crown land or National Parks legislation; and that the Greater Bendigo Planning Scheme has other overlay provisions which might apply including Environmental Significance and Vegetation Protection overlays.

Sites with indigenous values

The Citations Review included a site with indigenous values, in the Mount Camel Area. A citation was not prepared for this site, which is discussed below at Section 5.0. More generally, indigenous sites in Victoria are subject to, and protected by, the *Aboriginal Heritage Act 2006*, which is administered by Aboriginal Affairs Victoria (AAV). A Register of indigenous sites is maintained by AAV, and decisions relating to Aboriginal heritage places are the responsibility of the Aboriginal Heritage Council and individual Registered Aboriginal Parties. These decisions, and the overall protection and management of indigenous heritage values and sites, therefore fall outside the provisions of the Heritage Overlay.

Sites which are principally of historical value

A number of places in the study group which were surveyed and assessed were found to be principally of historical value. These included places with significantly modified and altered buildings and structures, in some cases so altered as to have retained a limited degree of original or early fabric. In these instances, the Heritage Overlay is not necessarily an effective means of managing such places, with predominantly historical values. The focus of the Overlay is on the statutory protection of significant fabric, with permit applications and approvals required for works or physical changes to places.

Even in settlements or locales where very few original or early elements remain (due to demolitions over time), but the location has a significant history, the mere survival of a building which has been extensively modified or altered is not considered sufficient justification for including the building in the Heritage Overlay. Examples include the former Reservoir View Hotel at Crusoe Gully, now at the south end of Kangaroo Flat, which is an isolated remnant of an historical settlement but a nevertheless significantly transformed building.

In many of these instances, and depending also on the particular history of the property or the locale, the recommendation of this study is that some historical interpretation be considered for the place, as an alternative to the Heritage Overlay control. This recommendation is included in the relevant citation, although it is acknowledged that there is no statutory mechanism to enforce this.

4.4 Consultation

In May 2010, the owners of all subject properties (where known) were sent a letter by the City of Bendigo advising of the Bendigo Heritage Policy Citations Review. These letters described the background to the study, and explained that Lovell Chen would be conducting external site inspections between June and August 2010. It was noted that owner participation in the site inspections was not necessary. In addition, property owners were issued with copies of the 1998 citations for their property, and invited to update or amend the information as required. Some owners responded with further information, as noted in the 'Endnotes' for some of the current revised citations.

4.5 Study tasks

4.5.1 *Historical research*

In the absence of a detailed Thematic Environmental History, extensive research into secondary sources (such as local histories) was required in order to augment and/or clarify or confirm the individual histories in the existing 1998 citations, and to develop a broader contextual appreciation of the heritage places. The history of the whole of the study area was also researched to some extent, followed by more targeted research into the properties and elements of heritage interest. The historical research also informed the assessment of comparative analysis.

As noted above, another outcome of the historical research was to identify settlements where little physical fabric or built form survives, but where the locales were once significant settlements. Examples include Lockwood, the administrative centre of the municipality until 1908, Summerfield and Sebastian.

Secondary sources (select sources) used for this study are listed in the 'Select Bibliography' at Section 7.0. The individual citations also identify sources relevant to the subject properties; see also the 'Endnotes' at the end of each citation.

References utilised from the 1998 citations are also identified in the revised current citations, e.g. 'Marong rate books, cited in Andrew Ward citation, 1998'.

4.5.2 *Physical survey*

The properties in the study group were inspected between June and August 2010. The survey involved inspecting, photographing and describing each property, typically to the extent of what was visible and could be captured from the main street (or streets) frontage. The survey assisted in determining the relative intactness (i.e. degree or extent of surviving original fabric) of buildings and elements, and identifying where change has occurred.

The issue of intactness has traditionally been a key consideration in the assessment of heritage places, although it is acknowledged that determining and describing intactness at a detailed level is difficult within the scope of a municipal heritage study survey. This task is also constrained by visibility (as outlined above). For some isolated properties, several attempts were required to locate and inspect sites.

Internal access was gained to some properties, where owners welcomed the opportunity to discuss their properties. While these surveys were of assistance in documenting and assessing the properties, the matter of internal intactness or surviving heritage character is

not normally a concern for the Heritage Overlay, where the control is typically applied to the exterior of buildings only (and the land).

In some cases, properties were inspected on a second occasion, to confirm or clarify aspects of their built form or physical attributes.

Detailed assessments of the plantings and vegetation (landscape) associated with the properties was generally not undertaken. However, where the landscape character and setting is an important aspect of the property and of the significant presentation and appearance of the property, then this is identified and described in the citation. Mature trees of evident long standing, which contribute to the aesthetic value of properties, were also identified where relevant.

During field work in the study area, other sites of potential heritage interest/significance were additionally identified. These are discussed below at Section 6.5.

Original fabric

It has not been possible to always accurately identify where fabric is original, early, or later work undertaken in a sympathetic manner. This is one of the shortcomings of studies of this nature, where detailed physical investigations are not undertaken and are beyond the scope of the study. The consultants draw on their expertise to identify original fabric where possible, but cannot comprehensively do this in all instances.

Dating building components

It has not been possible, within the scope of the study, to date all the physical components or elements of a property. Where the specific dates are known, they have been included in the citations, but in many instances this information is not available.

Later additions/secondary components

As with dating building components, it has not been possible to comprehensively assess the significance of all secondary building components and later additions (many are not visible from the street). The citations have attempted to be clear about this, identifying later additions where possible, and flagging that in some instances further assessments are required to confirm the heritage value of secondary building components and later additions. A lack of clarity about these elements should not preclude a property being added to the Heritage Overlay. It would be helpful, however in the event of an application to demolish or modify additions/secondary components, that Council requests a heritage impacts analysis and more detailed assessment of such elements, to inform the decision on the application.

4.5.3 Assessment

Following the completion of the primary component of the physical survey, the next stage of the study involved more detailed assessment. This included comparative analysis of the properties, with similar properties, assessment against heritage criteria (see below) and preparation of a statement of significance.

The purpose of comparative analysis is to compare similar 'types' of places with other broadly similar places (similar in architectural style, period, use, etc). This assists in determining the relative significance of the heritage place, and identifying distinguishing characteristics of the properties. The analysis draws on the historical research and also the consultants' knowledge about similar places in the municipality, region or beyond.



Figure 5 John (Jack) Flett and Godfrey Daly at the Flett farmstead (W3), Woodvale, 21 June 2010. The mud brick shelter at the rear was built in the 1890s.
Source: Lovell Chen.

The properties were then assessed against cultural heritage criteria, including historical, social and architectural/aesthetic criteria. The Victorian Heritage Council Criteria for the Assessment of Cultural Heritage Significance, as adopted on 7 August 2008 were used for this study, with the criteria were modified to reflect the local context of the City of Bendigo. The criteria are as follows:

Criterion A: Importance to the course, or pattern, of the City of Greater Bendigo's cultural history.

Criterion B: Possession of uncommon, rare or endangered aspects of the City of Greater Bendigo's cultural history.

Criterion C: Potential to yield information that will contribute to an understanding of the City of Greater Bendigo's cultural history.

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural places or objects.

Criterion E: Importance in exhibiting particular aesthetic characteristics in the context of the municipality.

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 the place to Indigenous peoples as part of their continuing and developing cultural traditions.

Criterion F: Special association with life or works of a person, or group of persons, of importance in the City of Greater Bendigo's history.

The study group includes two natural landscapes/geological features, Bob the Shepherd's Hill (CF2) and Black Rock (N2). These were assessed against the Heritage Victoria Landscape Assessment Guidelines for Cultural Heritage Significance (July 2002, updated January 2009).

Historical value (Criterion A)

This value has been widely attributed to places in the study area, and documented in the citations, with most of the properties recommended for inclusion in the Heritage Overlay meeting the threshold for this value.

Uncommon, rare or endangered (Criterion B)

This value has been attributed to properties in a number of instances, but to reach the threshold the value should be clearly demonstrated. Rarity may apply to an unusual architectural element or feature (such as an unusual detail to a church); in the value is associated with an uncommon building type or process. Where a building is the only one of its type in a locality, such as an historic hotel, this in itself is not necessarily demonstrative of Criterion B, as there are hundreds of historic hotels throughout the municipality.

Potential to yield information (Criterion C)

For a place to reach threshold for this value, there should be a high degree of confidence that there are remains, or other elements, associated with the place which can demonstrate a particular activity, function or association. It is unusual for a place of local significance to reach this threshold. (M8) McKenzie's Tomato Seed Extraction Factory is an example of a place in the study area which reaches threshold for this value.

Principal characteristics (Criterion D)

This value is normally identified where a place is clearly and demonstrably a particularly good and intact example of a common or general type, such as a nineteenth century goldfields hotel. A place can still have aesthetic/architectural value (Criterion E) without necessarily meeting Criterion D.

Aesthetic/architectural value (Criterion E)

This value has been commonly attributed to places in the study area, and documented in the citations. The value is also enhanced where there is comparatively high degree of intactness.

Creative or technical achievement (Criterion F)

This is a value which is not frequently attributed, and a place which has aesthetic/architectural value (Criterion E) does not necessarily have this value. The threshold requires a place to actually demonstrate this achievement, and to stand out above other places in a creative or technical context. (CG4) Flagstaff Hill Service Basin is an example of a place in the study area which reaches threshold for this value, as is (SU2) the Viewbank log ruin.

Social value (Criterion G)

This is a value which should be demonstrated by the current community, or a sub-section of the community, and is not just assumed to exist. It can of course be reasonably confidently attributed to some heritage places, such as a functioning church, public hall, local sports/football ground, or a public park. It is a current value, often associated with long term or ongoing community use or public access, or another form of community appreciation; historical social value is historical significance (Criterion A). For instance, a former hotel may have been valued historically by the local community, but if it has not operated as a hotel for many years, and has been adapted to another use (such as a private residence), then it may not have current social value. Community consultation is another way of determining social value, and of identifying public sentiment for, or attachment to, places.

Special association (Criterion H)

This value is attributed where a place has a demonstrated association with a person, or group of persons, of particular local importance or influence. Merely identifying it where the original owner or architect is known is not normally sufficient to reach the threshold. However, there are instances of properties being associated with influential owners, and this has been recognised in the citations.

4.5.4 Mapping

The approach to mapping has been to identify all sites recommended for inclusion in the Heritage Overlay, on the existing Heritage Overlay map bases. Mapping (thumbnail map) for specific sites is also included in the relevant citations. In some cases the mapping follows the allotment boundaries, reflecting the absence of title boundaries on the existing HO maps. There are also areas for which Heritage Overlay maps do not exist – i.e. Marong and Raywood. In these areas, Heritage Overlay maps have been improvised using existing 'overlay' maps as a guide.

This method of mapping (usually to the allotment or title boundary) does not necessarily indicate the extent of the area of heritage value or significance. Each citation includes a brief overview of which aspects and elements of the properties are considered to be significant, within the mapped area.

However, in some instances the significant elements represent only a small portion of the property, as mapped. In these situations, and principally to avoid having Heritage Overlay controls over large land areas or landholdings which are not of heritage value, a recommendation is included in the citation to consider reducing the extent of the Overlay to only the significant elements (and associated curtilage or surrounding land area).

4.6 Format of citations

Following the research, survey and assessment described above, an updated citation was prepared for properties in the study group (see list at Section 5.1.1). The citations are included in a separate report (Volume 2), and include:

- a brief history – this is generally an expanded version of the history included in the earlier 1998 citations;
- a description of each heritage place, including a description of the main building component(s), distinguishing characteristics, an architectural analysis and an indication of intactness;
- a selection of images, including historic images where available, images from the 1998 work or earlier survey work, current (2010) photographs by Lovell Chen (generally of the exterior), and an aerial photograph supplied by the City of Greater Bendigo (note, the north point is at the top);
- a map identifying the location and extent of the Heritage Overlay;
- comparative analysis;
- assessment against heritage criteria;
- a statement of significance;
- a recommendation for inclusion/exclusion in the Heritage Overlay, including the specific identification of elements of significance; and
- a list of references.

5.0 Study group of properties

There are a total of 95 heritage places included at Clause 22.06. For the reasons outlined below, citations were prepared by Lovell Chen for 80 of these places (see Volume 2).

The City of Greater Bendigo removed five sites from the list prior to work commencing on the Citations Review, as these were investigated as part of a separate study, including the former Shires of Mclvor and Strathfieldsaye Heritage Study.

- Costerfield, Mine Shaft – Gold Exploration and Finance Company
- Carpenter Street, Bendigo – Burke and Wills Monument
- High Street, Heathcote – Heathcote Central Conservation Area
- Tannery Lane, Mandurang – The Tannery
- Gibbards Lane, Redesdale – Braeside Stone Enclosure

Four sites have been demolished since the completion of the previous study. These sites were inspected for the current study. Citations were not prepared/revised for these, with the exception of St Mary the Virgin Anglican Church at Kangaroo Flat, for the reasons given below and at Section 3.2:

- (HO311) 16 Butler Street, California Gully – Stone Ruin. This property, possibly a former dairy, is believed to have been located at no. 14 Butler Street, California Gully. No evidence of the structure was found at this property, or in neighbouring properties. Analysis of aerial photography likewise revealed no evidence of a stone structure comparable to that described in the existing citation.
- (HO515) 193 High Street, Kangaroo Flat – St Mary the Virgin Anglican Church. St Mary the Virgin (built 1862) was extensively damaged in a fire on the morning of 11 December 2008. The vestry, including some church records and memorabilia, was saved. However, the damage was sufficiently extensive to warrant the removal of the building in its entirety in July 2009.²¹ Evidence of footings and subsoil remnants survive at the site. In recognition of the potential for the archaeological remnants to survive and be of value, a citation has been prepared for this site, recommending inclusion in the Victorian Heritage Inventory (see also Section 3.2).
- (HO659) Sebastian Road, Sebastian – Christ Church Anglican Church (former). This property has been demolished.
- (HO663) 37 Vogele Road, Sebastian – Sebastian Public Hall (former). This property has been demolished.

The following three sites were identified. However, for each, there are no obvious above-ground physical remains or elements. As such, citations were not prepared:

- (HO671) 332 Eaglehawk-Neilborough Road, Whipstick – Wallace Reef Wine Hall (former)
- (HO690) Bendigo Pyramid Hill Road, Woodvale – Nerring Hotel Site
- (HO691) 480 Bendigo Pyramid Hill Road, Woodvale – Red Lion Hotel (former)

There are two sites of geological significance in the study group (i.e. the sites listed at Clause 22.06). These are:

- Northern Highway, Heathcote – Heathcote Selwynite Site
- Moorabbee Road, Knowsley, Dunns Rock – Kellams Rock Area

With regard to the Selwynite site, despite repeated attempts and the generous assistance of Prue Hawkey and Pat McCarthy of the Department of the Sustainability and Environment (DSE, Heathcote), the site was not located. Accordingly, a citation was not prepared.

Regarding the Dunns Rock site, following research, and based on the advice of Pat McCarthy (DSE, Heathcote), the site referred to at Clause 22.06 as 'Dunns Rock – Kellams Rock Area'

²¹ *The Bendigo Advertiser*, 12 December 2007 and 27 July 2009; ABC News online, www.abc.net.au/news/stories/2008/12/11/2443507.htm 11 December 2008.

is the site known locally as 'Stranger Rock'. This is a site of geological significance, for which a citation has been prepared (see Volume 2).

There is also a site of indigenous significance in the study group, which is:

- Boundary Road, Toolleen – Mount Camel Area [indigenous site]

The indigenous site at the Mount Camel Area was not inspected, and a citation was not prepared. However, Gerry Gill, lecturer in the Sociology and Politics Program at La Trobe University (Bendigo campus) advised that the site forms part of a ridge that runs for c. 60km in this part of the City of Greater Bendigo, and that the 'Mount Camel Area' was fenced off in the 1990s as part of an archaeological survey. In Gill's view, analysis of this site should also be conducted as part of a broader investigation of the ridge.²² Sites of indigenous value are also discussed above at Section 4.3.4.

5.1.1 *Properties for which citations have been prepared*

The following is listed in alphabetical order, by town/locality. As noted above, citations have been prepared for 80 properties. This includes 63 properties recommended for inclusion in the Heritage Overlay. Of these 63, two are provisional recommendations only, where there was no visibility or access available, and an inspection is required to confirm the assessment and recommendation. Also included in the 63 are three properties which are in addition recommended for nomination to the Victorian Heritage Register.

A total of 17 properties are not recommended for the Heritage Overlay. Of these, one property (in Kangaroo Flat) is recommended for inclusion in the Victorian Heritage Inventory, and not the Heritage Overlay; another is already included in the Victorian Heritage Inventory.

Axedale

Name & Description	Location	Reference in 1998 study	Include in the Schedule to the Heritage Overlay? Yes/No
Stone culverts	High Street, Axedale		Yes

California Gully

Name & Description	Location	Reference in 1998 study	Include in the Schedule to the Heritage Overlay? Yes/No
Stone house	326 Maiden Gully Road	CG2	No
Beale House	330 Maiden Gully Road	CG3	No
Flagstaff Hill Service Basin	Staley Street, California Gully	CG4	Yes

²² Pers comm., Gerry Gill, La Trobe University and Adam Mornement, Lovell Chen, 27 May 2010.

Campbell's Forest

Name & Description	Location	Reference in 1998 study	Include in the Schedule to the Heritage Overlay? Yes/No
Fmr St Francis Xavier's Catholic Church	Loddon Valley Highway, at intersection with Vosti/Rileys Road	CF1	Yes
Bob the Shepherd's Hill	Loddon Valley Highway, (c. 8km north of Eaglehawk)	CF2	No

Derrinal

Name & Description	Location	Reference in 1998 study	Include in the Schedule to the Heritage Overlay? Yes/No
Stranger Rock	Derrinal		No

Eaglehawk

Name & Description	Location	Reference in 1998 study	Include in the Schedule to the Heritage Overlay? Yes/No
O'Halloran's Specimen Hill Cyanide Works	Sailor's Gully Road, Eaglehawk		No. The site is already included in the Victorian Heritage Inventory

Eaglehawk/Jackass Flat

Name & Description	Location	Reference in 1998 study	Include in the Schedule to the Heritage Overlay? Yes/No
Symbester House	19 Symbester Crescent.	EF1	Yes

Epsom

Name & Description	Location	Reference in 1998 study	Include in the Schedule to the Heritage Overlay? Yes/No
Rosemundy House	Rosemundy Road	E1	Yes

Kangaroo Flat

Name & Description	Location	Reference in 1998 study	Include in the Schedule to the Heritage Overlay? Yes/No
Fmr Weighbridge Hotel	12 Lockwood Road,	KF2	Yes

Fmr Liverpool Store	10 Lockwood Road,	KF3	Yes
Uniting Church	161 High Street,	KF4	Yes
St Mary the Virgin Anglican Church	193 High Street	KF5	No, but recommended for inclusion in the Victorian Heritage Inventory
Fmr Liverpool Arms Hotel	182 High Street	KF6	Yes
Pharmacy	116 High Street	KF7	No
Butcher's shop	138 High Street	KF8	Yes
Victoria Store	143-147 High Street	KF9	Yes
Barber shop	149 High Street	KF10	Yes
Bonhaven	181 High Street	KF11	Yes
Millewa Hall	214 High Street	KF12	Yes
Fmr Rechabites Hall	15 Station Street	KF14	No
Hope Park	12 Weir Court	KF16	Yes
Myrnong	2 Myrnong Court	KF17	Yes
Dunedin House (fmr Hillside)	25 Morrison Street	KF18	Yes
Belmont	68 High Street (cnr of Lansell Street)	KF19	Yes
House	24 Chapel Street	KF20	No
Woodville	2 Olympic Parade	KF22	Yes
St Monica's Catholic Church	97 High Street	KF23	Yes
Tweedside	39 Crusoe Road	KF24	Yes
Fmr Police Station &	Cnr of Camp and Church	KF25	Yes

Quarters	streets		
Fmr Reservoir View Hotel	214 Crusoe Road	KF26	No

Lockwood

Name & Description	Location	Reference in 1998 study	Include in the Schedule to the Heritage Overlay? Yes/No
Ark Hall	Calder Alternative Highway at Boyles Lane intersection	L1	Yes

Lockwood South

Name & Description	Location	Reference in 1998 study	Include in the Schedule to the Heritage Overlay? Yes/No
Happy Jack's Emporium	748 Calder Alternative Highway	LS1	No
Uniting Church	813 Calder Alternative Highway	LS2	Yes
House (Hume's Hovell)	630 Calder Alternative Highway	LS3	Yes

Maiden Gully

Name & Description	Location	Reference in 1998 study	Include in the Schedule to the Heritage Overlay? Yes/No
Pratty's Patch	35 Monsanto's Road, Maiden Gully	MG1	Yes
Rocky Vale Villa	7 Wick's Road, Maiden Gully	MG2	Provisionally recommended, but requires inspection to confirm
Maiden Gully Community Centre	Myers Creek School, Maiden Gully	MG3	No
Ninnes Lone Grave	Myers Creek	MG4	Yes & nominate to the Victorian Heritage Register
Byronsvale (fmr Turand)	51 Andrew's Road	MG5	Yes

Marong

Name & Description	Location	Reference in 1998 study	Include in the Schedule to the Heritage Overlay? Yes/No
St Patrick's Catholic Church, presbytery and stables	53 High Street (church) and 31 Cathcart Street (presbytery and stables)	M1	Yes
Fmr Holy Trinity Anglican Church	35 High Street	M2	Yes
Fmr Shire of Marong Hall	31 Adams Street (Calder Highway)	M3	Yes
Marong School No. 400	10 Adams Street (Calder Highway)	M4	Yes
Marong Family Hotel	26 Adams Street (Calder Highway)	M5	Yes
Uniting Church	32 High Street	M6	Yes
Park View	1810 Calder Alternative Highway	M7	Yes
McKenzie's Tomato Seed Extraction Factory	McKenzie Road at corner with O'Sullivan Road, south of Marong	M8	Yes

Neilborough

Name & Description	Location	Reference in 1998 study	Include in the Schedule to the Heritage Overlay? Yes/No
Fmr Shamrock Hotel	63 Whewell Street	N1	Yes
Black Rock (Sentinel Point)	Black Rock Road, near Neilborough	N2	No

Patchy Flat

Name & Description	Location	Reference in 1998 study	Include in the Schedule to the Heritage Overlay? Yes/No
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Hooper's Eucalyptus Distillery	409500 Welsh Road, off Blandfords Road, south of Neilborough	PF1	Yes
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Ravenswood

Name & Description	Location	Reference in 1998 study	Include in the Schedule to the Heritage Overlay? Yes/No
Belvoir Park	151 Belvoir Park Road,	RV2	No

Raywood

Name & Description	Location	Reference in 1998 study	Include in the Schedule to the Heritage Overlay? Yes/No
St Mary's Anglican Church	47-49 Sandhurst Street (Bendigo-Pyramid Road)	R1	Yes
Uniting Church	28 Sandhurst Street (Bendigo-Pyramid Road)	R2	Yes
Raywood School, no. 1844	18 Sandhurst Street (the Bendigo Pyramid Road at Raywood)	R3	Yes
Fmr Morgan's Store	57 Inglewood Street	R5	Yes
Former store	57 Inglewood Street	R6	No
Post Office and Quarters	33 Inglewood Street	R7	Yes
Fmr railway gatekeeper's house	9 Inglewood Street	R8	Yes
Fmr McKay Farm House	3536 Elmore-Raywood Road, at Oxleys Road intersection	R9	Yes

Raywood Hotel	48 Sandhurst Street (cnr of Sandhurst and Inglewood streets)	R10	Yes
Fmr White Horse	49 Inglewood Street	R11	No
Fmr Raywood Town Hall	50 Inglewood Street	R12	Yes

Sebastian

Name & Description	Location	Reference in 1998 study	Include in the Schedule to the Heritage Overlay? Yes/No
Little Sebastian Hotel (fmr White Horse Hotel)	112 Main Street	S1	Yes
Engi farmhouse	5 Sebastian Road	S3	No
Harritable's log buildings	3a Rothackers Road	S5	Yes
Pierce's Eucalyptus Distillery	257 Pierce Road	S6	Yes

Summerfield

Name & Description	Location	Reference in 1998 study	Include in the Schedule to the Heritage Overlay? Yes/No
Former Kamarooka Road School (Neilborough North) no. 1726	3085 Elmore Raywood Road	SU1	Yes
Viewbank (ruin)	2856 Elmore Raywood Road,	SU2	Yes

The Whipstick

Name & Description	Location	Reference in 1998 study	Include in the Schedule to the Heritage Overlay? Yes/No
Roy Roger's Tree	The Whipstick	WH1	Yes

Woodstock-on-Loddon

Name & Description	Location	Reference in 1998 study	Include in the Schedule to the Heritage Overlay? Yes/No
Farm complex	550 McKenzie Road	WL1	Yes

Woodvale

Name & Description	Location	Reference in 1998 study	Include in the Schedule to the Heritage Overlay? Yes/No
Fmr Royal Hotel	Loddon Valley Highway, intersection of Highway with Riley's Road. near Woodvale	W1	Yes
Monmore Vineyard and Butter Factory	Bayliss Road	W2	Provisionally recommended, but requires inspection to confirm
Mudbrick huts at Flett farmstead	11a Daly's Road	W3	Yes
Woodvale Hall (frm school no. 1531)	Daly's Road	W4	Yes
Fmr Old House at Home Hotel	610 Pyramid-Bendigo Road, opposite Quinn's Road	W5	Yes
Fmr Camp Hotel and Store	889 Neilborough to Eaglehawk Road, at intersection with Camp Road	W6	Yes & nominate to the Victorian Heritage Register

Flett's Eucalyptus Distillery	11a Daly's Road, Leatherarse Gully, Woodvale, approximately 2km north- west of Camp Road	W7	Yes & nominate to the Victorian Heritage Register
Kelly Farm House	117 Caldow Road	W8	Yes

6.0 Recommendations

6.1 Sites recommended for nomination to the Victorian Heritage Register

The following three sites are recommended for nomination to the Victorian Heritage Register, as places of State significance:

- (W6) Fmr Camp Hotel and Store, 889 Neilborough to Eaglehawk Road, Woodvale
- (W7) Flett's Eucalyptus Distillery, 11a Daly's Road, Leatherarse Gully, Woodvale
- (MG4) Ninnes Lone Grave

6.2 Sites recommended for inclusion in the Victorian Heritage Inventory

As outlined at Section 3.2, the process of identifying a place for inclusion in the Victorian Heritage Inventory (VHI) is typically conducted by an archaeologist and involves a site inspection followed by the completion of a 'Heritage Inventory Site Card,' to be filed to Heritage Victoria.

With regard to the present study, and notwithstanding the provision for all sites of more than 50 years of age to be protected under the *Heritage Act 1995*, in instances where a site is not recommended for inclusion in the Heritage Overlay, but where the subsoil remnants have been identified and have archaeological potential, inclusion in the VHI is recommended. Of properties in the study group, this applies to:

- (KF5) St Mary the Virgin Anglican Church, 193 High Street, Kangaroo Flat, demolished 2009 (see also citation)

There is another group of properties in the study group for which inclusion in the VHI is also recommended. These are properties where site inspections were not conclusive with regard to their potential to yield artefacts and other material remains relating to the structures removed over time. These properties, generally ruins but with significant above-ground structures, are also recommended for inclusion in both the Heritage Overlay and the VHI:

- (SU2) Log structure at Viewbank, 2856 Elmore-Raywood Road, Summerfield (ruin)
- (S5) Francis Harritable's log buildings, 3a Rothackers Road, Sebastian (ruins)

6.3 Sites recommended for inclusion in the Greater Bendigo Heritage Overlay

A total of 63 properties/sites are recommended for inclusion in the Heritage Overlay to the Greater Bendigo Planning Scheme. These properties are listed at Section 5.1.1 above.

6.4 Interpretation

As noted above, for settlements or locales where very few original or early elements remain (due to demolitions over time), but the location has a significant history, the mere survival of a building which has been extensively modified or altered is not considered sufficient

justification for including the building in the Heritage Overlay. In some of these instances, and depending also on the particular history of the property or the locale, the recommendation of this study is that some historical interpretation be considered for the place, as an alternative to the Heritage Overlay control, albeit there is no statutory mechanism to trigger or enforce this. This recommendation is included in the relevant citations. In preference, this would also be part of a municipality-wide interpretation program that could be considered by Council.

6.5 Identification of additional places

During the field works and site inspections, a number of places of potential heritage significance were identified (listed below). It is recommended that Council give consideration to surveying and assessing these properties, as part of a future review of heritage places in the City of Greater Bendigo. It is emphasised that no conclusion has been reached at this stage about their relative level of significance, but that an assessment is the best means of clarifying this.

As noted elsewhere, the two mud brick buildings listed below could be assessed as part of a broader analysis (audit) of adobe buildings in the municipality, to identify and where appropriate recommend protection of these places.

Location & address	Comment	Picture
<p><i>Epsom</i> – 131 Goyne Street</p>	<p>Weatherboard property built for Davey Goyne, son of John Goyne, successful quartz stamper component manufacturer whose premises were nearby (see citation E1). The property is believed to have been built in the 1890s, following Davey's marriage, and reinforces the connection between the Goyne family and this part of Epsom.</p>	

<p><i>Kangaroo Flat – Timber chapel at Kangaroo Flat cemetery</i></p>	<p>The date of the weatherboard chapel, adjacent to Helm Street, has not been established. Kangaroo Flat was established in the mid-1850s.²³</p>	
<p><i>Kangaroo Flat – Soldier's Memorial at Kangaroo Flat</i></p>	<p>The Soldier's Memorial was unveiled by Captain J E Newlands VC on Anzac Day 1930.²⁴ It is prominently located on the High Street at Kangaroo Flat, opposite the former Liverpool Arms Hotel.</p>	
<p><i>Lockwood – St Stephen's Church</i></p>	<p>It is believed that St Stephen's was built as the Anglican 'Chapel of Ease' in 1872,²⁵ and was designed by goldfields architect, R A Love, who was also responsible for the Camp Hotel at Woodvale and the former North Lockwood Common School. St Stephen's recalls Lockwood's late nineteenth century heyday as the municipality's administrative capital.</p>	

²³ Further information about Kangaroo Flat Cemetery is available at, Bendigo Cemeteries Trust, www.bencemtrust.com.au/cemeteries.asp?id=18

²⁴ *Photographic History of Kangaroo Flat*, 1994, v. 1, unpaginated.

²⁵ Mike Butcher and Gill Flanders, *Bendigo Historic Buildings*, National Trust of Australia (Victoria), 1987, p. 170.

<p><i>Lockwood</i> – former North Lockwood Common School</p>	<p>An early (1864) example in Victoria of cavity wall construction.²⁶ The school was designed by R A Love (see also St Stephen’s Church above). It is also potentially significant as a surviving early Common School.</p>	
<p><i>Neilborough</i> – Scott’s eucalyptus distillery (abandoned), off Scott’s Road, near Neilborough</p>	<p>Eucalyptus distillery established in 1914, and operated for at least two generations.²⁷ Extant elements include the boiler, in-ground brick-lined vat (pictured), metal stack (prone) and the condensing dam.</p>	
<p><i>Raywood</i> – Abandoned farm adjacent to 142 Huntley Road, near Raywood</p>	<p>Two structures at the site are believed to be of adobe construction, including an outbuilding with a log roof. The structures warrant further investigation as part of a broader analysis of mud brick construction in the municipality.</p>	

²⁶ Miles Lewis, ‘R A Love and the Bendigo connection,’ Section 6.03 of *Australian Building: A Cultural Investigation*, viewed online at mileslewis.net, accessed 27 August 2010. See also Mike Butcher and Gill Flanders, *Bendigo Historic Buildings*, National Trust of Australia (Victoria), 1987, p. 170.

²⁷ Ken Arnold, *Bendigo its Environs, The Way it Was*, Crown Castleton Publishers, Bendigo, 2003, p. 377.

<p><i>Sebastian</i> – Mud brick outbuildings at abandoned farm at the corner Fitzgerald’s and Three Chain roads, Sebastian</p>	<p>The mud brick buildings warrant further investigation as part of a broader analysis of mud brick construction in the municipality.</p>	
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6.6 Identification of further research

6.6.1 Vernacular construction technologies

Nineteenth century vernacular construction technologies are a striking characteristic of the study area, specifically log and mud brick (adobe) construction. As noted above, extant examples of these technologies are increasingly rare in Victoria, particularly examples of log construction. In order to document (and audit) surviving examples of these vernacular buildings, it is recommended that a study be conducted both in the study area, and the broader City of Greater Bendigo (see also Section 6.5).

6.6.2 *Eucalyptus distilleries*

The eucalyptus distilling industry was a major source of employment in Marong from the 1890s to World War II. However, it has not been the subject of detailed historical research.²⁸ Further analysis of the eucalyptus industry and its legacy is a recommendation of this report.

7.0 Select Bibliography

The following is a summary of (select) sources and references used in the research for this Citations Review. The individual citations also include a list of sources relevant to the subject properties.

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²⁸ The history of the local ‘eucy’ industry referred to here, *As Aussie As a Gum Leaf, A Brief History of the Eucalyptus Industry in Bendigo* by Ray Wallace (1986) provides a brief (3pp) overview.

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Appendix A Clause 22.06 'Heritage Policy'

Attachment

Project Brief

